

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Socs	Date	DOM/CDOM
1	SB23218563	S	4224 159th ST W	LAWN	111	STD	2	\$67,200	\$860,000	\$533.50	1612	1957/ASR	5,605/0.1287	N	2	03/28/24	19/19
2	SB24010266	S	15217 Eastwood AVE	LAWN	112	STD	2	\$0	\$1,235,000	\$434.86	2840	1976/ASR	10,410/0.239	N	4	03/29/24	32/32
3	DW24011843	S	20713 Audlong AVE	TORR	123	STD	2	\$0	\$1,108,000	\$405.71	2731	1949/ASR	6,211/0.1426	N	2	03/29/24	9/9
4	24357416	S	522 S Broadway	REDO	157	STD	2		\$1,280,000	\$1,394.34	918	1924	1,922/0.04			03/26/24	42/42
5	PW23202549	S	450 W 2nd ST	SP	189	REO,AUC	2	\$32,400	\$630,000	\$446.18	1412	1910/ASR	5,001/0.1148	N	0	03/29/24	125/125
6	21198449	S	3213 Division ST	LA	623	STD	2		\$1,245,000	\$567.72	2193/A	1921/ASR	6,766/0.15			03/27/24	70/70
7	PW23203387	S	120 S 18th ST	MTB	674	STD	2	\$5,400	\$892,000	\$487.96	1828	1947/ASR	6,839/0.157	N	2	03/24/24	83/83
8	TR24031965	S	1021 S Towne AVE	POM	687	STD	2	\$55,200	\$835,000	\$437.86	1907	1939/ASR	7,932/0.1821	N	2	03/26/24	2/2
9	MB23149200	S	701 S McDonnell AVE	LA	699	STD	2	\$0	\$905,000	\$359.70	2516	1938/PUB	6,746/0.1549	N	2	03/28/24	30/30
10	24345187	S	1455 S Genesee AVE	LA	C16	STD	2		\$1,620,000	\$369.86	4380/A	1936/ASR	7,130/0.16	N	2	03/26/24	121/120
11	24354771	S	4234 Lafayette PL	CULV	C28	STD	2		\$1,850,000	\$675.18	2740	1976	7,707/0.17			03/26/24	2/2
12	OC24020993	S	710 W 70th ST	LA	C34	PRO	2	\$0	\$550,000	\$352.56	1560	1940/ASR	5,401/0.124	N	0	03/28/24	6/6
13	PV24015328	S	7411 Stanford AVE	LA	C34	STD	2	\$0	\$720,000	\$547.95	1314	1925/ASR	2,102/0.0483	N	5	03/27/24	7/7
14	SR23065889	S	1603 W 36th ST	LA	C34	STD	2	\$0	\$915,000	\$628.00	1457	1908/ASR	6,799/0.1561	N	0	03/28/24	183/183
15	DW24060920	S	1462 E 57th st	LA	C37	STD	2		\$615,000	\$393.22	1564	1940/BLD	5,423/0.1245	N	1	03/25/24	0/0
16	24347887	S	5715 S Manhattan PL	LA	PHHT	STD	2		\$769,000	\$434.95	1768	1923	6,056/0.13			03/28/24	38/188
17	RS23208282	S	11917 Long Beach BLVD	LNWD	RM	STD	2	\$0	\$640,000	\$362.81	1764	1934/ASR	6,577/0.151	N	2	03/26/24	77/77
18	SB24016943	S	1931 S Mesa ST	SP	181	STD	3	\$39,648	\$772,000	\$305.38	2528	1917/ASR	4,501/0.1033	N	3	03/29/24	29/29
19	PV23229249	S	1011 N Wilmington BLVD	WILM	195	STD	3	\$56,400	\$780,000	\$447.76	1742	1925/ASR	7,503/0.1722	N	0	03/28/24	65/65
20	GD24027325	S	1050 Justin AVE	GD	626	STD,TRUS	3	\$0	\$1,200,000	\$441.83	2716	1931/ASR	7,513/0.1725	N	0	03/29/24	11/11
21	WS24035694	S	5135 N Muscatel AVE	SGAB	654	STD,TRUS	3	\$0	\$1,938,900	\$571.61	3392	1955/ASR	18,391/0.4222	N	4	03/29/24	16/16
22	CV23191612	S	6229 Kauffman	TMPL	661	TPAP	3	\$0	\$1,700,000	\$544.35	3123	1959/ASR	14,015/0.3217	N	3	03/28/24	13/13
23	WS24013231	S	300 S Avenue 19	LA	677	STD	3	\$49,560	\$750,000	\$384.22	1952	1895/ASR	7,500/0.1722	N	0	03/26/24	13/13
24	24362569	S	1311 N Cherokee AVE	LA	C20	STD	3		\$1,350,000	\$815.71	1655/AP	1915	5,119/0.11			03/26/24	10/10
25	24346331	S	701 W 2nd ST	LA	C36	STD	3		\$720,000	\$342.21	2104	1923	7,251/0.16			03/28/24	26/289
26	DW24016309	S	6847 San Juan ST	PAR	RL	STD	3	\$68,160	\$875,000	\$380.43	2300	1938/ASR	7,152/0.1642	N	0	03/26/24	42/254
27	SB24043569	S	1824 Cabrillo	TORR	134	TRUS	4	\$6,760	\$950,000	\$319.65	2972	1956/ASR	6,903/0.1585	N	0	03/29/24	0/0
28	DW23195475	S	4442 4440 Turquoise ST	LA	621	STD	4	\$228,000	\$2,700,000	\$379.64	7112	2023/BLD	7,049/0.1618	N	4	03/28/24	101/101
29	RS23190827	S	1818 E Glenoaks BLVD	GD	624	STD	4	\$118,800	\$1,415,000	\$471.98	2998	1947/ASR	6,318/0.145	N	3	03/27/24	109/109
30	24358619	S	5920 Benner ST	LA	632	STD	4		\$1,420,000	\$440.45	3224	1948	5,601/0.12	N		03/29/24	13/13
31	OC24011607	S	11318 Fidel AVE	WH	670	STD,TRUS	4	\$46,480	\$1,295,000	\$463.16	2796	1954/ASR	26,216/0.6018	N	0	03/29/24	6/6
32	DW24041318	S	825 Date ST	MTB	674	STD	4	\$12,150	\$1,625,000	\$429.89	3780	2023/SLR	11,636/0.2671	N	4	03/27/24	8/8
33	PW23206882	S	11542 Simms AVE	ING	699	STD	4	\$57,048	\$920,000	\$323.37	2845	1952/ASR	7,308/0.1678	N	4	03/27/24	49/49
34	24349317	S	2014 Michigan AVE	LA	BOYH	STD	4		\$1,190,000	\$403.12	2952	1890	7,415/0.17			03/26/24	19/19
35	SR23230671	S	1132 S Oxford AVE	LA	C16	AUC	4	\$65,372	\$1,250,000	\$350.73	3564	1962/ASR	5,451/0.1251	N	0	03/29/24	45/45
36	23335185	S	2945 W 11th ST	LA	C17	STD	4		\$820,000	\$384.62	2132	1923	2,025/0.04			03/28/24	104/104
37	PW23221305	S	1227 N June ST	LA	C20	STD	4	\$280,800	\$3,650,000	\$519.13	7031	2023/BLD	5,122/0.1176	N	2	03/26/24	23/23
38	PW23193132	S	1592 E 48th PL	LA	C23	REO,AUC	4	\$0	\$614,565	\$240.25	2558	1965/ASR	7,503/0.1722	N	0	03/26/24	137/262
39	24347555	S	9021 Reading AVE	WS	C29	STD	4		\$1,207,000	\$405.71	2975/E	1950/EST	7,006/0.16			03/29/24	48/48
40	SR23159505	S	1203 3rd AVE	LA	KREA	STD,TRUS	4	\$85,716	\$1,400,000	\$214.86	6516	1916/ASR	8,616/0.1978	N	0	03/29/24	118/118
41	23257283	S	4148 Arlington AVE	LA	PHHT	STD	4		\$981,000	\$266.65	3679	1926	7,796/0.17	N	2	03/27/24	284/284
42	SB24024578	S	335 339 Centinela AVE	ING	101	STD	5	\$74,808	\$1,500,000	\$555.56	2700	1940/ASR	13,493/0.3098	N	5	03/29/24	11/11
43	SW23184937	S	550 E Verdugo	BBK	610	STD	5	\$100,800	\$1,625,000	\$517.02	3143	1921/ASR	8,583/0.197	N	5	03/28/24	143/143
44	23339871	S	44 Rose AVE	VEN	C11	STD	5		\$1,450,000	\$612.85	2366/A	1901/ASR	3,126/0.07			03/29/24	28/179
45	SB23171185	S	12436 Oxford AVE	HAWT	108	TRUS	6	\$101,575	\$1,490,000	\$336.34	4430	1960/ASR	6,557/0.1505	N	5	03/26/24	46/46
46	23306663	S	136 S Beck DR	BEVH	C01	STD	6		\$3,250,000	\$553.57	5871	1938	6,375/0.14	N	4	03/25/24	140/140
47	SB24023071	S	301 S Cabrillo AVE	SP	187	STD	8	\$137,160	\$2,070,000	\$240.81	8596	1922/ASR	12,592/0.2891	N	9	03/28/24	32/32
48	24357123	S	649 W 92nd ST	LA	C36	REO	8		\$3,445,000	\$267.47	12880	2023/SLR	19,003/0.43			03/28/24	12/12
49	PW23204104	S	1040 S Lake ST	LA	C42	STD	8	\$228,888	\$2,250,000	\$304.38	7392	1988/PUB	7,609/0.1747	N	0	03/26/24	119/119
50	23305631	S	211 E 55th ST	LA	C42	STD	9		\$950,000	\$203.86	4660	1912	4,886/0.11			03/29/24	22/22
51	SB23136875	S	1803 Pacific Coast HWY	HMB	149	STD	28	\$410,700	\$7,900,000	\$607.32	13008	1963/PUB	18,559/0.4261	N	0	03/27/24	24/24
52	CV24042328	S	2629 Gage AVE	ELM	619	STD	29	\$542,328	\$6,800,000	\$274.93	24734	1937/ASR	47,437/1.089	N	0	03/27/24	13/13

Closed

• Duplex

4224 159th St W • Lawndale 90260

2 units • \$419,500/unit • 1,612 sqft • 5,605 sqft lot • \$533.50/sqft • Built in 1957

159th St South of Manhattan Beach Blvd. and Hawthorne Blvd intersection North of 405 Ramp

List / Sold: \$839,000/\$860,000

19 days on the market

Listing ID: SB23218563



Welcome to this beautiful clean Duplex perfectly located close to LAX airport next to Manhattan Beach Blvd.-Hawthorne Blvd intersection and 405 Ramp 4224 and 4226 Each unit has 2 Bedrooms and 1 Bath. and 2 Car Garage plus both homes with a long Driveway each with unto 3 cars parking space. Both homes with its nice and clean private backyard. These units are in turn key condition, ready for buyers! Perfect for a first time homeowners looking to invest and live in 1 and rent the other or for investor opportunity to rent both units. Few blocks from El Camino College. So so close to Manhattan Beach and Redondo Beach just a hop skip away. Ride your bike to the BEACH Less than 5 mins aways from South Bay Galleria Mall, Grocery Markets, Shops and Restaurants.

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$839,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Electric, Wall/Window Unit(s)
 - Heating: Natural Gas, Wall Furnace
 - \$1 (Assessor)
- Laundry: In Kitchen
 - \$67200 Gross Scheduled Income
 - \$54101 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,099
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$576
 - Cable TV: 00527439
 - Gardener:
 - Licenses:
- Insurance: \$1,250
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,080
 - 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	\$2,950	\$2,950
2:	1	2	1	2	Unfurnished	\$0	\$2,950	\$2,950

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 111 - Bodger Park/El Camino area
 - Los Angeles County
 - Parcel # 4074005013

Michael Lembeck

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

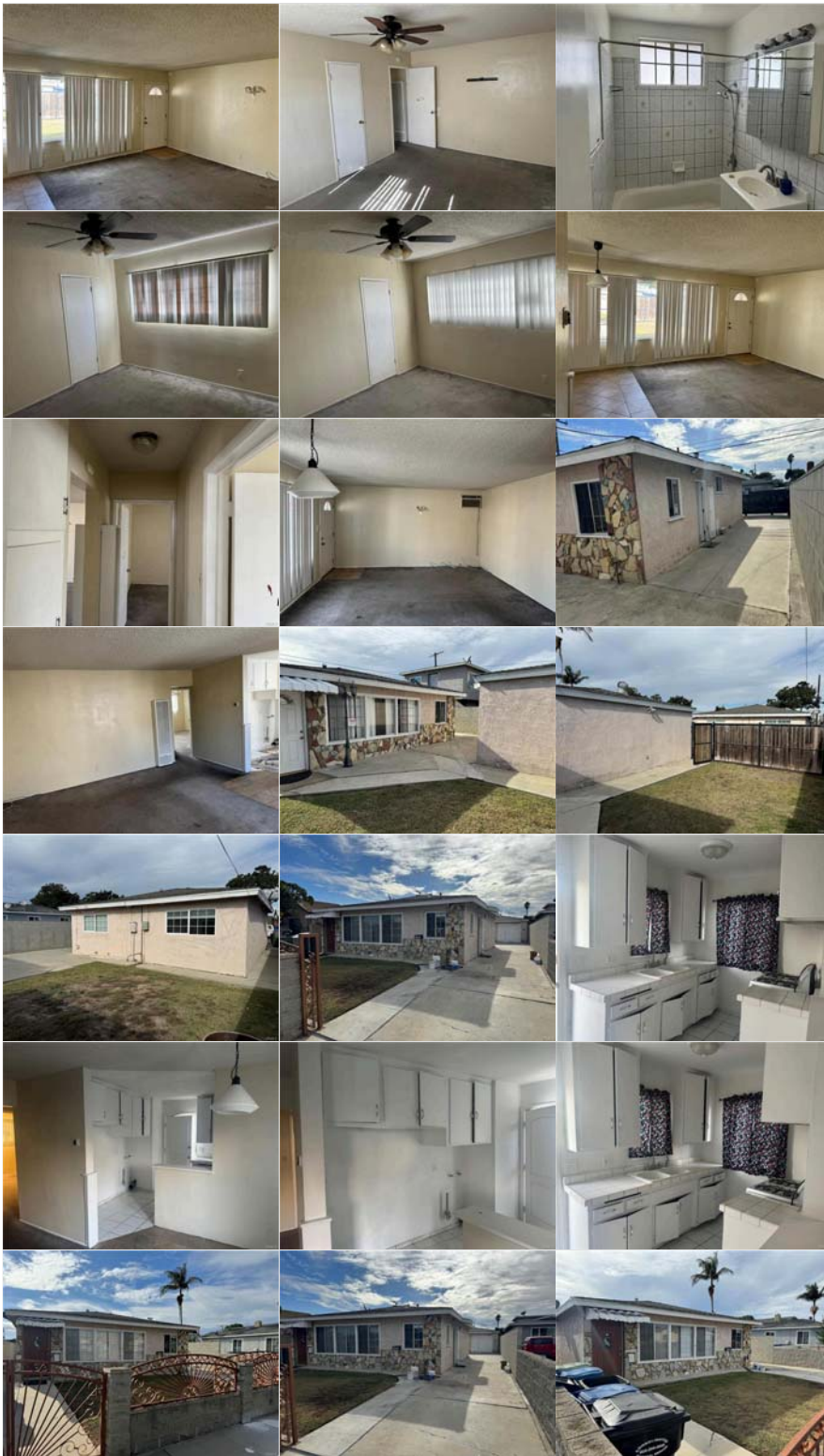
Citivest Realty Services, Inc

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

Click arrow to display photos







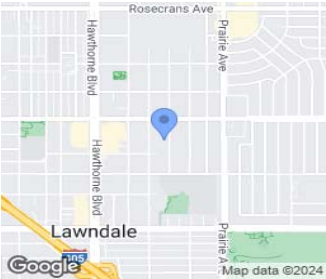
CUSTOMER FULL: Residential Income LISTING ID: SB23218563

Printed: 03/31/2024 8:27:46 AM

Closed • Duplex

List / Sold:
\$1,285,000/\$1,235,000 ↓
32 days on the market
Listing ID: SB24010266

15217 Eastwood Ave • Lawndale 90260
2 units • \$642,500/unit • 2,840 sqft • 10,410 sqft lot • \$434.86/sqft •
Built in 1976
Eastwood & Marine



What an incredible real estate opportunity in Lawndale with both units to be delivered vacant! This fantastic duplex is well maintained and ready for the savvy investor or owner occupant. Both units have 3 bedrooms and 2 bathrooms with spacious and functional living spaces. The front unit is 1,197sf and boasts a recently updated kitchen with stainless steel appliances. Wood laminate flooring is featured throughout the bedrooms and living room, and the primary bedroom shows off a beautifully remodeled bathroom. The front unit's attached 2 car garage has been upgraded with built-in storage, recessed lighting, and an automatic garage door for added convenience. The back unit surpasses the front in size with 1,643sf, thanks to a comfortable family room. Along with its own attached 2 car garage, the back unit also has a new water heater, new dual pane windows, and a fresh coat of exterior paint. Both units have their own private yard access, perfect for outdoor entertainment and enjoying the South Bay sunsets. Ideally situated near shopping centers, schools, hospitals, restaurants, and the beach, this property ensures easy access to essential amenities. This duplex is a perfect investment for those seeking immediate income potential!

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: See Remarks
- \$0 (See Remarks)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Primary Suite

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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:	1	3	2	2	Unfurnished	\$2,585	\$2,585	\$3,500
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4076007032

Michael Lembeck

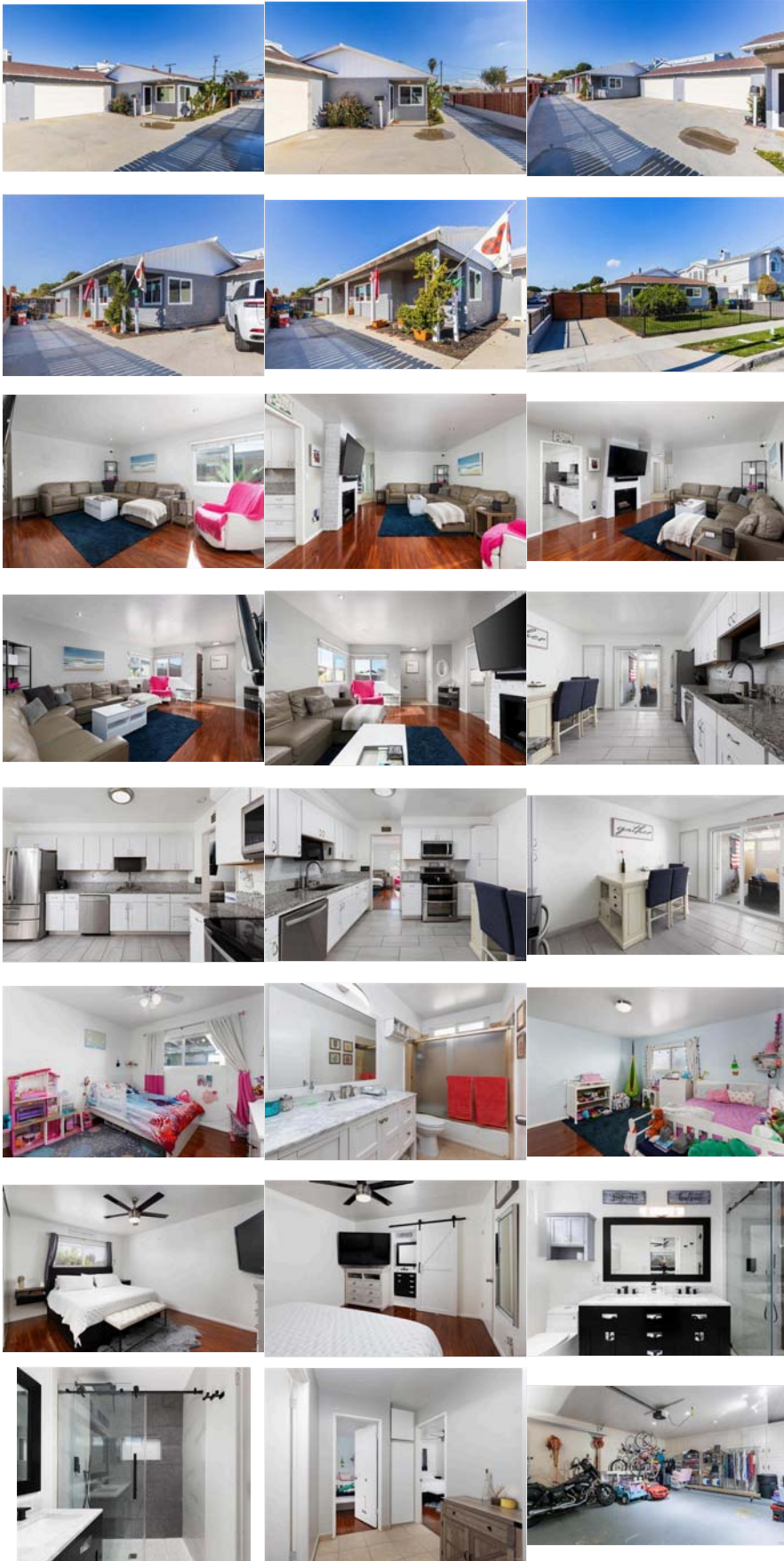
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







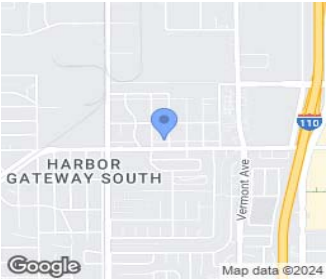
CUSTOMER FULL: Residential Income LISTING ID: SB24010266

Printed: 03/31/2024 8:27:46 AM

Closed • Duplex

List / Sold:
\$1,160,000/\$1,108,000 ↓
9 days on the market
Listing ID: DW24031843

20713 Budlong Ave • Torrance 90502
2 units • \$580,000/unit • 2,731 sqft • 6,211 sqft lot • \$405.71/sqft •
Built in 1949
Wooden fence by the alley



Nestled in a charming neighborhood, this impeccably remodeled duplex stands as a testament to modern living at its finest. Boasting a seamless open floorplan, the residence welcomes you with 5 bedrooms and 4 baths, offering both space and versatility. No detail has been spared in the comprehensive updates, all completed with city permits, ensuring quality craftsmanship throughout. From the newly installed roof to the meticulously laid plumbing lines and gas infrastructure, every aspect of this home has been thoughtfully curated for contemporary comfort. Step into the heart of the home, where a radiant, sunlit kitchen awaits. Adorned with white wood cabinetry, quartz countertops, and sleek stainless-steel appliances, including a farmhouse sink and four-burner gas range, it's a culinary haven suited for both intimate meals and lively gatherings. Outdoor living is equally inviting, with each unit featuring its private yard, perfect for al fresco dining or unwinding by the firepit under the stars. A rare triple gate entry beckons from the street, offering seamless access, while a wooden fence gate ensures tranquility and privacy. Curb appeal is paramount, and this home doesn't disappoint. Fresh paint and modern wood fencing adorn the exterior, setting the stage for the contemporary elegance within. Parking is a breeze, with two detached garages, a covered carport, and three concrete driveways, each secured with its custom gate. Are you a car guy or dabble with hobbies? a HUGE WORKSHOP is behind the garages. Experience the epitome of modern living in this meticulously crafted duplex, where every detail has been thoughtfully designed to elevate your lifestyle. Welcome home.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,160,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- 1 Total carport spaces
- \$769 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- 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:	1	3	2	1	Negotiable	\$0	\$0	\$4,200
2:	1	2	2	1	Negotiable	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 123 - County Strip area
- Los Angeles County
- Parcel # 7350009020

Michael Lembeck

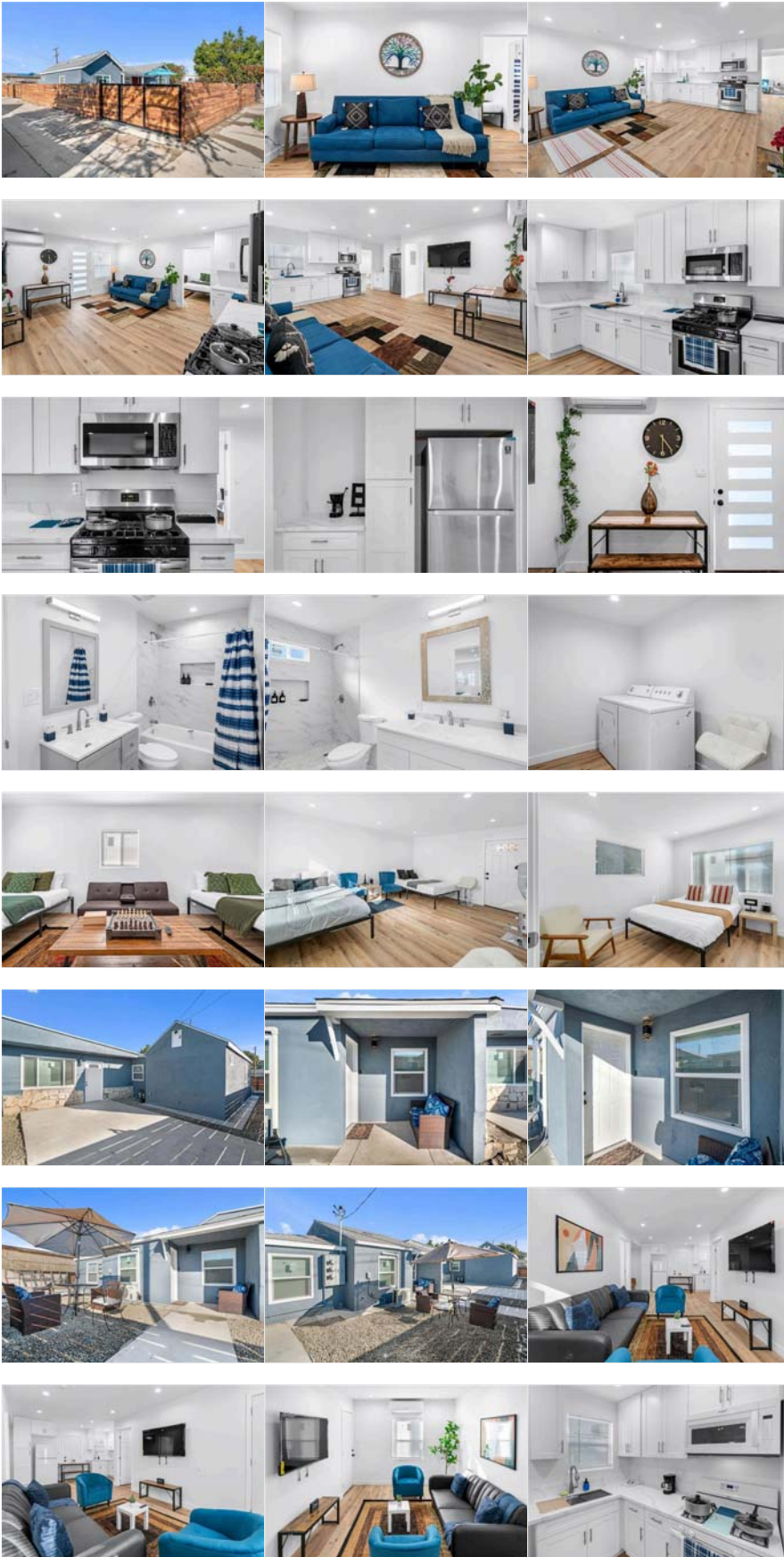
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW24031843

Printed: 03/31/2024 8:27:46 AM

Closed •

List / Sold:
\$1,295,000/\$1,280,000 ↓
42 days on the market
Listing ID: 24357416

522 S Broadway • Redondo Beach 90277
2 units • \$647,500/unit • 918 sqft • 1,922 sqft lot • \$1394.34/sqft •
Built in 1924
S Broadway & Sapphire St



Pleased to present our newest exclusive listing in the highly sought after south Redondo Beach sub market. This Spanish style charmer sits seconds from the beautiful Pacific Ocean and is located in a treelined and picturesque quiet residential neighborhood. The property boasts a standalone 2 bedroom 1 bathroom bungalow and a rear studio bungalow, both have been renovated in the past 5 years. Additionally the property has a 4 year old roof and many other major improvements have been made. If you're looking for true value west of PCH, look no further.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- Heating: Wall Furnace
- \$40310 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$20,230
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,150	\$3,150	\$3,500
2:	1	0	1		Unfurnished	\$1,895	\$1,895	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7508013011

Michael Lembeck

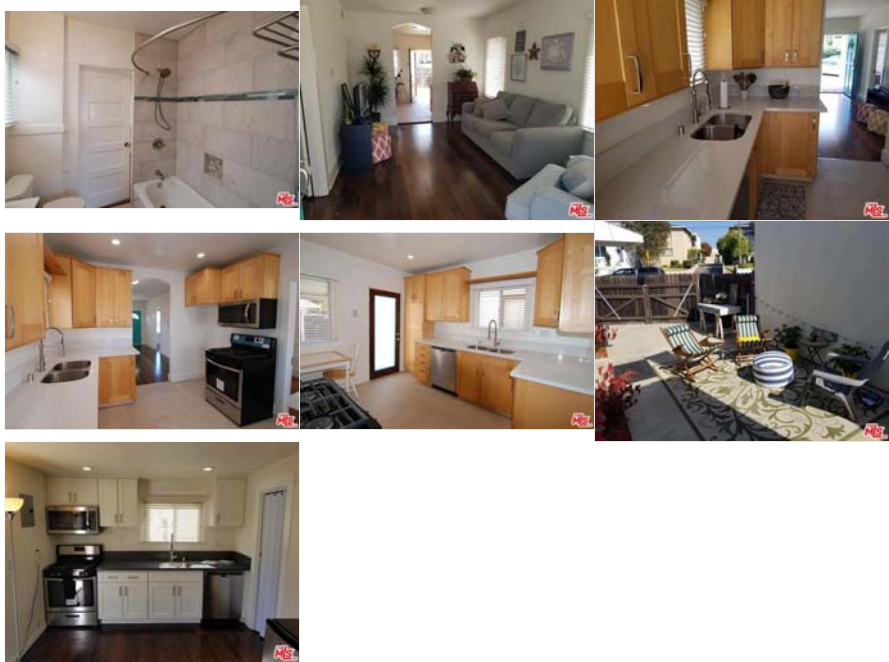
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24357416

Printed: 03/31/2024 8:27:46 AM

Closed

Duplex

450 W 2nd St

• San Pedro 90731

2 units

• \$299,950/unit

• 1,412 sqft

• 5,001 sqft lot

• \$446.18/sqft

• Built in 1910

Cross: Pacific Ave & 2nd St

List / Sold: \$599,900/\$630,000

125 days on the market

Listing ID: PW23202549



Duplex (containing two detached SFR dwellings) The unit breakdown is: 450 (front): 3 bedroom/1.5 baths, YB 1956, 1,000 SF, 450 ½ (rear): Studio/1 bath, YB 1910, 412 SF (tenant described as 1 bedroom but tax roll does not identify a separate bedroom). Hilltop location which is accessible by parking in front; on the street, and walking up a very long walkway (about 30 steps) to the top OR the occupants have access to off-street parking via the alleyway at the rear to open, gated, parking spaces. Located within close proximity of transportation, shopping, entertainment and schools. San Pedro is the area where the Los Angeles Cruise Terminal is located which is adjacent to Ports O’ Call Village with an incredible amount of improvements and renovations currently taking place. There are an abundance of restaurants, nightclubs, museums, tours, and more, throughout this coastal community. Property is subject to Rent Control. This property is now active in an online auction. All offers must be submitted through the property’s listing page on www.servicelinkauction.com. The sale will be subject to a 5% buyer’s premium pursuant to the Auction Terms & Conditions (minimums may apply). All auction bids will be processed subject to seller approval.

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$702,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: See Remarks
 - \$370 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
 - \$32400 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: See Remarks, Tile

Exterior

- Lot Features: Front Yard, Up Slope from Street, Yard
- Fencing: Stucco Wall, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02075076
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned, Auction sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 189 - Barton Hill area
 - Los Angeles County
 - Parcel # 7449024021

Michael Lembeck

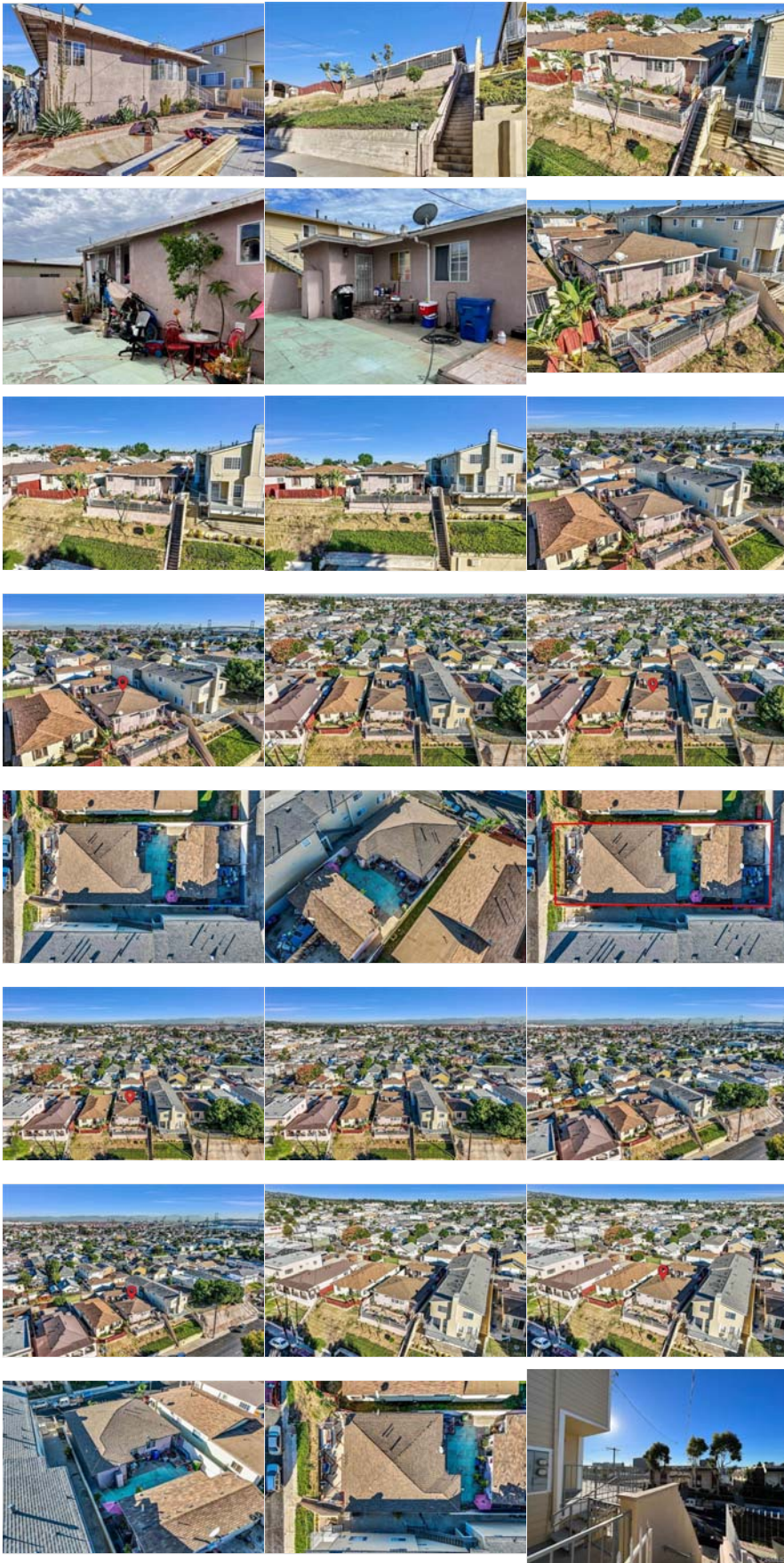
State License #: 01019397
Cell Phone: 714-742-3700

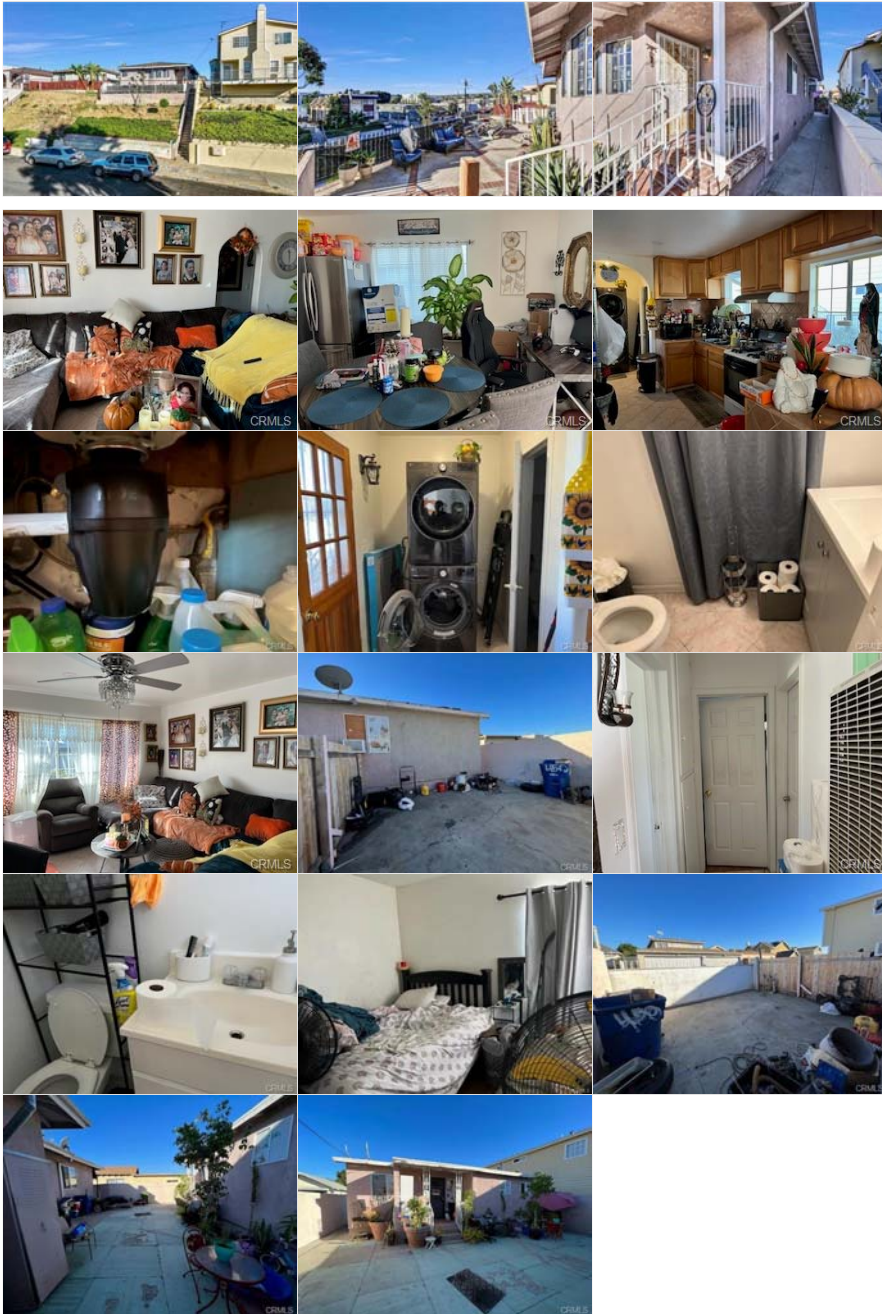
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW23202549

Printed: 03/31/2024 8:27:46 AM

Closed •

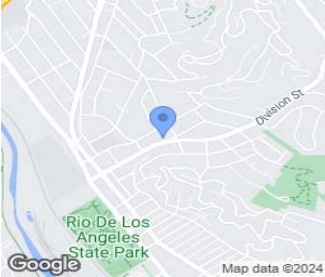
List / Sold:

\$1,199,000/\$1,245,000 ⬆

70 days on the market

Listing ID: 22198449

3213 Division St • Los Angeles 90065
2 units • \$599,500/unit • 2,193 sqft • 6,766 sqft lot • \$567.72/sqft •
Built in 1921
Division between Avenue 31 and Avenue 33.



Both homes will be delivered vacant! Gated and hedged for privacy, this charming 1921 traditional mini compound offers a wonderful blend of character and modern updates. With three bedrooms and one bath in the front house, approximately 1,286 square feet, there is plenty of space for comfortable living. The updated kitchen, easy-care flooring, central air conditioning, and charming character details throughout, such as French doors, large windows, and built-in bookshelves, add to the overall appeal of the home. The back house is equally delightful, featuring two bedrooms and one bath in approximately 807 square feet with a ductless air system. The modernized kitchen and bath add a contemporary touch to the overall aesthetic. The finished attic space with a separate entrance adds versatility and can be used as an additional living area or home office, providing flexibility to suit your needs. The spacious backyard is perfect for hosting gatherings or letting your furry friends have some playtime. The presence of drought-resistant landscaping and citrus trees adds a touch of natural beauty to the outdoor space, creating a peaceful oasis for relaxation. The two-car garage has ADU potential while still leaving plenty of off-street parking. Located in the vibrant neighborhood of Glassell Park, you'll have easy access to a variety of dining options, including The Heights Deli & Bottle Shop, Lemon Poppy Kitchen, Verdugo Bar, Dunsmoor, Habitat, Bubs & Grandmas, Wife and the Somm, and many more. The Glassell pool and recreation park provide opportunities for outdoor activities, while the nearby hiking trails of Mt. Washington offer a picturesque escape into nature.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside

Interior

- Rooms: Attic
- Floor: Laminate, Carpet, Tile
- Appliances: Dishwasher

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- 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	\$4,000
2:	1	2	1		Unfurnished	\$0	\$0	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5456015020

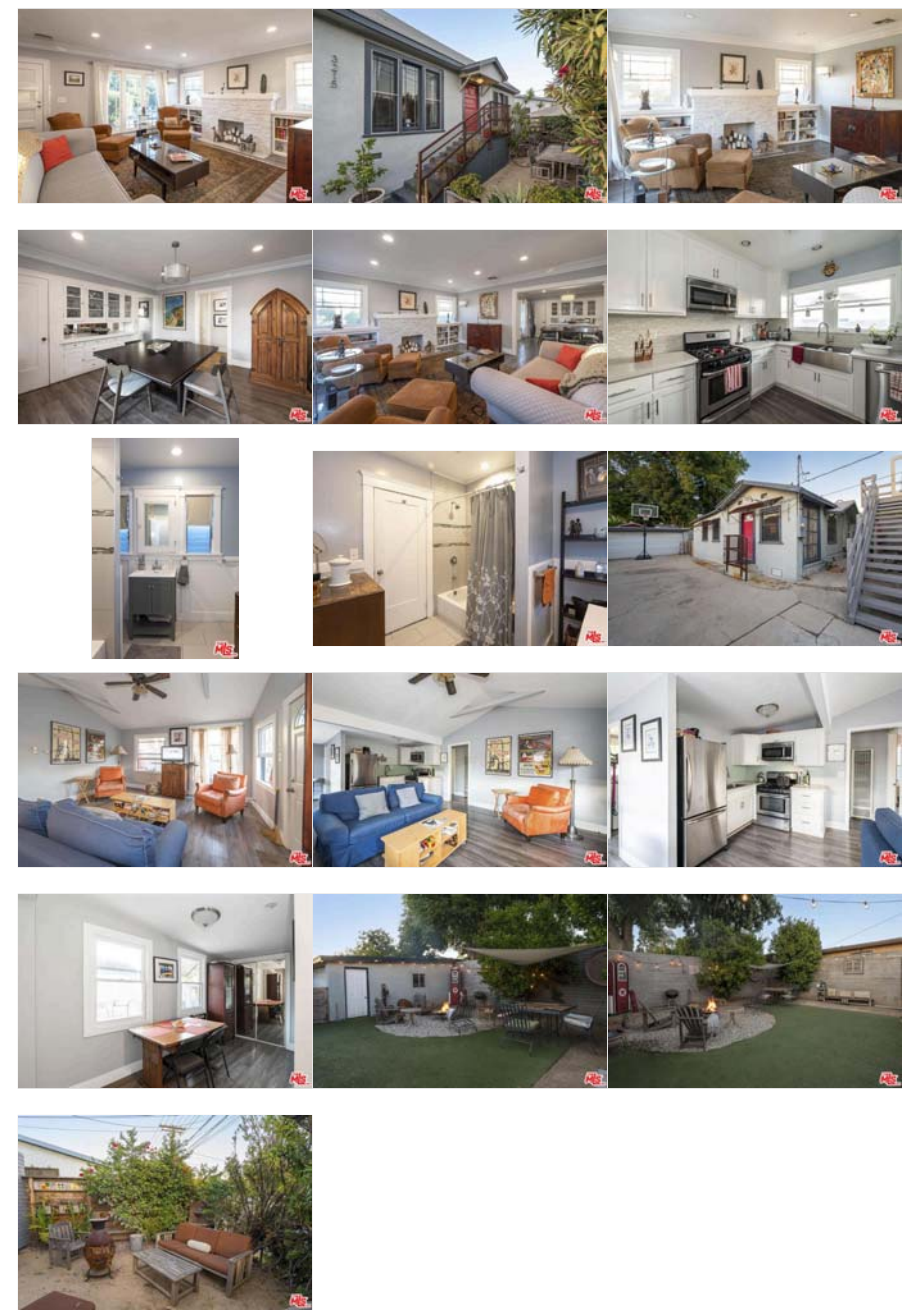
Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 22198449

Printed: 03/31/2024 8:27:46 AM

Closed • Duplex

List / Sold: \$899,000/\$892,000 ↓

120 S 18th St • Montebello 90640

83 days on the market

2 units • \$449,500/unit • 1,828 sqft • 6,839 sqft lot • \$487.96/sqft • Built in 1947

Listing ID: PW23203387

please see remark.



An excellent opportunity and great investment to own this amazing 2 beautiful and clean unit in a quiet neighborhood. This lot is such a big size for these duplex. Newer roof on both units. Long driveway with detached 2 garage. Rent one and live in other. Each unit has 2 bedroom and 1 full bath. New paint, new floors, hardwood floor though out the living and kitchen area. Close to the freeway, shopping, dining and Montebello Town Center. Walking distance to Montebello HS.

Facts & Features

- Sold On 03/24/2024
- Original List Price of \$949,500
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$0 (Estimated)
- Laundry: In Kitchen
- \$5400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Great Room, Kitchen, Laundry, Living Room
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Walkstreet, Yard
- Fencing: Block, Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01292954
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$2,100	\$2,100	\$2,700
2:	1	2	1	1	Partially	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6337005016

Michael Lembeck

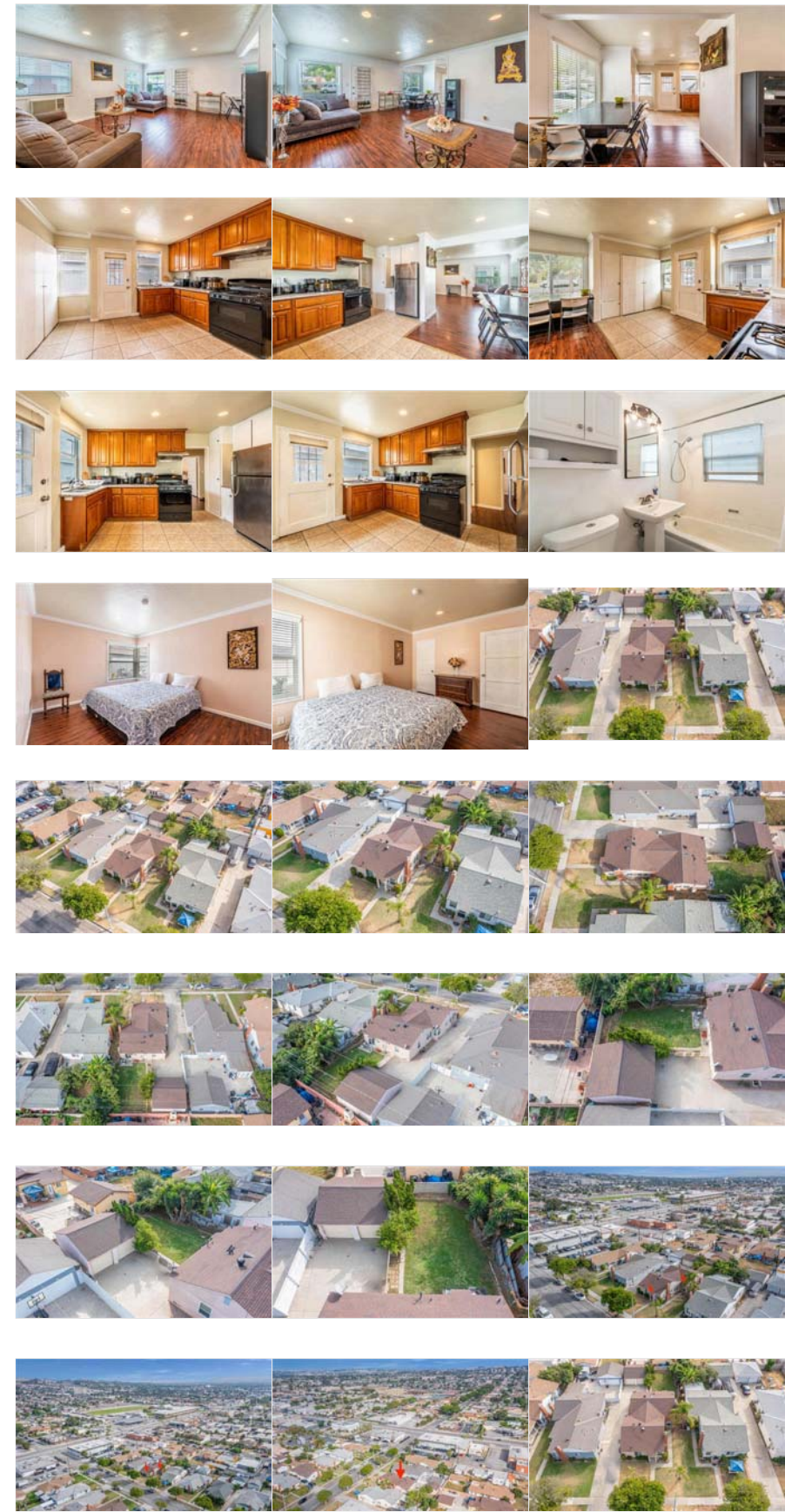
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW23203387

Printed: 03/31/2024 8:27:46 AM

Closed

• Duplex

1021 S Towne Ave

• Pomona 91766

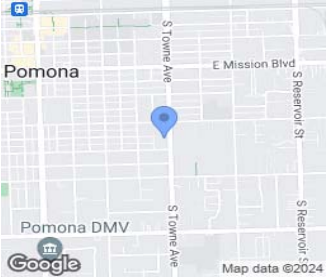
2 units • \$394,000/unit • 1,907 sqft • 7,932 sqft lot • \$437.86/sqft • Built in 1939

S Towne Ave.

List / Sold: \$788,000/\$835,000

2 days on the market

Listing ID: TR24031965



2 single-story detached houses located in Pomona. Both units have been FULLY upgraded with New Flooring, Windows, Kitchens w/ stainless steel appliances, Bathrooms and Freshly Painted, The Open Floor plan helps make both homes Cozy, yet Spacious. The Front Unit has 2 bedrooms and 1 bathroom at approximately 823 sqft. The Rear Unit is 3 bedrooms and 1 bathroom at approximately 1,084 sqft. Rear unit includes a direct access 2 car garage. Each unit has their separate laundry area with the Front unit being on covered side of the house and the Rear unit's in a stackable laundry closet. Each unit has their own front and back yard which is great for relaxing after a long day. Built in BBQ grill in between both homes. Both units have been re-piped and re-wired! This home is an amazing opportunity for both Owner-Users and Investors. Great location! Close distance to schools, local restaurants and shopping centers. Easy access to 60/71/10 FWY.

Facts & Features

- Sold On 03/26/2024
 - Original List Price of \$788,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Ductless, Fireplace(s), Natural Gas
 - \$592 (Public Records)
- Laundry: Gas Dryer Hookup, In Closet, Outside, Washer Hookup
 - \$55200 Gross Scheduled Income
 - \$35968 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Range Hood

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,232
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$840
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$4,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
 - Buyer Agency Compensation: 2%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8333008020

Michael Lembeck

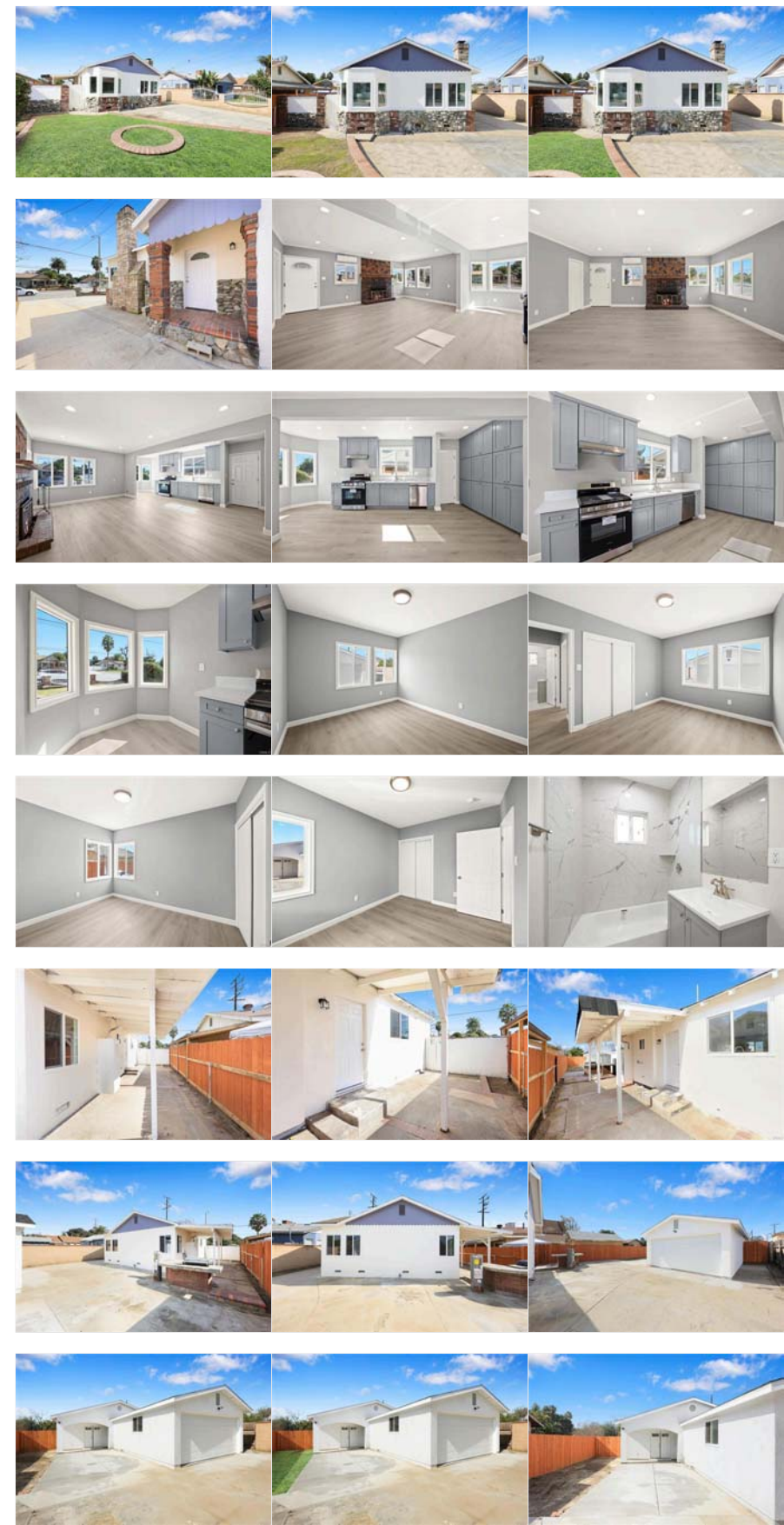
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: TR24031965

Printed: 03/31/2024 8:27:46 AM

Closed

• Duplex

List / Sold: **\$900,000/\$905,000**

701 S McDonnell Ave • Los Angeles 90022

2 units • **\$450,000/unit** • **2,516 sqft** • **6,746 sqft lot** • **\$359.70/sqft** • **Built in 1938**

McDonnell Ave. and Hubbard

30 days on the market

Listing ID: MB23149200



BACK ON THE MARKET - Introducing 701 S McDonnell Ave, a charming multi-family home boasting 1,196 square feet of living space on a generous 6,746 square foot corner lot. With 3 bedrooms and 2 bathrooms and 4 bedrooms 2 bathrooms, this residence features great opportunity for investment property or live in one and rent the other. Conveniently located, Nestled in the desirable 90022, it offers easy access to local amenities, schools, and parks, making it an ideal choice for investors or families seeking a comfortable home in a sought-after neighborhood. Don't miss out on this rare opportunity to own a piece of real estate with endless possibilities.

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$900,000
 - 2 Buildings
 - Levels: One, Two
 - 8 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Carpet, Tile, Vinyl
- Appliances: None

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Block, Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01901202
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,750	\$1,750	\$2,900
2:	1	4	2	0	Unfurnished	\$2,400	\$2,400	\$3,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5247016031

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





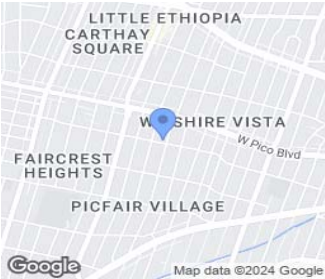
CUSTOMER FULL: Residential Income LISTING ID: MB23149200

Printed: 03/31/2024 8:27:46 AM

Closed •

List / Sold:
\$1,595,000/\$1,620,000
12 days on the market
Listing ID: 24345187

1455 S Genesee Ave • Los Angeles 90019
2 units • **\$797,500/unit** • **4,380 sqft** • **7,130 sqft lot** • **\$369.86/sqft** •
Built in 1936
East of Fairfax, South of Pico



Embark on a rare investment journey in Picfair Village, where a unique opportunity awaits with two distinctive units. The Genesee unit, a meticulously maintained 1979 contemporary design, offers a spacious 3-bedroom, 2.5-bath layout filled with natural light. Impeccable interiors, including a sunken living room and a well-appointed kitchen, make it rental-ready and vacant for customization. Meanwhile, the 1936 Spanish Colonial Revival gem, the Saturn unit, features three bedrooms, two baths, and a charming updated kitchen, currently leased at market rate. This property is a dual delight for owner-users seeking character and investors eyeing substantial returns, with the added potential for an additional ADU for asset maximization. Don't miss this chance to invest in a harmonious blend of modern convenience and timeless charm in a sought-after neighborhood.

Facts & Features

- Sold On 03/26/2024
 - Original List Price of \$1,595,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Wall Furnace, Central
- Laundry: Washer Included, Dryer Included, Stackable
 - Cap Rate: 4.85
 - \$74228 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$33,442
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01226640
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5069001014

Michael Lembeck

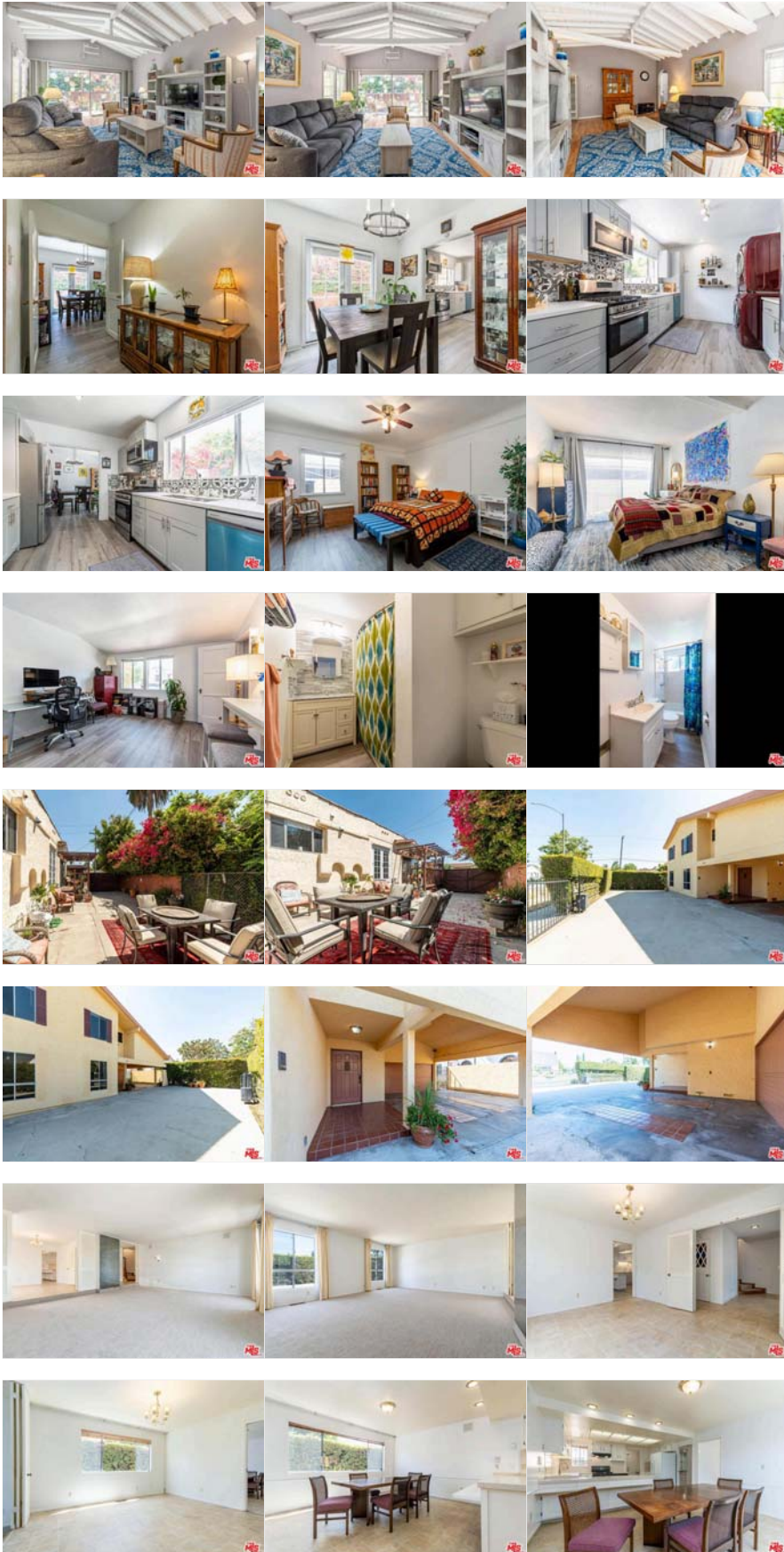
State License #: 01019397
Cell Phone: 714-742-3700

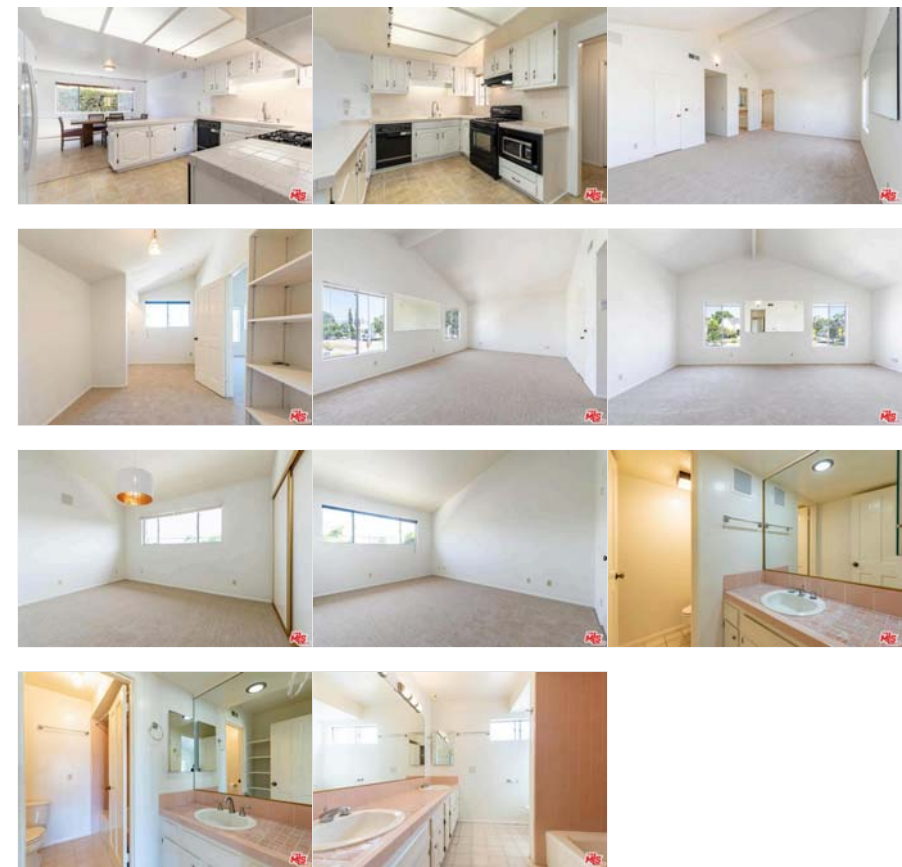
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 24345187

Printed: 03/31/2024 8:27:46 AM

Closed •

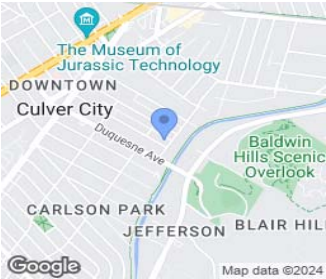
List / Sold:

\$1,997,000/\$1,850,000 ↓

7 days on the market

Listing ID: 24354771

4234 Lafayette Pl • Culver City 90232
2 units • \$998,500/unit • 2,740 sqft • 7,707 sqft lot • \$675.18/sqft •
Built in 1976
South of Culver Blvd, North of Jefferson Blvd



First time on the market in over 40 years and well worth the wait. This side-by-side owner occupied Duplex offers the new buyer or investor many options and opportunities. This duplex is mere blocks from downtown Culver City, home to Sony, HBO & Amazon Studios, as well as many of LA's finest restaurants & burgeoning retail developments. Literal steps from La Ballona Creek. The front house features a sunken living room & dining room, kitchen with an eating area, three bedrooms, and two bathrooms. The front house has tile and carpet , an open floor plan, central heating, and air conditioning. The second unit features two bedrooms, one bathroom, a spacious kitchen area plus the dining room. This unit is super clean with tile & carpet and plenty of natural light, plus it has its own side by side washer and dryer. You can enter the back yard & the garage accessible from the alley. With a lot size of 7,707 square feet there is still a large grassy yard, 2 sheds and a green house. The house has 5 water barrels each at 55 Gallons which will remain with the property. The units will be delivered vacant at the close of escrow.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$1,997,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$6,500
2:	2	2	1		Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207020007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24354771

Printed: 03/31/2024 8:27:46 AM

Closed

• Duplex

List / Sold:

\$574,900/\$550,000

↓

710 W 70th St

• Los Angeles 90044

6 days on the market

2 units

• \$287,450/unit

• 1,560 sqft

• 5,401 sqft lot

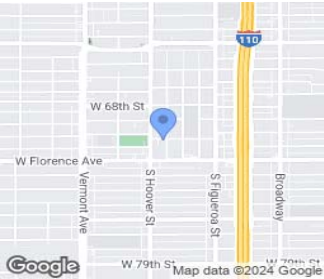
• \$352.56/sqft

•

Listing ID: OC24020993

Built in 1940

I-110 N to W Manchester Ave in Los Angeles. Take exit 16 from I-110 N, Take S Hoover St to W 70th St, turn right



Perfect for investors, this fixer-upper duplex in Los Angeles is a hidden gem! Nestled on a spacious corner lot, it features two separate units, each with 2 bedrooms and 1 bathroom. The property boasts a shared laundry room, ensuring convenience for all occupants. With ample parking available, this one-level duplex offers ease of access and plenty of space. Its prime location in Los Angeles makes it an ideal investment, with potential for customization and enhancement to maximize rental income. Whether you're looking to renovate for rent or resale, this property presents a fantastic opportunity to dive into the Los Angeles real estate market. Don't miss out on this chance to turn this duplex into a lucrative investment!

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$574,900
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$329 (Estimated)
- Laundry: Common Area, Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Lawn
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01967613
 - 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:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013023018

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





Closed • Duplex

List / Sold: \$699,900/\$720,000 ⬆

7411 Stanford Ave • Los Angeles 90001

7 days on the market

2 units • \$349,950/unit • 1,314 sqft • 2,102 sqft lot • \$547.95/sqft • Built in 1925

Listing ID: PW24015328

Take florence right on stanford



Introducing a fully remodeled duplex nestled in the heart of Central Los Angeles, strategically positioned within close proximity to schools, shopping centers, restaurants, and major freeways. This prime location offers residents unparalleled convenience and accessibility to all that this vibrant city has to offer. Both units have undergone recent renovations with meticulous attention paid to every detail. From new plumbing and electrical systems to updated framing, insulation, windows, roof, foundation, driveway - no aspect has been overlooked. The interior exudes modern elegance with fresh paint adorning the walls and brand-new kitchens boasting sleek stainless steel appliances, exquisite quartz countertops complemented by contemporary cabinets. Gleaming flooring runs through each unit while newly renovated bathrooms add an additional touch of luxury. Notably distinguishing itself from neighboring properties is its independent connection to the main sewer system; a feature that ensures privacy and eliminates any potential inconveniences associated with shared lines. Ample parking space awaits in the yard—a rare find in bustling Los Angeles—making this property an exceptional opportunity for those seeking both comfortable living arrangements as well as income-generating potential from renting out one of the units.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$699,900
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Forced Air
- \$3,214 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Vinyl
- Appliances: Gas Water Heater, Microwave, Propane Oven, Propane Range, Tankless Water Heater, Trash Compactor

Exterior

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

Annual Expenses

- Total Operating Expense: \$100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098384
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6023009016

Michael Lembeck

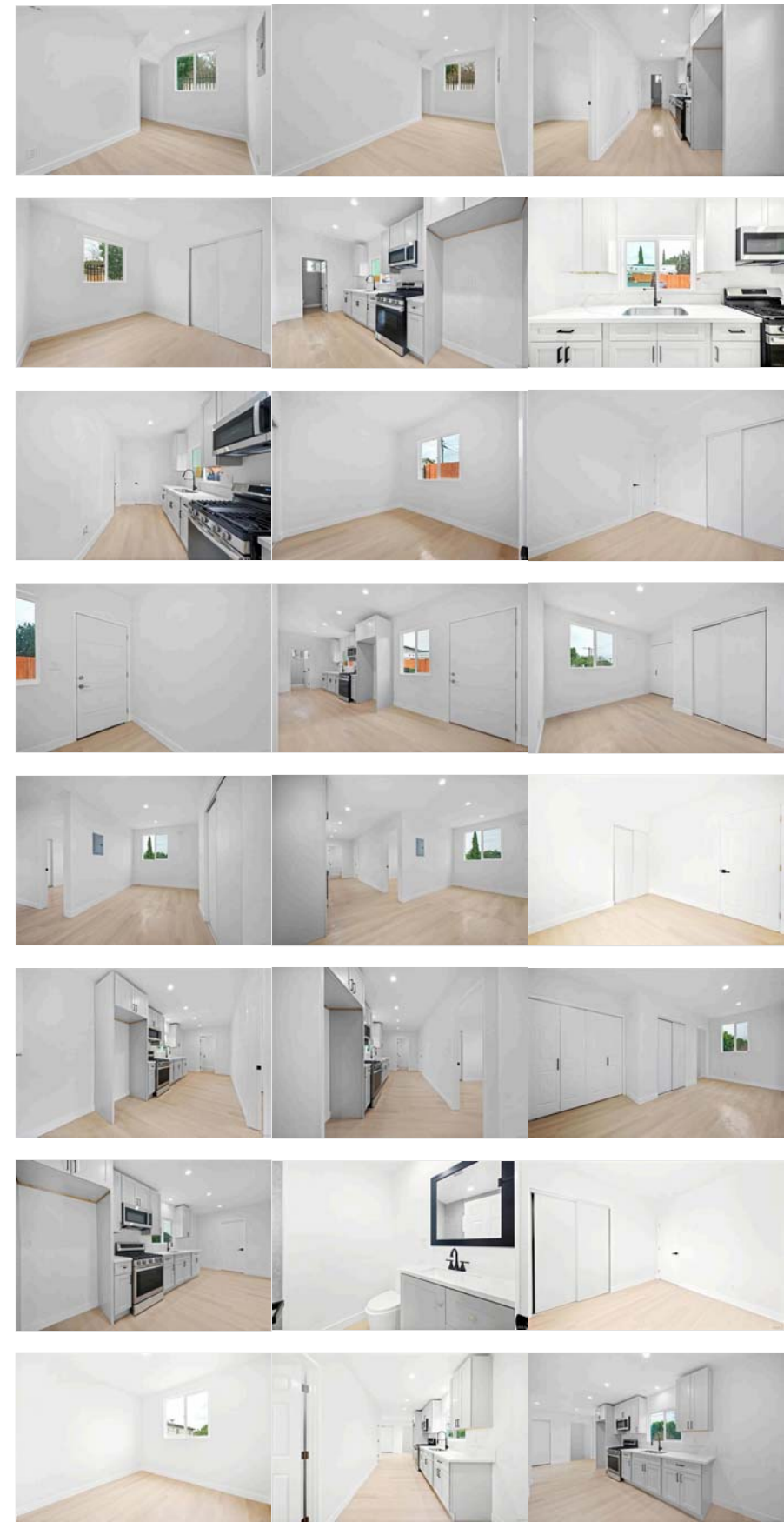
State License #: 01019397
Cell Phone: 714-742-3700

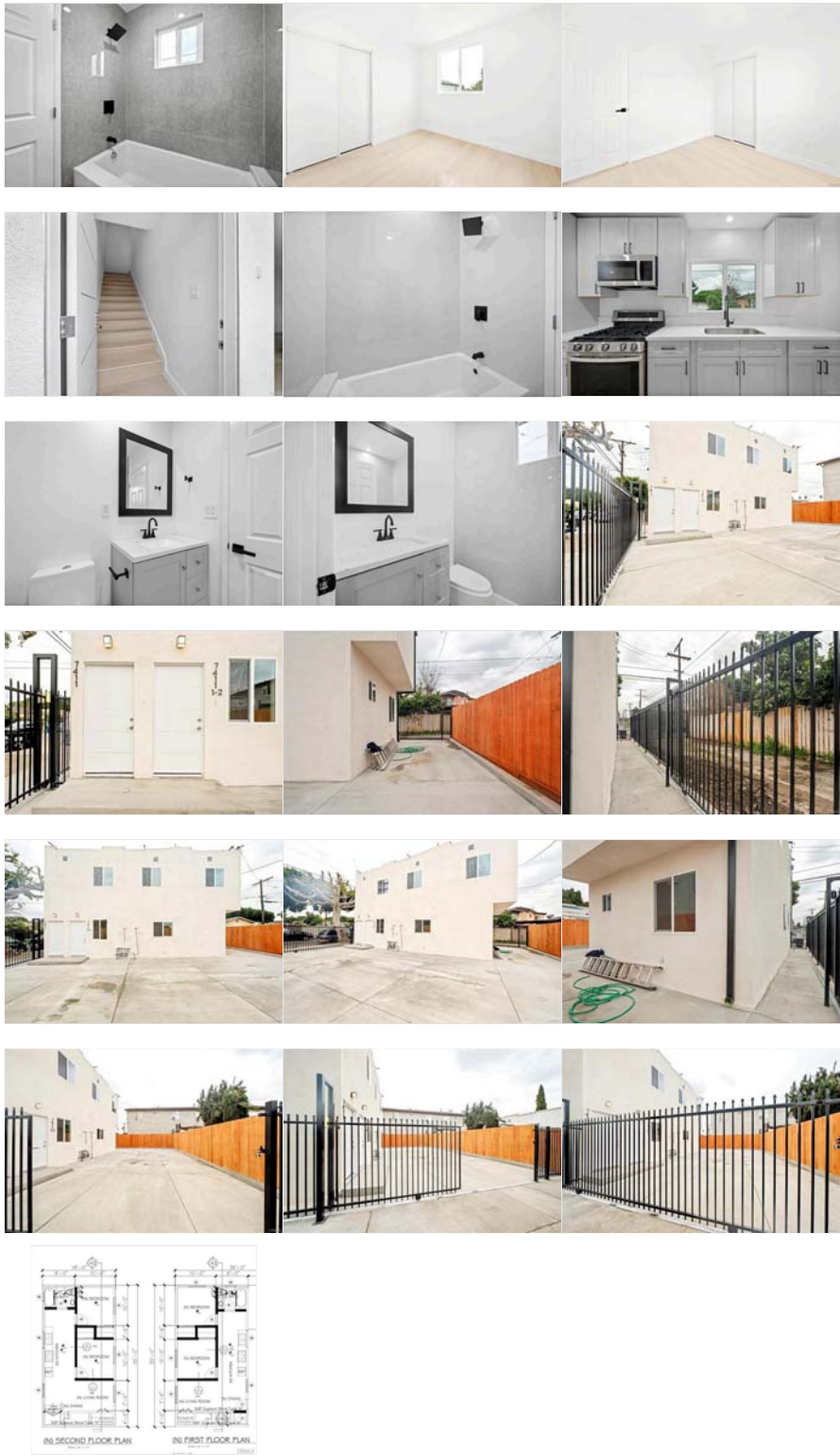
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: PW24015328

Printed: 03/31/2024 8:27:46 AM

Closed • Duplex

List / Sold: \$950,000/\$915,000 ↓

1603 W 36th St • Los Angeles 90018

183 days on the market

2 units • \$475,000/unit • 1,457 sqft • 6,799 sqft lot • \$628.00/sqft • Built in 1908

Listing ID: SR23065889

Between: Western Ave and S. Normandie Ave



Investors, take note! An amazing opportunity awaits in Los Angeles with a fantastic gated Duplex property. This property boasts two units, each with 2 bedrooms and 1 bathroom, offering a total of 1,457 square feet of living space. Its prime location is just a stone's throw away from Food 4 Less, Denker Recreation Center, Exposition Fish and Poultry Market, schools, and numerous dining options. Don't miss out on this incredible chance!

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$950,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041012009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SR23065889

Printed: 03/31/2024 8:27:46 AM

Closed

•

Single Family Residence

1462 E. 57th st.

•

Los Angeles 90011

2 units

•

\$315,000/unit

•

1,564 sqft

•

5,423 sqft lot

•

\$393.22/sqft

•

Built in 1940

E. Slauson ave & Compton ave

List / Sold:

\$630,000/\$615,000

↓

0 days on the market

Listing ID: DW24060920



DUPLEX IN LA: Property consists in a home of 3 Bedrooms, 1 bath and another home of 2 Bathroom 1 bath.

Facts & Features

- Sold On 03/25/2024
 - Original List Price of \$630,000
 - 1 Buildings
 - 1 Total parking spaces
 - \$0 (Owner)
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold: **\$789,000/\$769,000** ↓

5715 S Manhattan Pl • Los Angeles 90062

38 days on the market

2 units • \$394,500/unit • 1,768 sqft • 6,056 sqft lot • \$434.95/sqft • Built in 1923

Listing ID: 24347887

North of Slauson, South of Vernon, East of Arlington, West of Western



FANTASTIC INVESTMENT OPPORTUNITY in a prime South LA location! Welcome to this impressive duplex that promises amazing potential for investors or owner occupants. Situated in close proximity to highly sought-after areas including USC, DTLA, Expo Park, Leimert Park, West Adams and Jefferson Park and with easy access to the 110 FWY and Inglewood, this property offers convenience and additional income streams. One unit is newly renovated and will be delivered fully vacant, making it an ideal opportunity for an owner-occupant looking to supplement their mortgage. This property sits on an expansive lot, providing ample space for future development. The seller will include plans to build an additional 2 bed/2 bath unit, opening up possibilities for even greater income potential. With its prime location and supplemental rental potential, this investment property is a rare find that savvy investors won't want to miss. Whether you're looking to expand your real estate portfolio or explore new income opportunities, this property offers a solid foundation for success. NOTE: This property is being sold on its own, but if you are interested in additional properties, this is one of five multi-units in a larger portfolio all within one mile of each other in 90062. Other addresses are 5162 Ruthelen St, 5419 S St. Andrews Pl, 5166 S Manhattan Pl and 5722 S Manhattan Pl. Contact listing agents for more info.

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$789,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
- Cap Rate: 7.18
 - \$56667 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Range, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$8,133
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01525011
 - 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	\$1,133	\$1,133	\$2,700
2:	1	2	1		Unfurnished	\$0	\$0	\$2,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5005024020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24347887

Printed: 03/31/2024 8:27:46 AM

Closed • Duplex

List / Sold: \$699,000/\$640,000 ↓

11917 Long Beach Blvd • Lynwood 90262

77 days on the market

2 units • \$349,500/unit • 1,764 sqft • 6,577 sqft lot • \$362.81/sqft • Built in 1934

Listing ID: RS23208282

South of the 105 fwy. Between Virginia St. and Agnes Ave.



2 separate houses on a lot with 2 bedrooms/1 bath in the front house and a single with kitchen and bathroom in the rear house. The property is fenced with a 2 car detached garage. Both units have some upgrades with interior painting of all rooms in both units and new wood flooring.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$799,000
- 0 Buildings
- Levels: One
- 2 Total parking spaces
- \$730 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Oven, Gas Range, Microwave, Refrigerator

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- RM - Lynwood area
- Los Angeles County
- Parcel # 6168009032

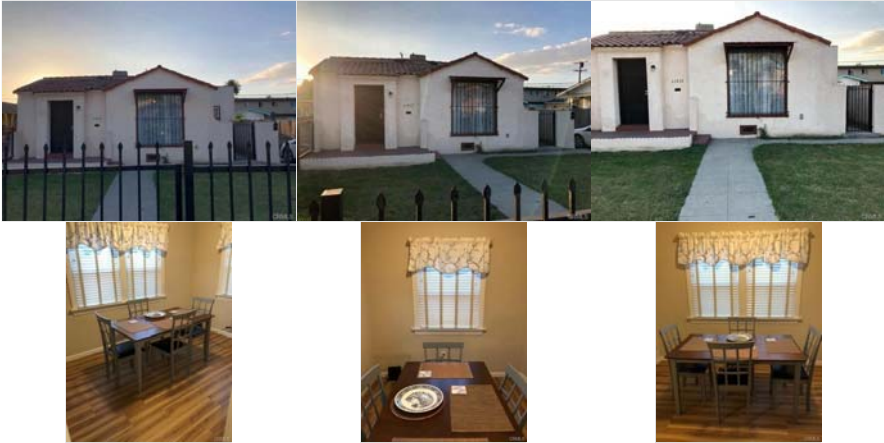
Michael Lembeck

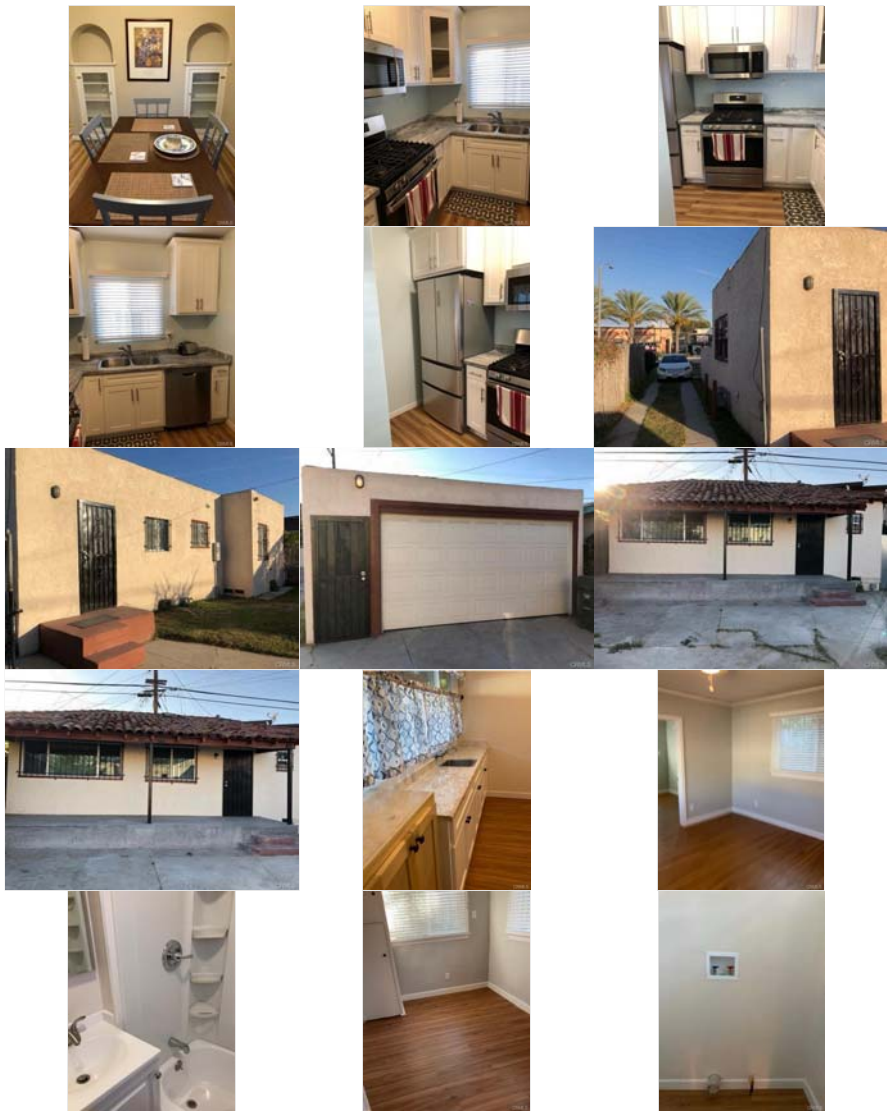
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: RS23208282

Printed: 03/31/2024 8:27:46 AM

Closed • Triplex

1931 S Mesa St • San Pedro 90731

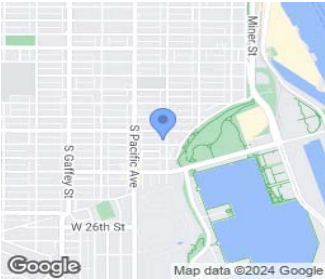
3 units • \$282,667/unit • 2,528 sqft • 4,501 sqft lot • \$305.38/sqft • Built in 1917

Pacific Av to 19th St, turn toward harbor, to Mesa then turn right.

List / Sold: \$848,000/\$772,000 ↓

29 days on the market

Listing ID: SB24016943



Great opportunity to own just a few blocks from the new upcoming San Pedro waterfront development Public Market featuring entertainment, restaurants, shopping, and recreation on 42 acres in the Port of LA. Within a few blocks you'll also be at Cabrillo Beach, the marina, 22nd St Landing, 22nd St Park, Crafted an indoor artisan market, many great eateries and shopping. This triplex offers stable long-term tenants who pay consistently on time and take great care of their units. The property spans from Mesa Street to alley with the 3-garage adding value to the overall property. Unit 1931 is a large two-bedroom, one bath, spacious living dining room, kitchen, storage, and laundry room with back door outside access. Unit 1933 is a large two-bedroom, one bath, spacious living dining room with a large opening to the kitchen offering laundry and storage. 1935 Mesa is a spacious one bedroom, one bath with large living room, nice sized kitchen, separate dining area and laundry. What we love about this property is it's central location near the ocean, harbor, outdoor spaces, restaurants, and shopping.

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$848,000
 - 2 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside, See Remarks
 - \$39648 Gross Scheduled Income
 - \$28376 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Carpet, Vinyl, Wood
- Appliances: Gas Range, Gas Water Heater, Refrigerator
 - Other Interior Features: Storage

Exterior

- Lot Features: Rectangular Lot, Level, Park Nearby
 - Waterfront Features: Marina in Community
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$11,272
 - Electric: \$1,442.00
 - Gas: \$940
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02022092
 - Gardener:
 - Licenses: 320
- Insurance: \$1,891
 - Maintenance: \$2,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,070
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,130	\$1,130	\$2,200
2:	1	2	1	0	Unfurnished	\$874	\$874	\$2,200
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 181 - Point Fermin area
 - Los Angeles County
 - Parcel # 7456032014

Michael Lembeck

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

Citivest Realty Services, Inc

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





CUSTOMER FULL: Residential Income LISTING ID: SB24016943

Printed: 03/31/2024 8:27:46 AM

Closed

• Apartment

1011 N Wilmington Blvd • Wilmington 90744

3 units • \$266,333/unit • 1,742 sqft • 7,503 sqft lot • \$447.76/sqft • Built in 1925

TAKE PCH SOUTH

List / Sold: \$799,000/\$780,000 ↓

65 days on the market

Listing ID: PV23229429



GREAT INCOME PROPERTY TO GET YOU STARTER HAVING YOUR INCOME PROPERTY--A 2 BEDROOM-2 1 BEDROOM UNITS IN A LARGE LOT WITH LOTS OF PARKING--

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$799,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$0 (Assessor)
- \$56400 Gross Scheduled 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: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01385864
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,650	\$0	\$1,650
2:	1	2	0	0	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	1	0	0	Unfurnished	\$950	\$950	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7415030027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





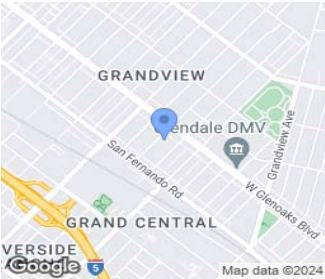
CUSTOMER FULL: Residential Income LISTING ID: PV23229429

Printed: 03/31/2024 8:27:46 AM

Closed • Triplex

List / Sold:
\$1,300,000/\$1,200,000 ↓
11 days on the market
Listing ID: GD24027325

1050 Justin Ave • Glendale 91201
3 units • \$433,333/unit • 2,716 sqft • 7,513 sqft lot • \$441.83/sqft •
Built in 1931
Just below Glenoaks



So, this type of highly desirable property is very hard to find. Three separate houses on one lot! Each house has two bedrooms and one bathroom. The rear house has been recently refreshed. The middle and front houses are tenant occupied. There is convenient on-site parking. Located in a very popular Glendale neighborhood. Here is your opportunity to be creative and add value by upgrading the houses.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,300,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$404 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Laundry
- Floor: Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02138908
- 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	\$1,490	\$1,490	\$2,000
2:	1	2	1	1	Unfurnished	\$1,000	\$1,000	\$2,000
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5623027025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





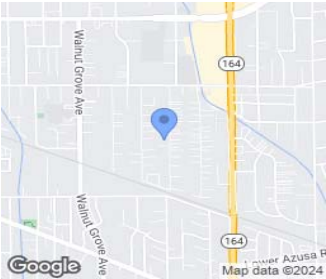
CUSTOMER FULL: Residential Income LISTING ID: GD24027325

Printed: 03/31/2024 8:27:46 AM

Closed • Triplex

List / Sold:
\$1,899,000/\$1,938,900
16 days on the market
Listing ID: WS24035694

5135 N Muscatel Ave • San Gabriel 91776
3 units • **\$633,000/unit** • **3,392 sqft** • **18,391 sqft lot** • **\$571.61/sqft** •
Built in 1955
5135 Muscatel Ave San Gabriel, Ca 91776



Excellent opportunity to own a good income property with potential development in the future. Three separate residential units (5135, 5137, and 5139) on large lot with 81 feet frontage, very convenient location with many commercial outlets, restaurants, markets. Front unit: 816 sq.ft, 2 beds, 1 bath, 1-car attached garage. Middle unit: 816 sq.ft 2beds. 1 bath, 1-car attached garage. Back unit: 1,760 sq.ft 4 beds, 2baths, 2-car detached garage. Existing studio with 1 bathroom, located next to the 2- car garage, can be rented or converted to an ADU.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,899,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,350
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,350
3:	1	4	2	2	Unfurnished	\$0	\$0	\$3,900

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.25%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5388031018

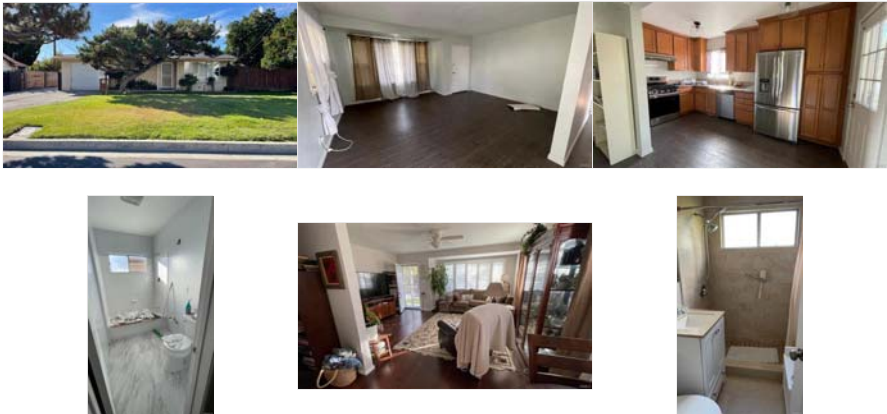
Michael Lembeck

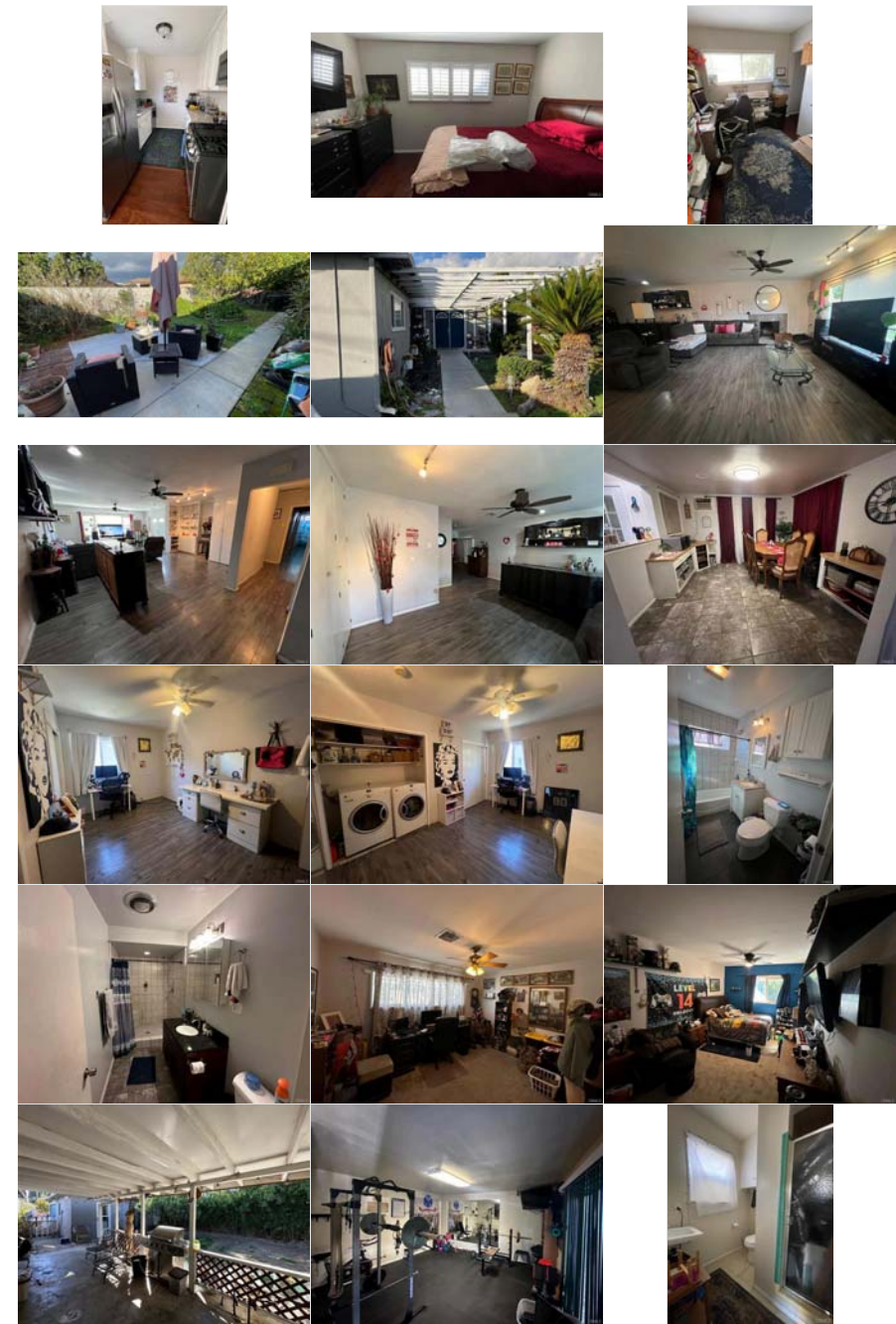
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: WS24035694

Printed: 03/31/2024 8:27:46 AM

Closed • Triplex

List / Sold:
\$1,598,000/\$1,700,000
13 days on the market
Listing ID: CV23191612

6229 Kauffman • Temple City 91780
3 units • **\$532,667/unit** • **3,123 sqft** • **14,015 sqft lot** • **\$544.35/sqft** •
Built in 1959
Baldwin Ave and London



Don't miss this opportunity to own a huge property in beautiful Temple City. This triplex offers plenty of space for a large family, or the opportunity to live in one and rent the other. The units breakdown as follows, front house is a 3 bed 1.5 bath, with a 2 car garage. Next unit is a 2 bed 1 bath with a 1 car garage. 3rd unit is a 2 bed 1 bath with no garage. Property is on a huge lot and offers plenty of parking for all. Great schools and area with plenty of shopping. Each unit has its own utility meter, great for investors.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$1,600,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$264 (Assessor)
- Laundry: Electric Dryer Hookup, Inside
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- 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:	1	3	2	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Third Party Approval sale
- Buyer Agency Compensation: 2%
- 661 - Temple City area
- Los Angeles County
- Parcel # 5385016023

Michael Lembeck

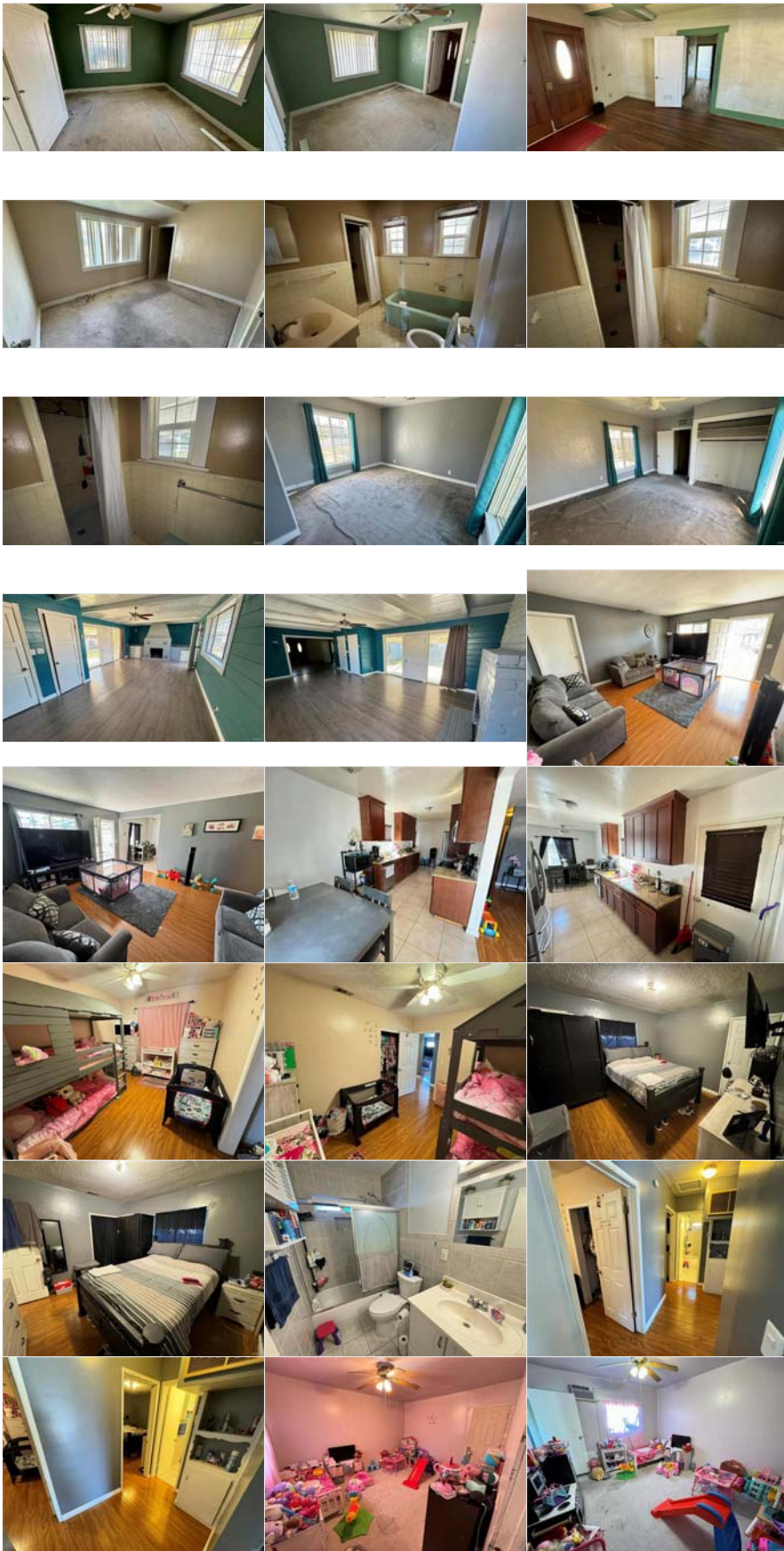
State License #: 01019397
Cell Phone: 714-742-3700

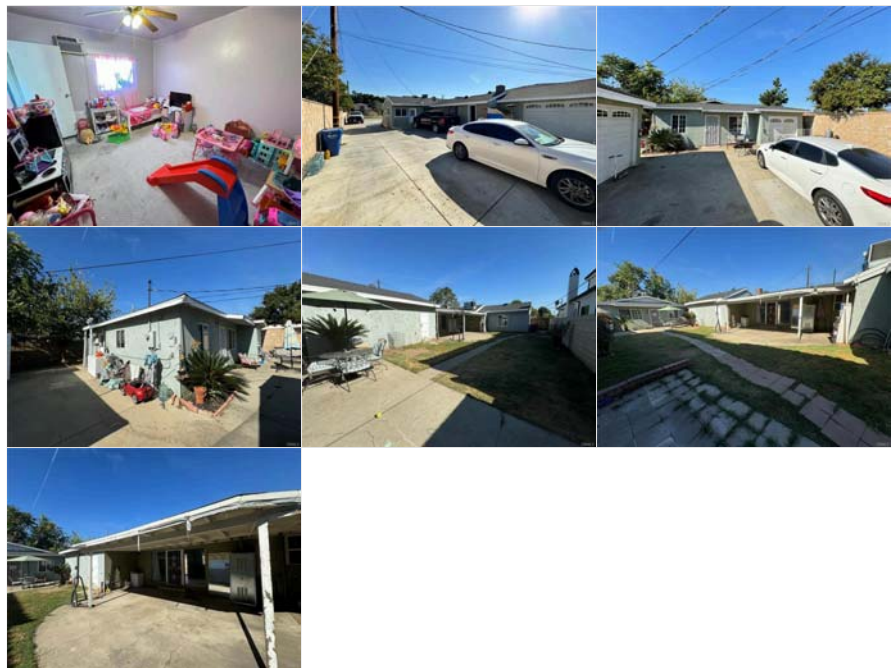
Citivest Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: CV23191612

Printed: 03/31/2024 8:27:46 AM

Closed

• Triplex

300 S Avenue 19

• Los Angeles 90031

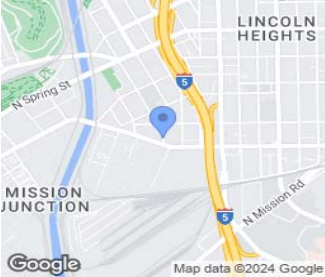
3 units • \$283,333/unit • 1,952 sqft • 7,500 sqft lot • \$384.22/sqft • Built in 1895

Fwy 5 and Broadway

List / Sold: \$850,000/\$750,000

13 days on the market

Listing ID: WS24013231



Three units comprised of two buildings. there is one Mini Market store , 2 residential units. Address are 300,302 S. Ave 19 and 1906 Albion St . Property is close to La Greater General Medical Center (County USC Medical Center).Keck Medical Center.

Facts & Features

- Sold On 03/26/2024
 - Original List Price of \$850,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$0 (Assessor)
- \$49560 Gross Scheduled Income
 - \$47060 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02082542
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,330	\$1,330	\$1,700
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,600
3:	1	0	0	0	Unfurnished	\$1,580	\$1,580	\$1,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5447031030

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold:

\$1,195,000/\$1,350,000 ⬆

10 days on the market

Listing ID: 24362569

1311 N Cherokee Ave • Los Angeles 90028

3 units • \$398,333/unit • 1,655 sqft • 5,119 sqft lot • \$815.71/sqft • Built in 1915

North of Fountain and South of DeLongpre, East of Highland



Sweet and charming Craftsman (Duplex) home, with bonus studio. Perfect for owner user, a work/home scenario, investor, or someone looking to supplement costs of main house. All of the original character intact while property has been updated. Main house with old world front porch and grassy front yard, offers 2 bedrooms and 2 bathrooms, spacious Living and Dining area, great kitchen, beamed ceilings, built in cabinetry, and more. The 2nd residence offers same type of character with 1 bedroom and 1 bath, and sweet kitchen, and living/dining area. The 3rd structure (approx. 350 sq. ft not included in appraisal estimate and buyer to verify permits) is a perfect at home studio/office with a 1/2 bath and possibilities. All structures surround a grassy yard framed with multiple mature fruit trees. All units are vacant. Fireplace is decorative only. Buyer to verify square footage.Seller to select services. Property beign sold AS IS.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$1,195,000
- 3 Buildings
- Levels: One
- Heating: Forced Air, Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside
- Cap Rate: 6.8
- \$80880 Net Operating Income

Interior

- Rooms: Guest/Maid's Quarters
- Appliances: Dishwasher, Refrigerator, Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lawn
- Security Features: Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$27,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$6,000
2:	2	1	1		Unfurnished	\$0	\$0	\$2,750
3:	3	1	0		Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547031003

Michael Lembeck

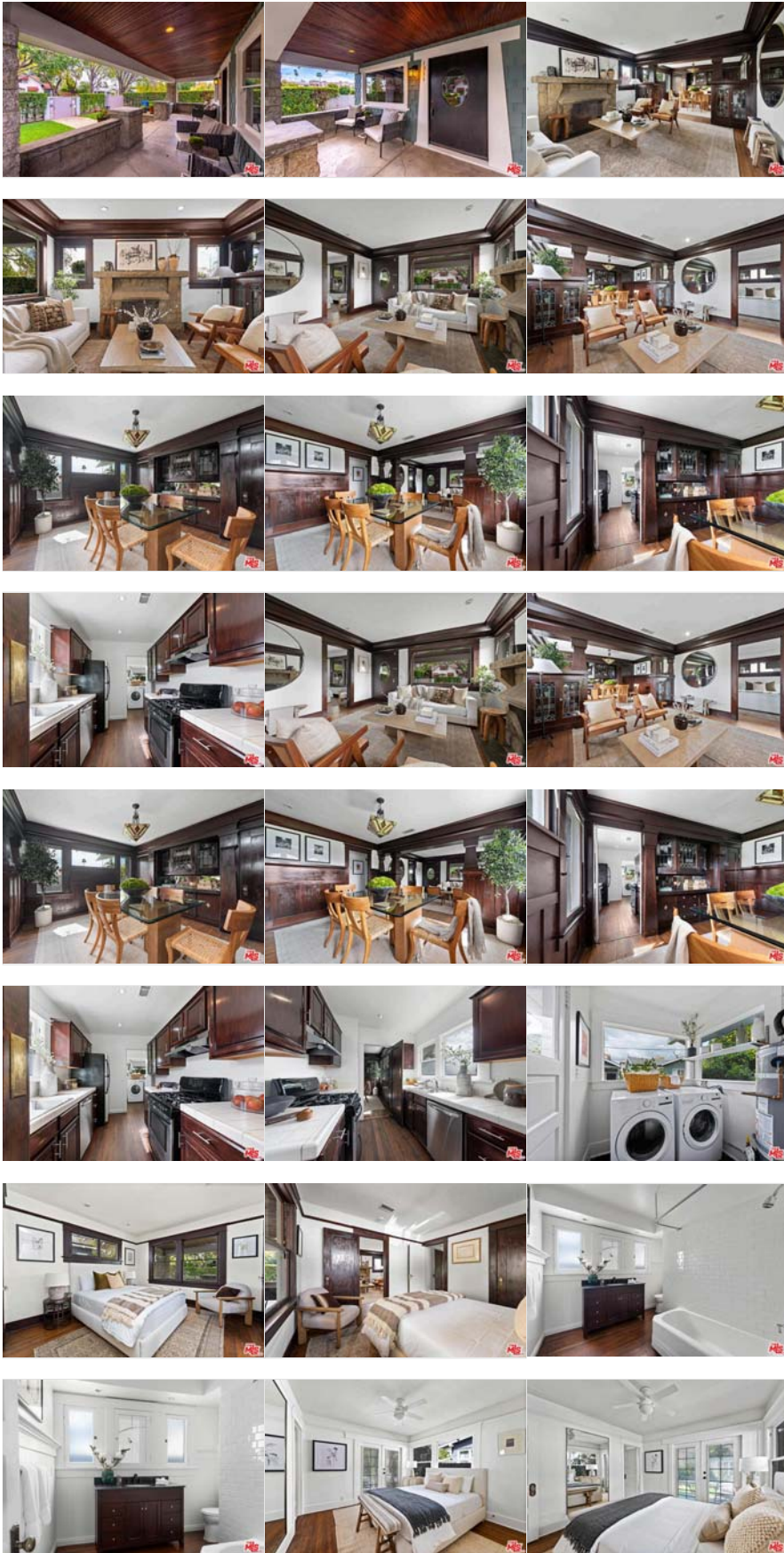
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







Closed

List / Sold: \$719,900/\$720,000

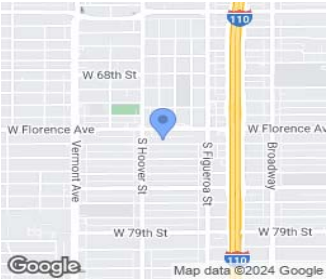
701 W 73rd St • Los Angeles 90044

26 days on the market

3 units • \$239,967/unit • 2,104 sqft • 7,251 sqft lot • \$342.21/sqft • Built in 1923

Listing ID: 24346331

S Flower St, to W 73rd St



Investment Opportunity! Fully occupied triplex featuring a total of 8 bedrooms and 5 bathrooms. Detached garage in addition to driveway parking for residents. (Per tax records property is 2BR/2BA. Functions with 8BR/5BA. Permit status is unknown). Please do not disturb occupants.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$719,900
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01139552
 - 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	\$1,695	\$1,695	\$0
2:	1	2	2		Unfurnished	\$1,228	\$1,228	\$0
3:	1	3	2		Unfurnished	\$1,828	\$1,828	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6020027017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed

• Triplex

6847 San Juan St

• Paramount 90723

3 units • \$299,967/unit • 2,300 sqft • 7,152 sqft lot • \$380.43/sqft • Built in 1938

South of Rosecrans / West of Orange Ave

List / Sold: \$899,900/\$875,000

42 days on the market

Listing ID: DW24016309



LOTS OF POTENTIAL ** 3 DETACHED HOUSES **. 2 bedroom house CAN be delivered vacant. Perfect for owner occupant or investment. Property consists of 2 - 2 bedroom 1 bath houses and 1 - 1 bedroom 1 bath house. Each has their private yard. No city rent control ordinance. No pre-sale inspection. Close to freeway's, schools, parks, shopping and much more. Don't miss this opportunity to start or expand your real estate portfolio. Live in one, rent the others.

Facts & Features

- Sold On 03/26/2024
 - Original List Price of \$899,900
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$976 (Estimated)
- Laundry: Individual Room, See Remarks
 - \$68160 Gross Scheduled Income
 - \$62560 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,600
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02202889
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	0	Unfurnished	\$1,730	\$1,730	\$2,200
3:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,850

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- RL - Paramount North of Somerset area
 - Los Angeles County
 - Parcel # 6237011014

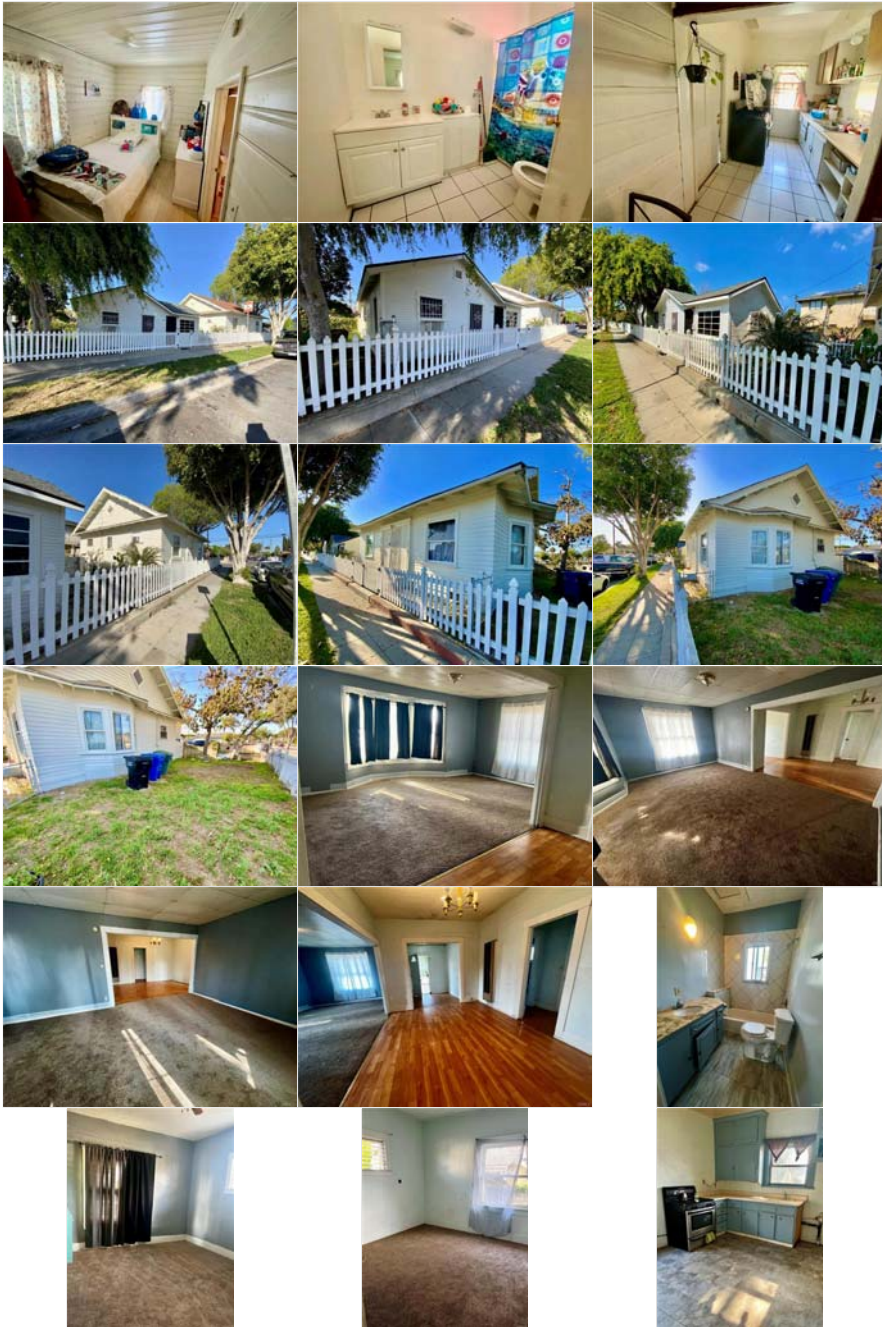
Michael Lembeck

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

Citivist Realty Services, Inc

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





CUSTOMER FULL: Residential Income LISTING ID: DW24016309

Printed: 03/31/2024 8:27:47 AM

Closed

• Quadruplex

1824 Cabrillo

• Torrance 90501

4 units

• \$248,750/unit

• 2,972 sqft

• 6,903 sqft lot

• \$319.65/sqft

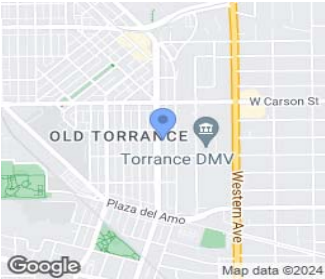
• Built in 1956

East on Carson Street, left on Cabrillo, left-hand side of street.

List / Sold: \$995,000/\$950,000

0 days on the market

Listing ID: SB24043569



Investor's dream! This A-frame Quadruplex is fully occupied and awaiting your ownership. Consisting of two units in the front building, each offering 2 bedrooms and 1 bath, while the rear building houses two more units, each with 1 bedroom and 1 bath. Every unit is equipped with its own laundry hookups, conveniently located inside. Plus, many units feature upgraded kitchens and either tile or wood flooring. Your tenants will enjoy designated parking at the rear of the property with alley access. Located in the esteemed Torrance Unified School District, this property is surrounded by downtown convenience, with an array of restaurants and shops. Easy access to freeways and the beach, this opportunity ticks all the boxes!

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$995,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside
 - \$6760 Gross Scheduled Income
 - \$2100 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,900
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$3,650
 - Cable TV: 00527439
 - Gardener:
 - Licenses:
- Insurance: \$1,680
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,950
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Furnished	\$1,780	\$1,780	\$0
2:	1	2	0	0	Furnished	\$1,660	\$1,660	\$0
3:	1	1	0	0	Furnished	\$1,810	\$1,810	\$0
4:	1	1	0	0	Furnished	\$1,900	\$1,900	\$0

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357023017

Michael Lembeck

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

Citivest Realty Services, Inc

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

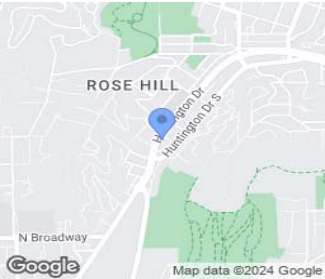
Click arrow to display photos



Closed • Duplex

List / Sold:
\$2,750,000/\$2,700,000 ↓
101 days on the market
Listing ID: DW23195475

4442 4440 Turquoise St • Los Angeles 90032
4 units • \$687,500/unit • 7,112 sqft • 7,049 sqft lot • \$379.64/sqft •
Built in 2023
Off of Huntington Drive



Welcome to this incredible investment opportunity in the heart of Los Angeles, just minutes away from vibrant Downtown LA and the charming city of Pasadena. This newly constructed 4-unit property boasts two stunning 3-story duplexes, offering an abundance of space and luxury. With a prime location, generous square footage, this property is a true gem with incredible potential. Each unit comprises 4 bedrooms, many of which are master bedrooms, offering ample space for comfortable living. Modern design and high-quality finishes joined with soaring 9 feet high ceilings create an open and airy ambiance. The property is gated with remote control access leading to each unit's garage/carport. There are a total of 4 car space garages and carports that have potential to fit up to 6 cars. These units also feature in unit laundry, plenty of natural light, matte black fixtures, custom cabinets, all new appliances including refrigerator, dishwasher, stove, microwave/hood, washer and dryer. The property includes solar panels, and separate meters for all water, gas, and electricity that are paid for by the tenants. Built with a focus on durability and efficiency, these units are designed to minimize ownership costs. This property is ideal for both seasoned investors and those looking to enter the market. With strong rental income potential and a location that's in high demand, this unique property won't be on the market for long. Grab this chance to secure a fantastic investment in the heart of Los Angeles.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$2,895,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Stackable, Washer Hookup, Washer Included
- Cap Rate: 6
- \$228000 Gross Scheduled Income
- \$175613 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Sprinklers Drip System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,987
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,600
- 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	4	2	Unfurnished	\$0	\$0	\$5,000
2:	1	4	4	2	Unfurnished	\$0	\$0	\$5,000
3:	1	4	3	2	Unfurnished	\$0	\$0	\$4,500
4:	1	4	3	2	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5305043003

Michael Lembeck

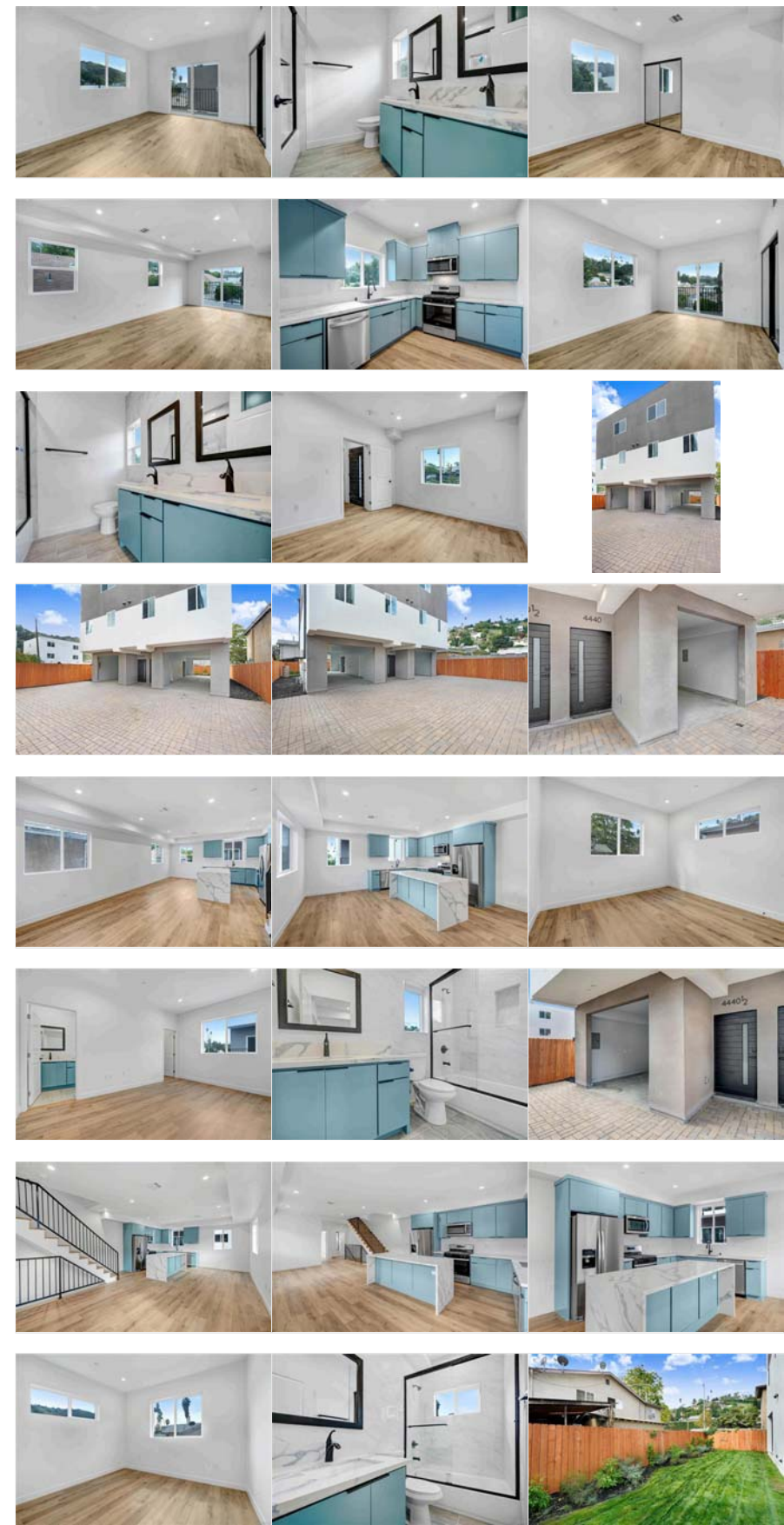
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos

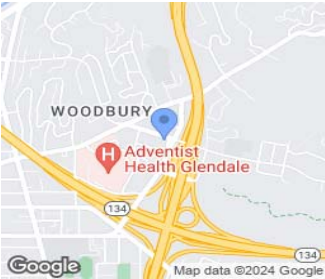




Closed • **Quadruplex**

List / Sold:
\$1,499,000/\$1,415,000 ↓
109 days on the market
Listing ID: RS23190827

1818 E Glenoaks Blvd • Glendale 91206
4 units • **\$374,750/unit** • **2,998 sqft** • **6,318 sqft lot** • **\$471.98/sqft** •
Built in 1947
West of 2 Freeway, North of 134 Freeway



To be delivered vacant! Welcome Saavy Investors to this great opportunity located in the desireable East Glenoaks neighborhood. Live in the spacious 3 bedroom home at the front and have the three supplementary rental units pay your mortgage! Bring your paint brush, the property needs TLC to bring it to its full potential. This property is being sold in its, "as is," condition.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$364 (Estimated)
- Laundry: Common Area
- \$118800 Gross Scheduled Income
- \$104244 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Landscaped
- Fencing: Brick
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$0	\$0	\$2,000
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,600
3:	1	1	1	1	Unfurnished	\$800	\$800	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5661016004

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold:

\$1,450,000/\$1,420,000 ↓

13 days on the market

Listing ID: 24358619

5920 Benner St • Los Angeles 90042

4 units • \$362,500/unit • 3,224 sqft • 5,601 sqft lot • \$440.45/sqft • Built in 1948

Located in Highland Park between Figueroa and the 110 Freeway, cross street is Avenue 60.



Rare opportunity to buy a turnkey 4plex in hip Highland Park that cash flows! 5.57% CAP Rate and 13.97 GRM on Current Rents! All apartments function as 2 bedroom and 1 bathroom and are fully remodeled inside with modern finishes such as trendy black hardware, butcher block countertops, white cabinets in kitchens and bathrooms, unique light fixtures, recessed lighting in living rooms, laminate wood flooring, and much more. The spacious units average 806 SF each per title. Two units have bonus rooms that would be a perfect office, making this highly conducive to tenants who work from home. Great tenants, well managed, and rents average \$2,166/month per unit, making this an excellent investment in a stellar location. All units have only 1 or 2 tenants each, there are no long term tenants, and these units generally turn over every few years. The property is easy to manage, has low expenses, partial copper plumbing, and a good roof. There is a front yard area with communal lounge furniture, garden plots and BBQ grill where tenants can keep plants, hang out, and feel at home. The property is located just south of Figueroa on a quiet street near the 110 Freeway. It is walkable to all the hotspots on Figueroa, as well as nearby parks, the Metro Gold Line, and so much more. The median single family home price in Highland Park is now \$1,138,000, making this an extremely high barrier to entry area and extremely popular among high earning renters.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.57
- \$80725 Net Operating Income

Interior

- Rooms: Office
- Floor: Laminate
- Appliances: Disposal, Microwave, Refrigerator, Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,284
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01119609
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,088	\$2,088	\$2,400
2:	1	2	2		Unfurnished	\$1,879	\$1,879	\$2,500
3:	1	2	1		Unfurnished	\$2,350	\$2,350	\$2,400
4:	1	2	1		Unfurnished	\$2,350	\$2,350	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5492019006

Michael Lembeck

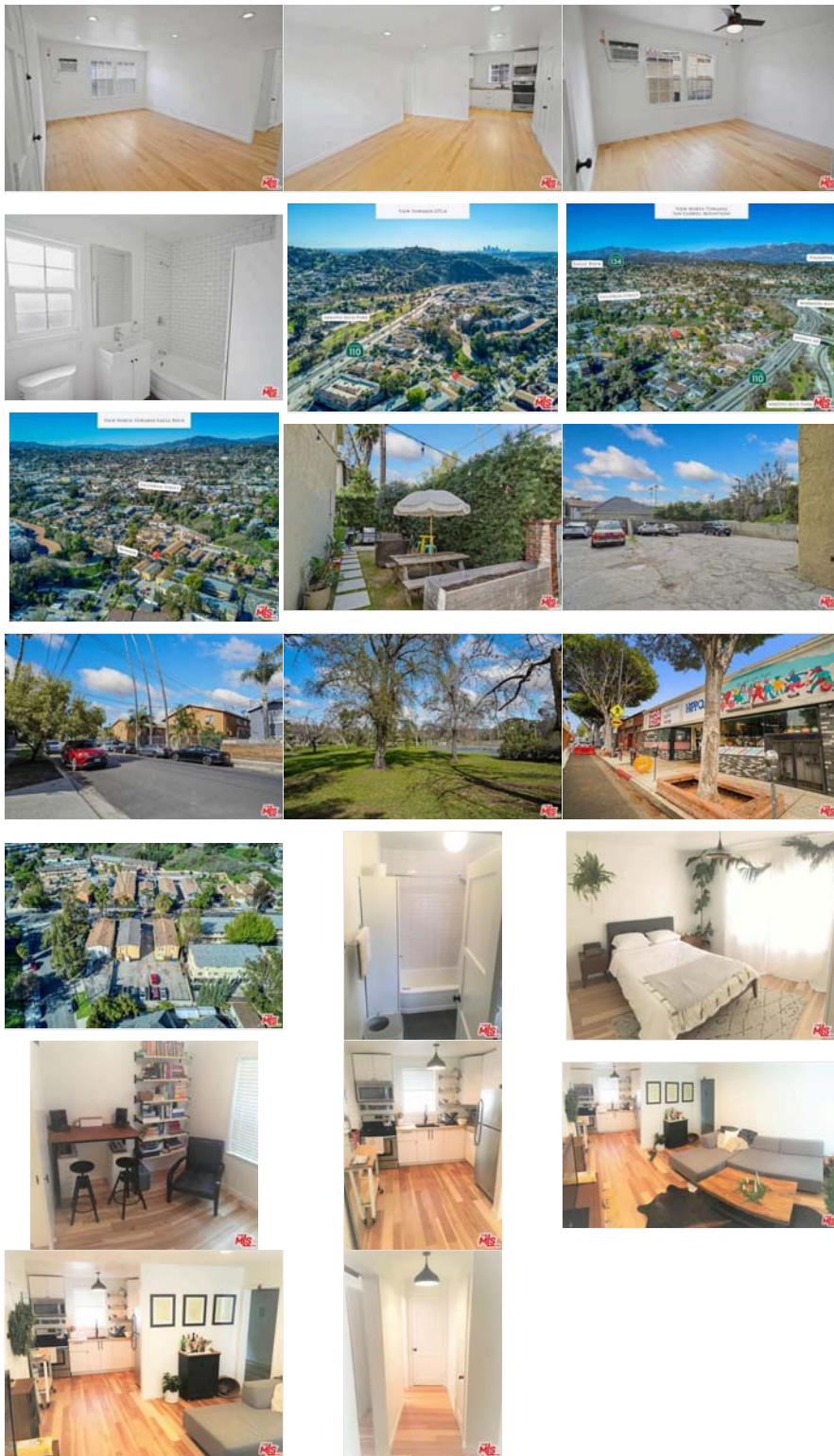
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24358619

Printed: 03/31/2024 8:27:47 AM

Closed • Single Family Residence

List / Sold:
\$1,295,000/\$1,295,000
6 days on the market
Listing ID: OC24011607

11318 Fidel Ave • Whittier 90605
4 units • \$323,750/unit • 2,796 sqft • 26,216 sqft lot • \$463.16/sqft •
Built in 1954
Main cross streets are Norwalk Blvd and Mills Ave



--> DO NOT DISTURB TENANTS. DRIVE BY ONLY. NO WALKING THE PROPERTY. <-- We're thrilled to present this wonderful investment property that has a multitude of possibilities! Offering an impressive ensemble of four individual units, this property spans an expansive 26,216 square feet of real estate. Comprising two 2-bedroom/1-bath units and two 1-bedroom/1-bath units, this versatile property is tailor-made for both investors and future homeowners seeking an investment opportunity. What sets this property apart are the thoughtful amenities it offers. Three of the units come equipped with inviting covered patios, providing a setting for relaxation and outdoor entertainment. Additionally, two of the units feature convenient in-house laundry rooms, enhancing the overall comfort and utility of the property. Situated on a flat and well-maintained lot, this property boasts immense potential for various development options. You'll find it conveniently nestled near shopping hubs like Target and Walmart, making errands a breeze. Proximity to schools, transportation options, and the serene Amelia Mayberry Park further enhance its appeal. In essence, this property represents a substantial and promising investment opportunity that shouldn't be missed. Act swiftly, as opportunities like these tend to be snapped up quickly. Don't delay – seize this chance before it's too late and secure your piece of real estate potential!

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,295,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Gravity, Natural Gas
- \$1,445 (Estimated)
- Laundry: In Kitchen, Inside
- \$46480 Gross Scheduled Income
- \$39434 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen
- Floor: Carpet, Vinyl
- Appliances: None, Gas Water Heater
- Other Interior Features: Formica Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Level with Street, Lot 20000-39999 Sqft, Park Nearby, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$191.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01298785
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,025	\$1,025	\$0
2:	1	2	1	0	Unfurnished	\$1,165	\$1,165	\$0
3:	1	1	1	0	Unfurnished	\$825	\$825	\$0
4:	1	1	1	0	Unfurnished	\$750	\$750	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 1.5%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8026012010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: OC24011607

Printed: 03/31/2024 8:27:47 AM

Closed • **Quadruplex**

List / Sold:
\$1,726,000/\$1,625,000 ↓
8 days on the market
Listing ID: DW24041318

825 Date St • Montebello 90640
4 units • \$431,500/unit • 3,780 sqft • 11,636 sqft lot • \$429.89/sqft •
Built in 2023
S OF GREENWOOD



Welcome to Your Dream Quadruplex in Montebello! Nestled in the heart of the vibrant city of Montebello, this newly constructed quadruplex presents an unparalleled opportunity for both owner-occupiers and savvy investors. Designed with sophistication and functionality in mind, this property offers a unique blend of modern living spaces and exceptional convenience. **Property Highlights:** -Front House: Experience the epitome of comfort in the standalone front house, boasting 3 spacious bedrooms and 2 full bathrooms. This residence is further enhanced by eco-friendly solar panels, ensuring energy efficiency and reduced utility costs. -Accessory Dwelling Unit (ADU): The well-appointed ADU features 2 cozy bedrooms and 1 bathroom, perfect for guests, extended family, or as a rental opportunity. -Townhouses: Complementing the property are 2 townhouse-style units, each with 3 bedrooms and 2 bathrooms spread over two levels. These homes are designed to offer privacy, space, and comfort, mirroring the quality and style of the front house. **Lifestyle & Convenience:** Situated in a highly desirable neighborhood known for its great schools and welcoming community, this property is more than a residence – it's a lifestyle choice. With ample living space, each unit offers the perfect backdrop for both relaxing and entertaining. **Investment Potential:** Live in one unit and let the others contribute to your mortgage, or capitalize on the strong rental demand in Montebello by leasing all units. The flexibility and potential of this property make it a wise investment for the future. **Don't Miss Out:** Opportunities like this are rare, especially in such a sought-after location. With its combination of modern features, investment potential, and prime positioning, this quadruplex is truly a gem in Montebello. Act quickly – this exceptional offering won't last! **Please Note:** While every effort has been made to ensure the accuracy of this description, potential buyers are encouraged to verify all information to their satisfaction.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$1,726,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$12150 Gross Scheduled Income
- \$8650 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,060
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV: 02108404
- Gardener:
- Licenses:
- Insurance: \$2,700
- 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	0	Unfurnished	\$3,600	\$3,600	\$3,600
2:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200
3:	1	3	2	2	Unfurnished	\$3,050	\$3,050	\$3,050
4:	1	3	2	2	Unfurnished	\$3,300	\$3,300	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6354003006

Michael Lembeck

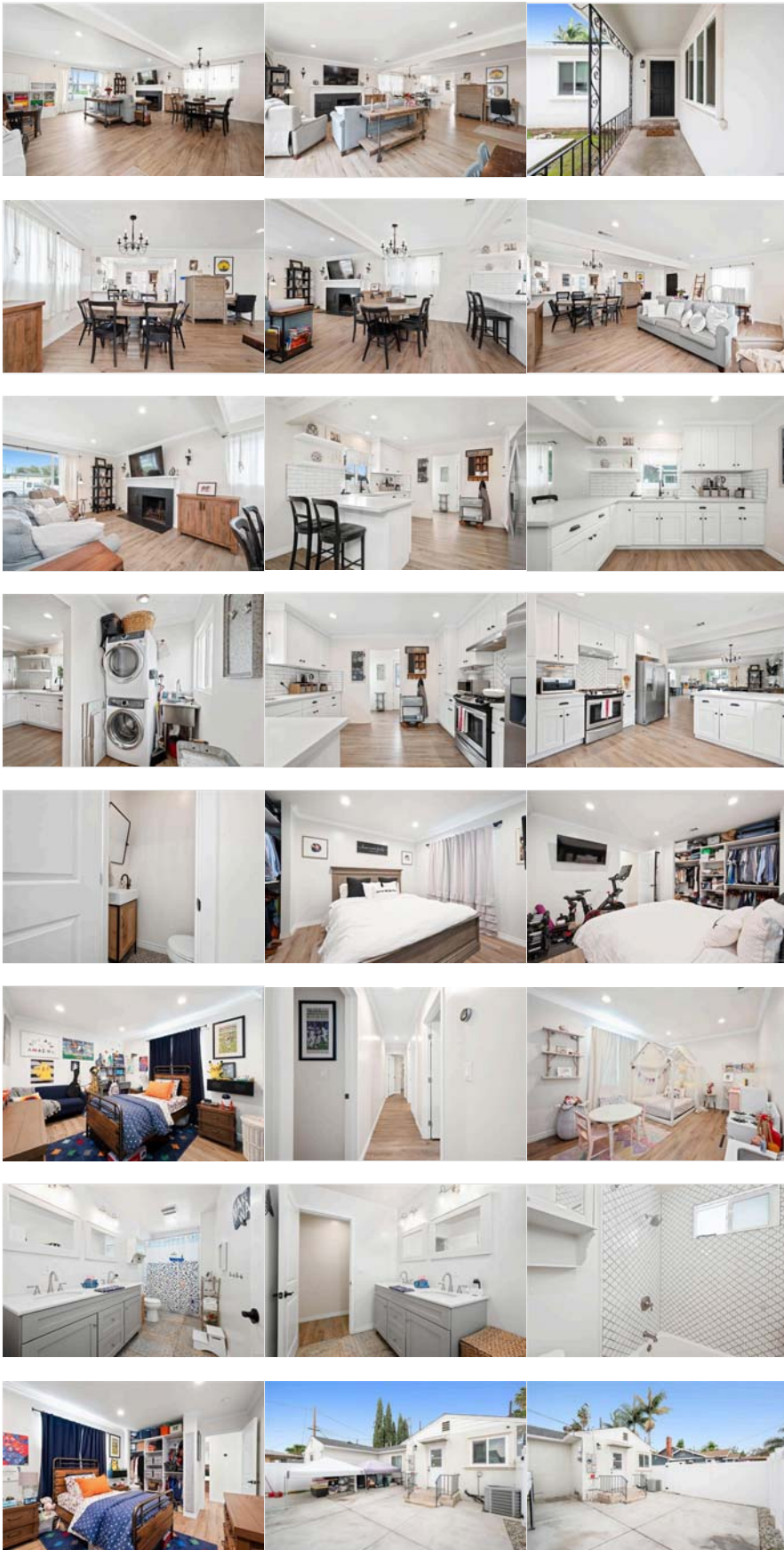
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

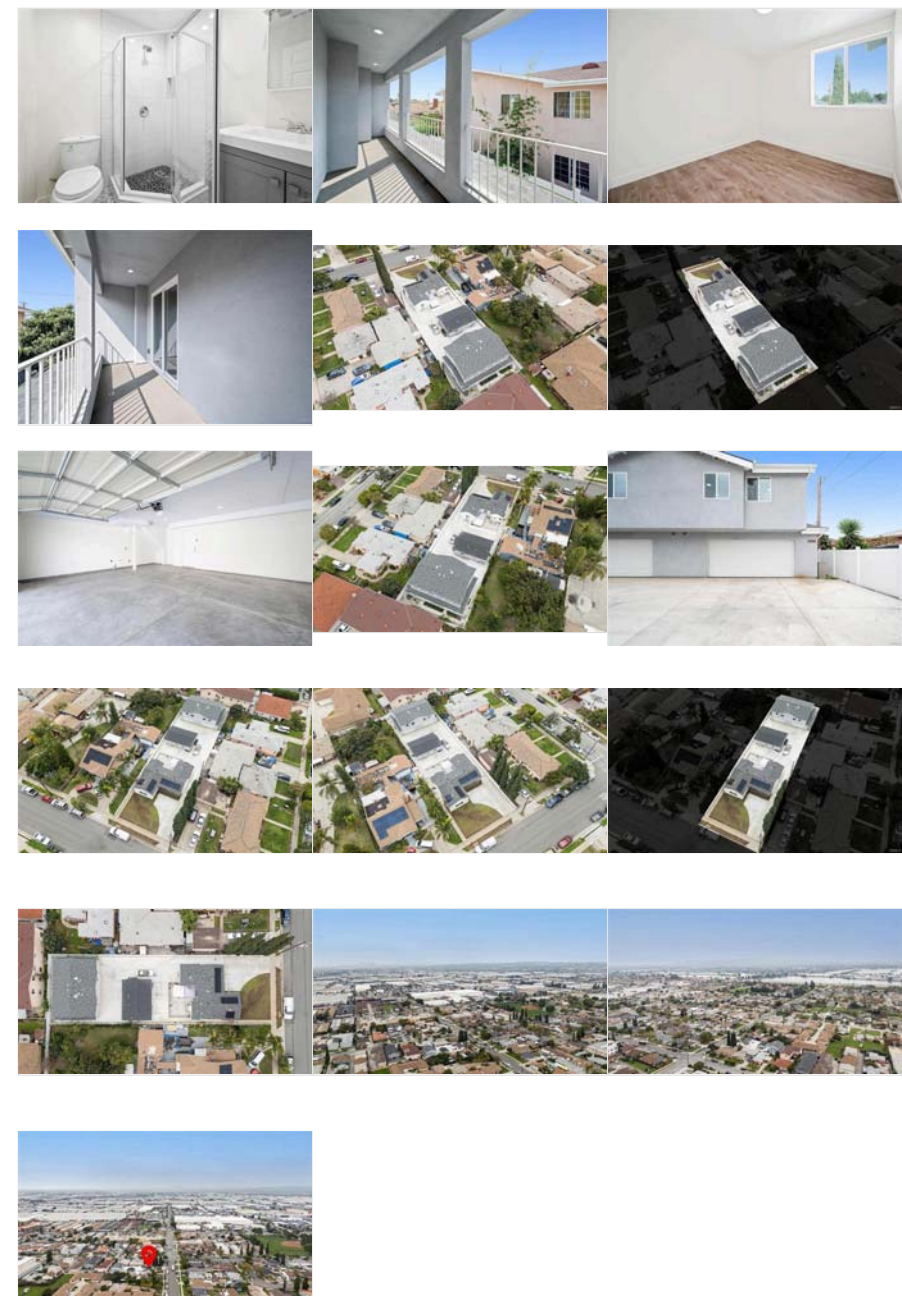
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: DW24041318

Printed: 03/31/2024 8:27:47 AM

Closed

•

Quadruplex

11542 Simms Ave

•

Inglewood 90303

4 units

•

\$249,750/unit

•

2,845 sqft

•

7,308 sqft lot

•

\$323.37/sqft

•

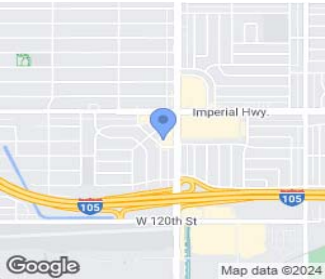
Built in 1952

49 days on the market

Listing ID: DW23206882

List / Sold: \$999,000/\$920,000

In between the 105 Fwy & Imperial Hwy off of Crenshaw Blvd.



BUYER FAILED TO PERFORM! BACK ON THE MARKET!! This charming 4-unit residential building located at 11542 Simms Ave in Inglewood, CA offers an excellent investment opportunity. Situated in a calm and beautiful residential neighborhood, this property boasts a prime location near major freeways, making it convenient for tenants to commute and access the many attractions Inglewood has to offer. The property comprises two spacious 2-bedroom units and two cozy 1-bedroom units, all of which are in excellent condition, ensuring comfortable living for tenants and reducing the need for immediate renovations. With a lot size of 7,306 square feet, there is ample outdoor space for residents to enjoy. One of the standout features of this property is the clean alley access, making it easy for tenants to access their single-car garages. This convenience adds to the overall appeal of the property and enhances its market value. Investors and potential buyers will be pleased to know that this property is strategically located near prominent entertainment venues, including the famous Sofi Stadium, Youtube Theatre, and the Kia Forum. These attractions not only provide a myriad of entertainment options for residents but also contribute to the property's potential for rental income growth. Whether you're looking for a lucrative investment opportunity or a place to call home in a desirable Inglewood neighborhood, 11542 Simms Ave offers both. Don't miss out on the chance to acquire a property with great income potential and a promising future in this thriving community.

Facts & Features

- Sold On 03/27/2024
 - Original List Price of \$1,025,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$0 (Unknown)
- \$57048 Gross Scheduled Income
 - \$57048 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02211662
 - 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	0	1	Unfurnished	\$2,700	\$2,700	\$2,800
2:	1	2	0	1	Unfurnished	\$2,634	\$2,634	\$2,800
3:	1	1	0	1	Unfurnished	\$1,800	\$1,800	\$2,200
4:	1	1	0	1	Unfurnished	\$1,700	\$1,700	\$2,200

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
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4055030004

Michael Lembeck

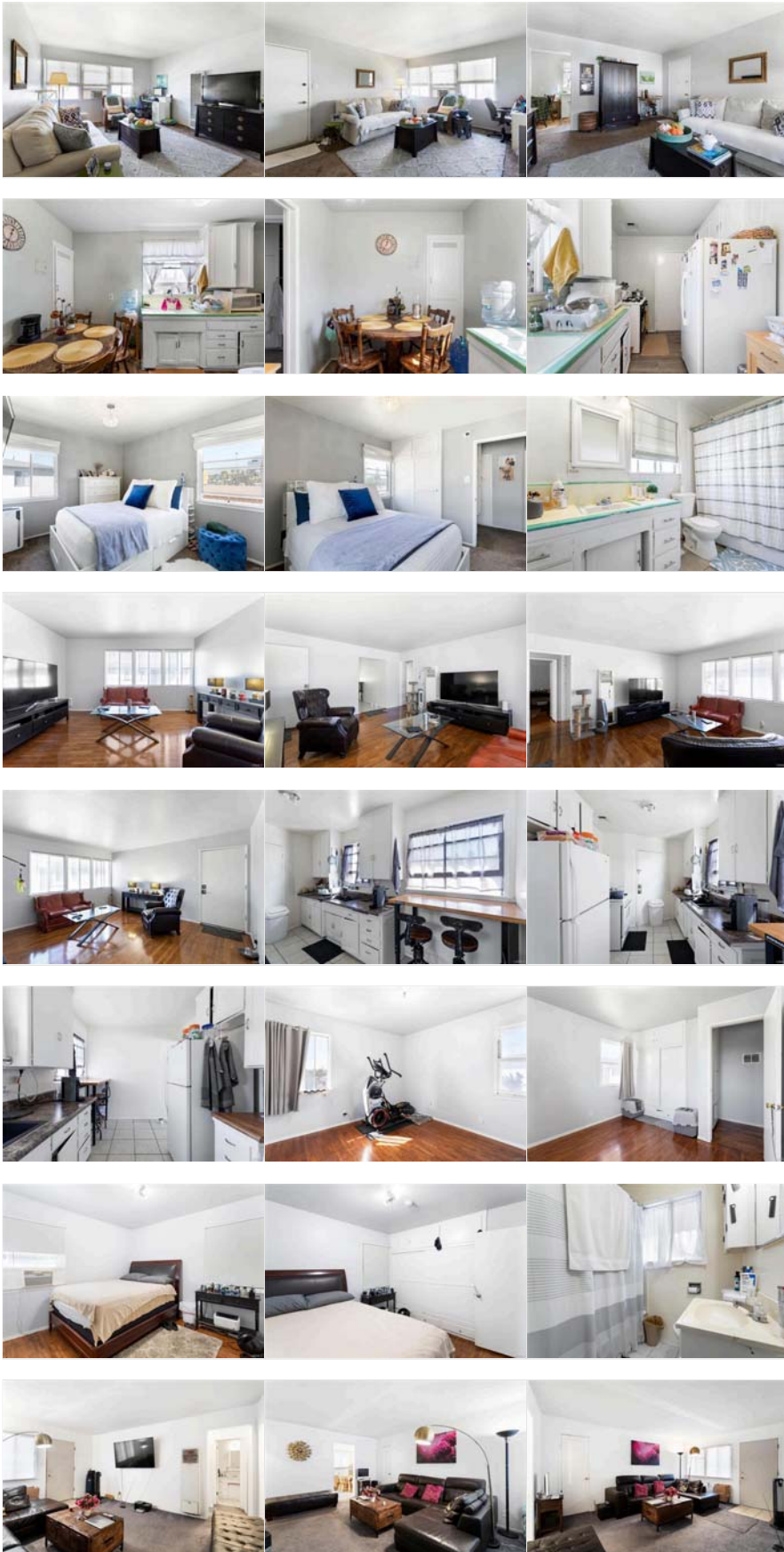
State License #: 01019397
Cell Phone: 714-742-3700

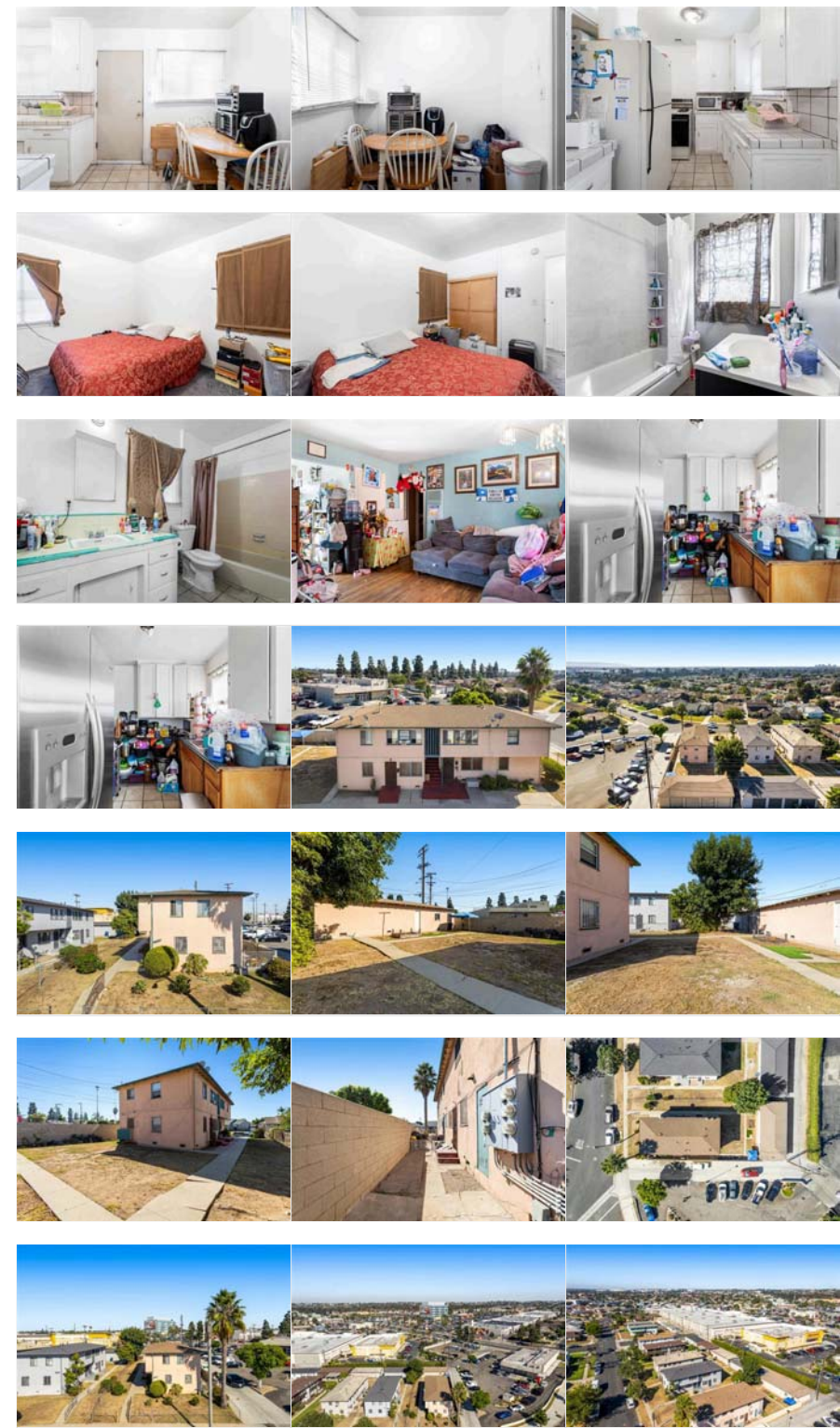
Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW23206882

Printed: 03/31/2024 8:27:47 AM

Closed •

List / Sold:

\$1,200,000/\$1,190,000 ↓

19 days on the market

Listing ID: 24349317

2014 Michigan Ave • Los Angeles 90033
4 units • \$300,000/unit • 2,952 sqft • 7,415 sqft lot • \$403.12/sqft •
Built in 1890
S of E Cesar Chavez Avenue, West of N St. Louis



Terrific four-plex, located in a desirable area of Boyle Heights. Walk to all the restaurants and shops on Cesar Chavez Avenue. Impressive unit variety with two 3 bedroom units, 1- one bedroom, and one single. Onsite laundry, and convenient onsite parking. Perfect for investment with a 5% Cap Rate, low expenses, high rental demand area, and two units built in 2012. 2.6 miles to Downtown LA, 1.4 Miles to the Arts District. Revenues at \$7872.88/mth starting February 1, 2024, NOI = \$4,972.88. 100% tenant occupied- do not disturb occupants or walk on the property without permission. Units will be shown with an accepted offer, drive-by only. Agents read private comments.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$1,200,000
- 4 Buildings
- Levels: One
- Cap Rate: 5
- \$59674 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$2,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01978196
- 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	\$1,550	\$1,550	\$1,550
2:	1	3	1		Unfurnished	\$1,452	\$1,452	\$3,200
3:	1	3	2		Unfurnished	\$3,120	\$3,120	\$3,120
4:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,750
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183007026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24349317

Printed: 03/31/2024 8:27:47 AM

Closed

•

Quadruplex

List / Sold:

\$795,000/\$1,250,000

▲

1132 S Oxford Ave

• Los Angeles 90006

45 days on the market

4 units

• \$198,750/unit

• 3,564 sqft

• 5,451 sqft lot

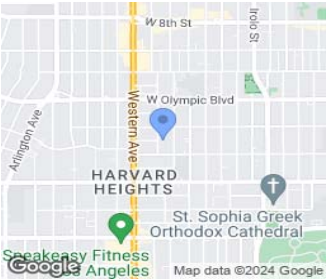
• \$350.73/sqft

•

Built in 1962

Listing ID: SR23230671

EAST OF S. WESTERN AVENUE. SOUTH OF W. OLYMPIC BLVD.



AUCTION!!!! RARE OPPORTUNITY TO BUY A GATED 4 UNIT BUILDING IN THE HIGHLY SOUGHT AFTER KOREA TOWN AREA OF LOS ANGELES. ALL UNITS INCLUDE WASHER HOOKUPS. SEPARATE GAS & ELECTRIC METERS. CARPORT PARKING IN REAR OF BUILDING. GREAT CENTRAL LOCATION. CLOSE TO SHOPPING AND RESTAURANTS.

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$795,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Unknown)
- Laundry: See Remarks
 - \$65372 Gross Scheduled Income
 - 6 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01430290
 - 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	0	0	Unfurnished	\$1,371	\$1,371	\$1,371
2:	1	2	0	0	Unfurnished	\$1,389	\$1,389	\$1,389
3:	1	3	0	0	Unfurnished	\$1,669	\$1,669	\$1,669
4:	1	1	0	0	Unfurnished	\$1,016	\$1,016	\$1,016

Of Units With:

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

Additional Information

- Auction sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5080013022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

List / Sold: **\$799,000/\$820,000** ⬆

2945 W 11th St • Los Angeles 90006

104 days on the market

4 units • \$199,750/unit • 2,132 sqft • 2,025 sqft lot • \$384.62/sqft • Built in 1923

Listing ID: 23335185

South of W Olympic Blvd., East of Western Ave and West of Irolo St in Koreatown



2945 W 11th Street is a charming 2,132 square foot fourplex situated on a 2,025 square foot LAR4 zoned lot. The property is made up of four (4) one (1) bedroom & one (1) bathroom units that average about 533 square feet. Each unit is separately metered for gas, electricity and water, with separate H2O heaters and Washers and Dryers! The building is classic 1920's style and features a newer roof added in 2022. One unit is fully upgraded with new flooring, cabinetry, retiled bathroom and new fixtures. The subject property is located in the up and coming Koreatown area of Los Angeles! It provides easy access to all of the excellent restaurants, shopping, entertainment, and employment opportunities that Koreatown, Hollywood and Downtown LA have to offer, making it highly sought after by the young professional tenant. The location is deemed a "Walker's Paradise" with a score of 94 out of 100 since most daily errands can be accomplished by foot. Within close proximity you have Monty's Good Burger, Park's BBQ, California Marketplace, and many other local eateries and bars. 2945 W 11th Street is located in the City of Los Angeles and is subject to rent control.

Facts & Features

- Sold On 03/28/2024
 - Original List Price of \$799,000
 - 1 Buildings
 - Levels: Two
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Cap Rate: 4.62
 - \$36886 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,751
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01208606
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,014	\$1,014	\$1,800
2:	1	1	1		Unfurnished	\$1,017	\$1,017	\$1,800
3:	1	1	1		Unfurnished	\$1,017	\$1,017	\$1,800
4:	1	1	1		Unfurnished	\$1,560	\$1,560	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5080033014

Michael Lembeck

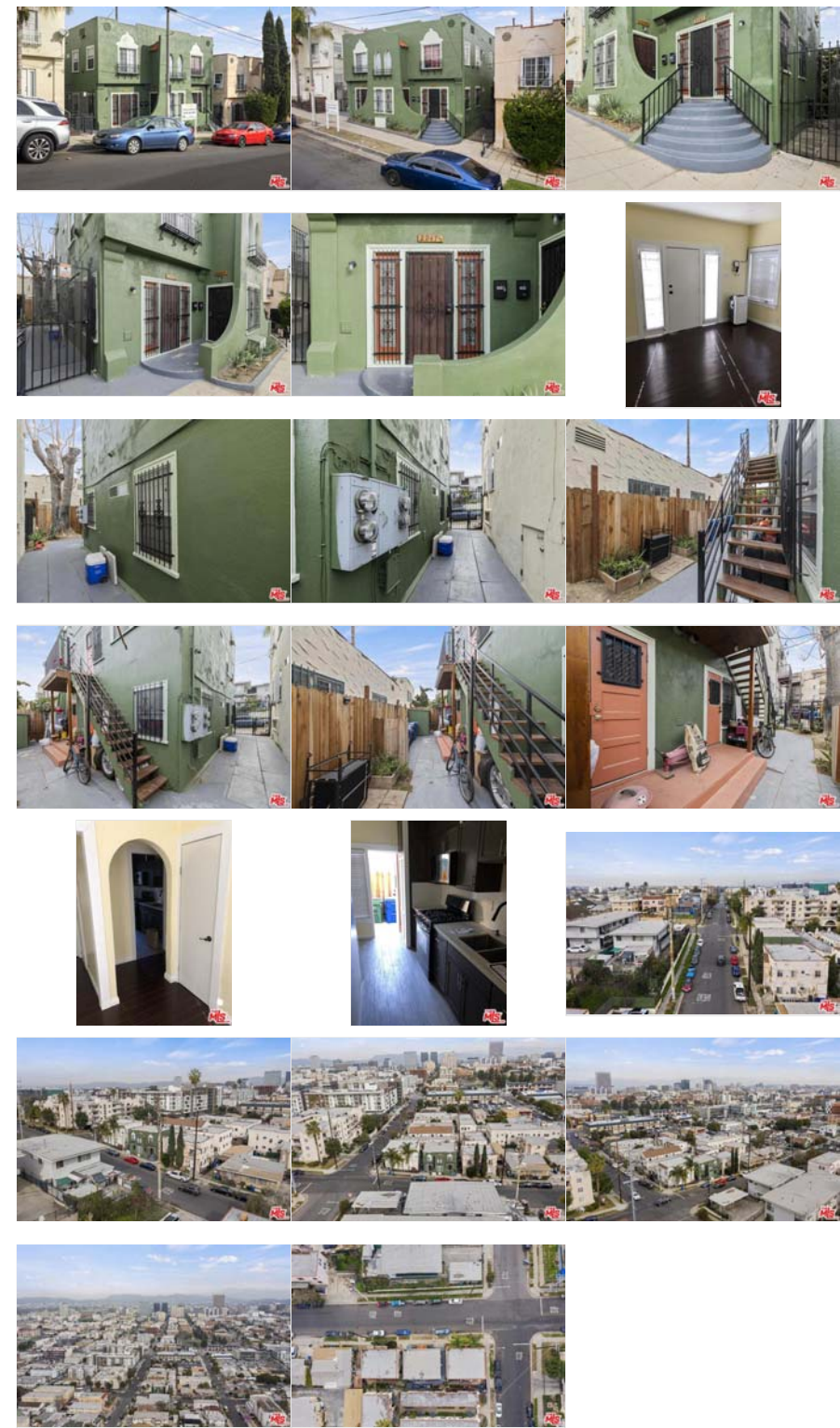
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed • Quadruplex

List / Sold:
\$3,700,000/\$3,650,000 ↓
23 days on the market
Listing ID: PW23221305

1227 N June St • Los Angeles 90038
4 units • \$925,000/unit • 7,031 sqft • 5,122 sqft lot • \$519.13/sqft •
Built in 2023
East of Highland, North of Santa Monica



New construction brownstone style fourplex in Hollywood steps from Sunset! Built by premier contractor TrueBuilt Construction, a full-service specialist of residential new construction in Los Angeles. This luxury complex comprises two duplexes, totaling four new construction townhomes, each with private laundry rooms and private parking spaces. Each unit is equipped with separate meters for water, gas and solar power electricity, as well as an owner's common area electric meter for exterior lighting and common area water meter for servicing and landscape irrigation. The property is completed with drought tolerant landscaping, as well as energy efficient building materials, Solar, appliances and fixtures presenting the buyer with a fully warranted, low maintenance, environmentally friendly property. Contact us regarding this opportunity or one of the seller's many other similar developments throughout Los Angeles.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$3,700,000
- 2 Buildings
- Levels: One, Three Or More
- 2 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, ENERGY STAR Qualified Equipment, High Efficiency
- \$263 (Estimated)
- Laundry: Dryer Included, In Closet, Inside, Stackable, Washer Included
- Cap Rate: 5.83
- \$280800 Gross Scheduled Income
- \$215760 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 5 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Range, Gas Cooktop, High Efficiency Water Heater, Instant Hot Water, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Vented Exhaust Fan
- Other Interior Features: Balcony, Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Living Room Balcony, Pantry, Quartz Counters, Recessed Lighting, Storage, Two Story Ceilings

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Level with Street, Level, Paved
- Security Features: Automatic Gate, Card/Code Access, Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Electric, New Condition, Security, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$56,615
- Electric: \$1,608.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,633
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 6850
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	1	Unfurnished	\$6,350	\$6,350	\$6,350
2:	1	4	5	0	Unfurnished	\$6,300	\$6,300	\$6,300
3:	1	4	5	1	Unfurnished	\$6,400	\$6,400	\$6,400
4:	1	2	3	0	Unfurnished	\$4,350	\$4,350	\$4,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5532002007

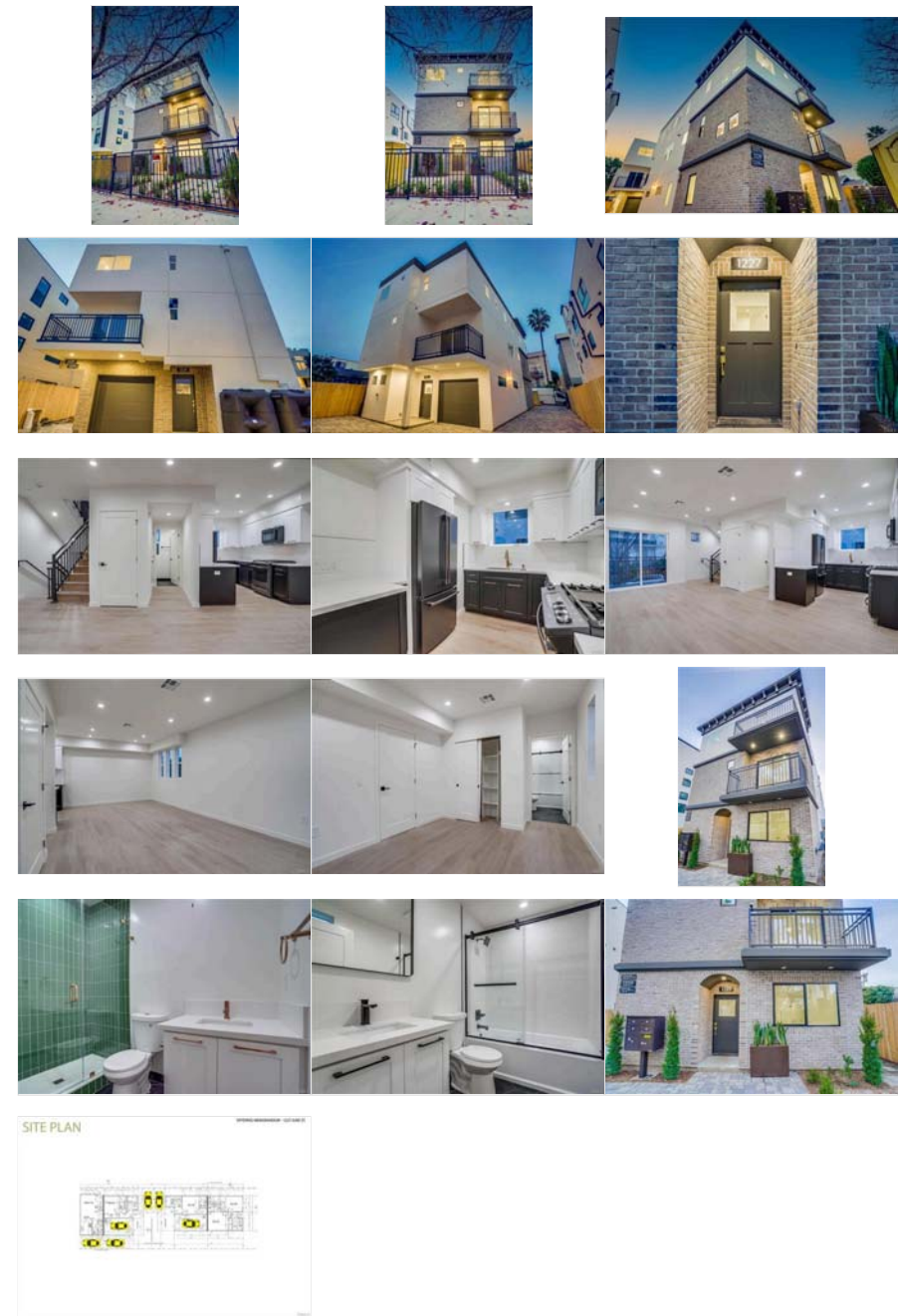
Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23221305

Printed: 03/31/2024 8:27:47 AM

Closed

• **Quadruplex**

1592 E 48th Pl

• Los Angeles 90011

4 units

• \$153,950/unit

• 2,558 sqft

• 7,503 sqft lot

• \$240.25/sqft

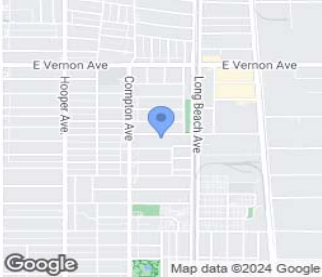
• Built in 1965

East of Compton Blvd. and West of Long Beach Ave

List / Sold: **\$615,800/\$614,565**

137 days on the market

Listing ID: PW23133132



4-UNITS IN CENTRAL-ALAMEDA NEIGHBORHOOD IN SOUTH LOS ANGELES! This 4-unit property is described as a total of 5 bedrooms/4 bathrooms on a 7,503 SF lot. Access to all units except 1592 have not been verified. The unit breakdown appears to be: 1594 (front): 2 bedroom, 1592 – 1592 ¼ & 1592 ½ appear to be all 1 bedroom each. There is off-street parking available.

Facts & Features

- Sold On 03/26/2024
 - Original List Price of \$682,300
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: See Remarks
 - Cap Rate: 0
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02075076
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description: 0

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned, Auction sale
 - Rent Controlled
 - Buyer Agency Compensation: 3%
- C23 - Metropolitan area
 - Los Angeles County
 - Parcel # 5106019009

Michael Lembeck

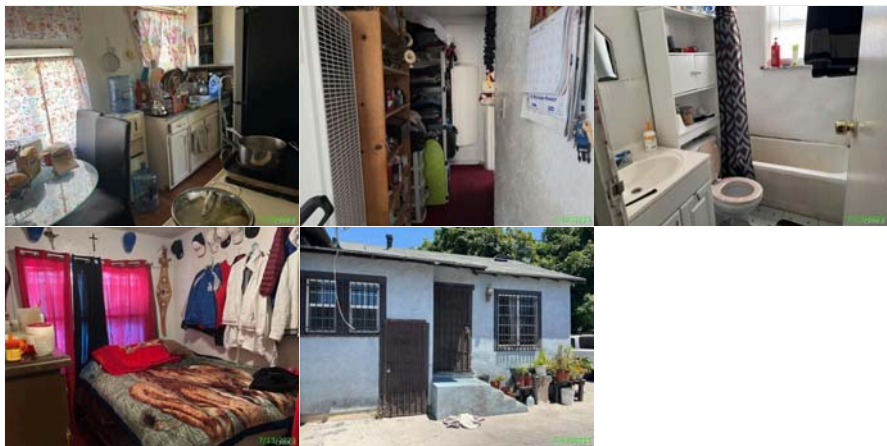
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW23133132

Printed: 03/31/2024 8:27:47 AM

Closed •

List / Sold:

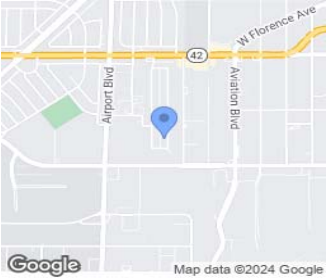
\$1,275,000/\$1,207,000 ↓

48 days on the market

Listing ID: 24347555

9021 Reading Ave • Westchester 90045
4 units • \$318,750/unit • 2,975 sqft • 7,006 sqft lot • \$405.71/sqft •
Built in 1950

West of Aviation Boulevard, North of Arbor Vitae Street, South of Manchester Avenue, East of Sepulveda Boulevard.



4-Units: (One) 2-Bed/1-Bath Unit Will Be Delivered Vacant- Presents Desirable Opportunity To Owner Occupy | Qualifies for Residential Financing | New Roof and Partial Copper Plumbing | Value-Add Potential- 11.42 Proforma GRM | Large 7,006-SF Lot Zoned LAR3 TOC Tier 3 | 4-Parking Spaces | Located in the Highly Desirable Westchester Submarket of Los Angeles | Approximately 2.5 Miles to Loyola Marymount University, Otis College of Art and Design & SoFi Stadium

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: One
- \$43912 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,409
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,575
2:	1	2	1		Unfurnished	\$1,331	\$1,331	\$2,575
3:	1	1	1		Unfurnished	\$1,123	\$1,123	\$2,075
4:	1	1	1		Unfurnished	\$1,227	\$1,227	\$2,075
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125011034

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24347555

Printed: 03/31/2024 8:27:47 AM

Closed

• Quadruplex

1203 3rd Ave

• Los Angeles 90019

4 units • \$437,500/unit • 6,516 sqft • 8,616 sqft lot • \$214.86/sqft • Built in 1916

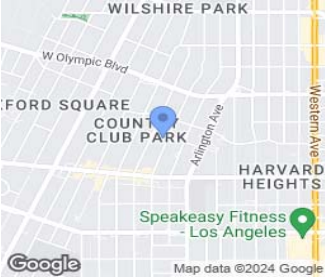
Lt on Country Club, Lt on 3rd Ave

List / Sold:

\$1,750,000/\$1,400,000

118 days on the market

Listing ID: SR23159505



Unlock the potential of prime real estate in "The Avenues" of Historic West Adams with this exceptional Quadruplex. Seize the moment to own a piece of history and an even brighter future. Spanning generously, each of the four expansive units encompasses between 1450 and 1850 sq. ft. of versatile living space. With 2 well-appointed bedrooms and 1 bath each, these units present a harmonious blend of comfort and potential. Spacious kitchens invite culinary creativity, while the airy living rooms evoke a sense of open serenity. Discover the convenience of detached storage units for each unit, complemented by ample street parking for residents and guests alike. Offering modern convenience within the historic charm, every unit features dedicated washer and dryer hookups. The property's strategic locale abuts the recently revitalized Benny H. Potter, West Adams Avenues Memorial Park, adding a refreshing green expanse to your surroundings. Positioned centrally, revel in the proximity to a myriad of parks, shops, dining establishments, and cultural attractions. Beyond your immediate vicinity, connectivity is key. Downtown LA, USC, Culver City, and Hollywood are all within a short commute, maximizing your access to urban opportunities while nestled in a historic haven. This extraordinary property is poised to be a lasting investment and a testament to visionary ownership. Opportunities like this are fleeting - seize the chance before it slips away. Elevate your real estate portfolio!

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$1,899,999
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$500 (Estimated)
- Laundry: Inside
 - \$85716 Gross Scheduled Income
 - \$74289 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Kitchen, Primary Bathroom, Primary Bedroom
 - Floor: Carpet, Tile, Vinyl
- Other Interior Features: Ceiling Fan(s), Laminate Counters, Living Room Balcony, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,427
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$5,127
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3600
 - Water/Sewer: \$2,700
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Furnished	\$1,768	\$1,768	\$1,768
2:	1	2	1	0	Furnished	\$1,457	\$1,457	\$1,457
3:	1	2	1	0	Furnished	\$1,718	\$1,718	\$1,718
4:	1	2	1	0	Furnished	\$2,200	\$2,200	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- KREA - Koreatown area
 - Los Angeles County
 - Parcel # 5081015006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed •

4148 Arlington Ave • Los Angeles 90008

4 units • \$237,250/unit • 3,679 sqft • 7,796 sqft lot • \$266.65/sqft • Built in 1926

Leimert Park: South of Obama Blvd. (MLK), North of Vernon Ave., East of Crenshaw Blvd. West of Western Ave.

List / Sold: \$949,000/\$981,000 ↓

284 days on the market

Listing ID: 23257283



Major Price Reduction! Trustee's open to reasonable offers on this Extraordinary Investor, Owner/User opportunity in sought-after Leimert Park adjacent neighborhood! 3 units comprised in two separate buildings on an enclosed (fenced) extremely large lot! Property offers upside income potential, and/or endless (remodel, ADU or other expansion) possibilities. Sold in its current "as is" "fixer" with two (2) vacant unit condition. Trust Sale, court approval is NOT required.

Facts & Features

- Sold On 03/27/2024
 - Original List Price of \$1,189,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- \$97801 Net Operating Income

Interior

- Floor: Laminate, Wood, Tile
- Other Interior Features: Ceiling Fan(s), Wainscoting

Exterior

- Lot Features: Front Yard, Back Yard, Yard
 - Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$16,199
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01522411
 - 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	\$991	\$991	\$2,600
2:	1	2	2		Unfurnished	\$0	\$0	\$2,800
3:	1	2	1		Unfurnished	\$1,648	\$1,648	\$2,250
4:	1	1	1		Unfurnished	\$0	\$0	\$1,895
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5022017035

Michael Lembeck

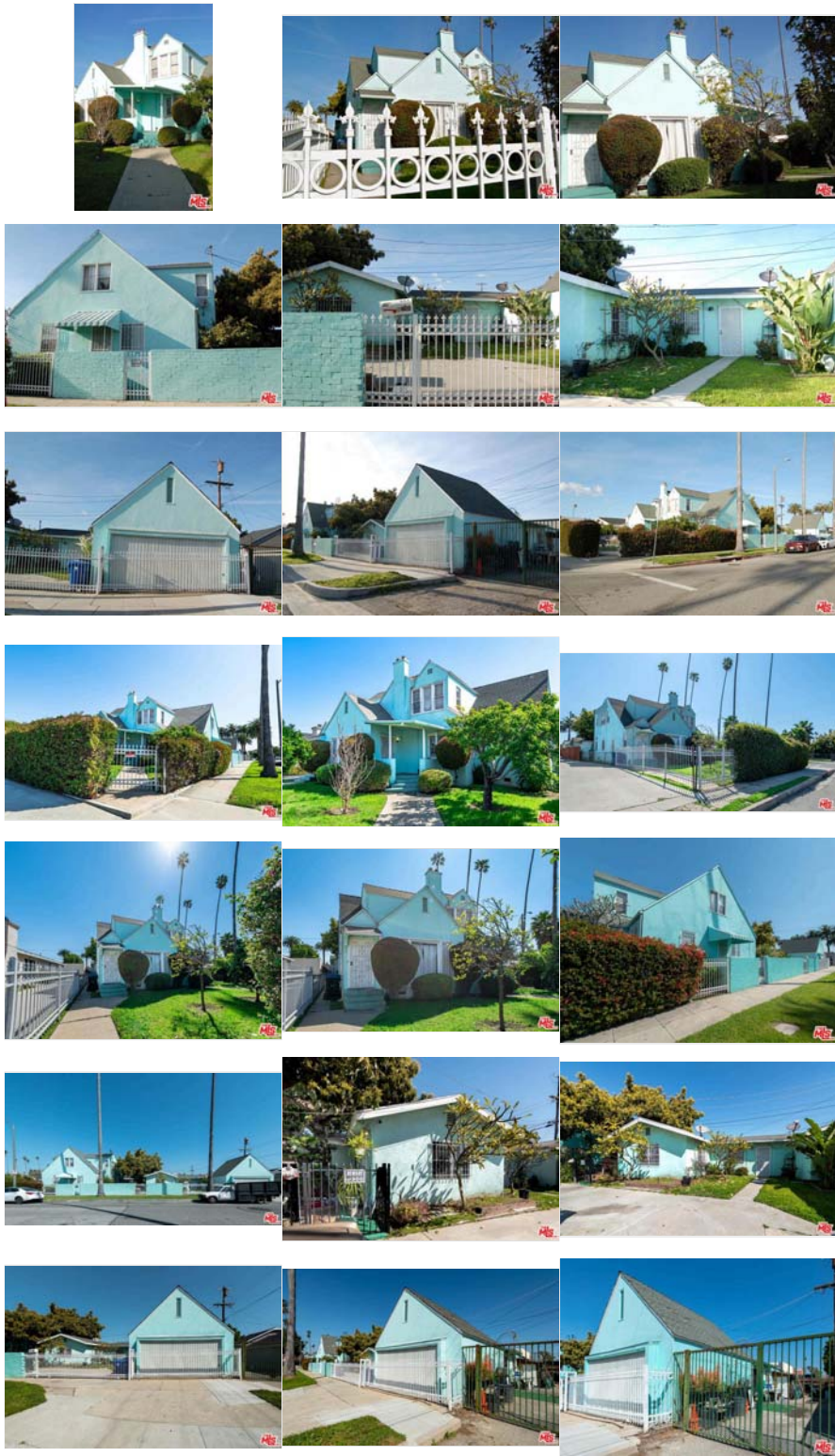
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23257283

Printed: 03/31/2024 8:27:47 AM

Closed • Commercial/Residential

List / Sold:
\$1,695,000/\$1,500,000 ↓
11 days on the market
Listing ID: SB24024578

335 339 Centinela Ave • Inglewood 90302
5 units • **\$339,000/unit** • **2,700 sqft** • **13,493 sqft lot** • **\$555.56/sqft** •
Built in 1940
On the corner of Warren Ln and Centinela Ave



****335 Centinela Ave must be sold together with 339 Centinela Ave and 434 Warren Ln for a combined price of \$1,695,000.****
We are to present 335-339 Centinela Ave & 434 Warren Ln, Inglewood. This is a rare development opportunity to purchase three contiguous lots on separate parcels in the most desirable Northwest pocket in Inglewood for \$125/SF of land. The combined lot size is 13,493 sq ft zoned MU-C in the Downtown & Fairview Heights TOD Zone. MU-C zoning has an array of allowable uses (see OM) with a maximum height of 4 stories or 55 feet with a 20% eligible height bonus.* 335 Centinela is a duplex consisting of (2) 1-bed/1-bath units, 339 Centinela is also a duplex with (2) 1-bed/1-bath units, and 434 Warren Ln is a 1-bed/1-bath SFR with (5) 1-car garages detached from the house. The monthly gross income for all units is \$6,234 and four of the five tenants are on month-to-month leases. These sites are located less than half a mile from the Downtown Inglewood Metro Station (K Line) and in close proximity to The Forum, SoFi Stadium, and the Intuit Dome (2024 est. completion). 335-339 Centinela Ave & 434 Warren Ln present an opportunity for investors to add value through renovations/ADU construction or for builders to take advantage of the desirable MU-C zoning and benefit from the rising tide of large-scale developments in Inglewood.

Facts & Features

- Sold On 03/29/2024
- Original List Price of \$1,695,000
- 5 Buildings
- 5 Total parking spaces
- \$1,501 (Estimated)
- \$74808 Gross Scheduled Income
- \$38093 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,715
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses: 112
- Insurance: \$2,025
- Maintenance: \$7,165
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,525
- Other Expense: \$2,900
- Other Expense Description: Legal

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,800
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,800
3:	1	1	1	0	Unfurnished	\$1,272	\$1,272	\$1,800
4:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,800
5:	1	1	1	5	Unfurnished	\$1,212	\$1,212	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4015014002

Michael Lembeck

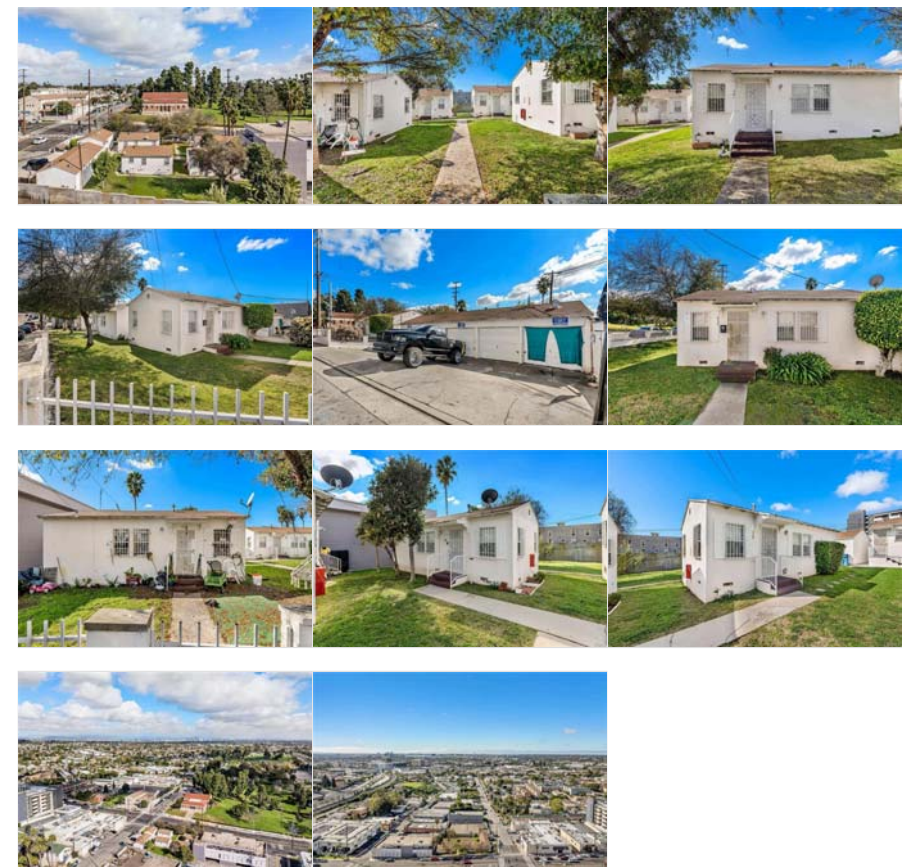
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





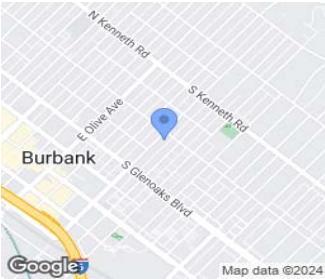
CUSTOMER FULL: Residential Income LISTING ID: SB24024578

Printed: 03/31/2024 8:27:47 AM

Closed • Quadruplex

List / Sold:
\$1,795,000/\$1,625,000 ↓
143 days on the market
Listing ID: SW23184937

550 E Verdugo • Burbank 91501
5 units • \$359,000/unit • 3,143 sqft • 8,583 sqft lot • \$517.02/sqft •
Built in 1921
Glen Oaks to Verdugo



Location Location Location !!!! North of Glen Oaks, beautiful tree lined street, close to all the studios and downtown. This 5 unit income producer is now available. All have been renovated as units have opened up. Laminate flooring, new appliances, AC, paint, etc. All units are occupied with excellent tenants.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$2,300,000
- 3 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- \$0 (Unknown)
- \$100800 Gross Scheduled Income
- \$98267 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 6 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,533
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$213
- Cable TV: 01305999
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$190
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,300
2:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,100
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,000
4:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$2,000
5:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2455006006

Michael Lembeck

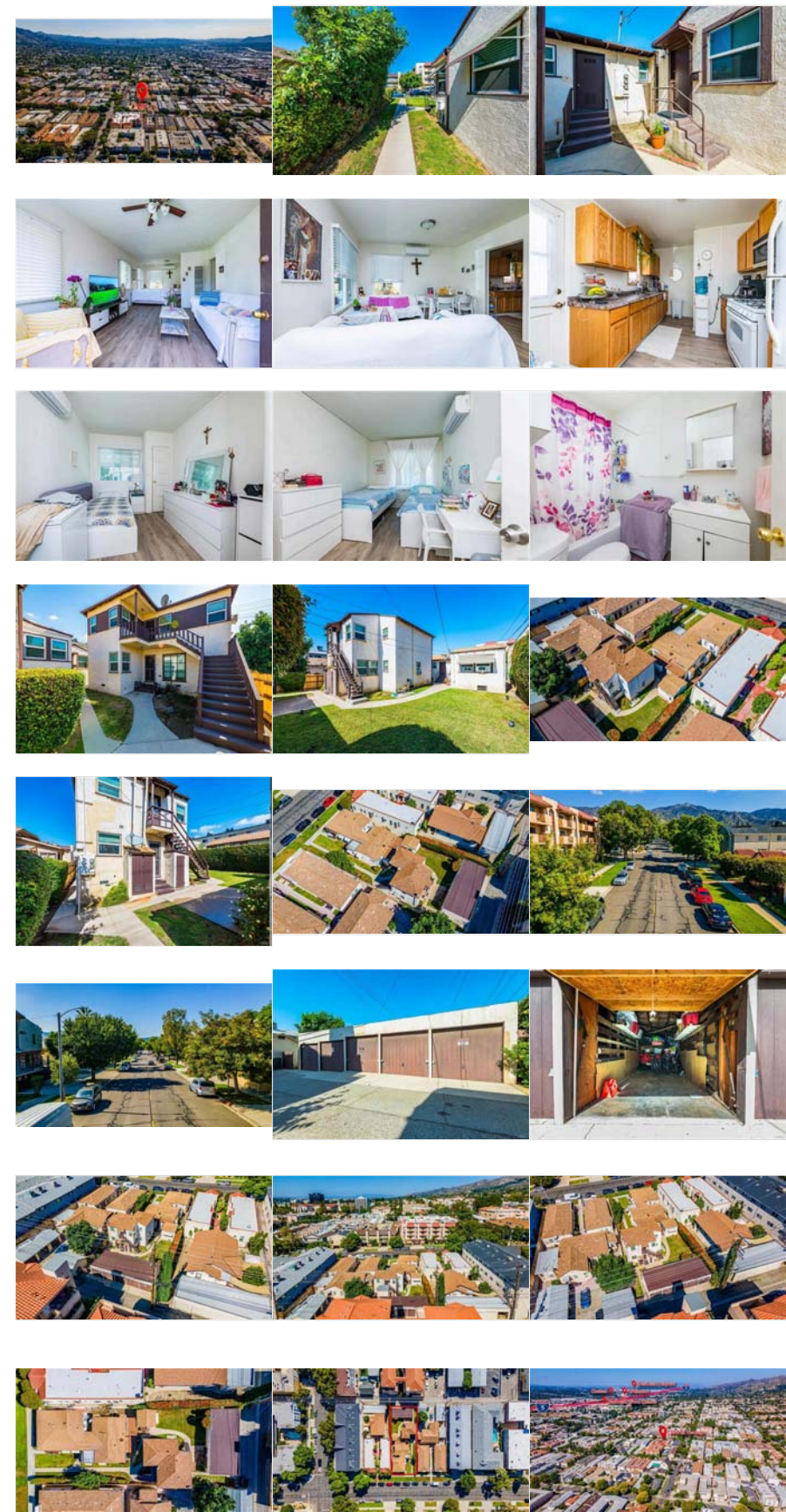
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: SW23184937

Printed: 03/31/2024 8:27:47 AM

Closed •

List / Sold:

\$1,600,000/\$1,450,000 ↓

28 days on the market

Listing ID: 23339871

44 Rose Ave • Venice 90291

5 units • \$320,000/unit • 2,366 sqft • 3,126 sqft lot • \$612.85/sqft •

Built in 1901

West of Pacific Ave, South of Marine



Located seconds from the beach, this building comprises five units: one 2-bedroom+1 bath, three 1-bedroom+1-bath, and one studio+1 bath. Additionally, there are five uncovered parking spaces at the rear of the building. This property presents an outstanding investment opportunity in the highly sought-after Venice Beach. Enjoy the Venice Boardwalk making your way to iconic attractions such as the Venice basketball courts and Muscle Beach.

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$1,600,000
 - 1 Buildings
 - Levels: Multi/Split
- \$55104 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,623
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,271	\$0	\$1,271
2:	1	0	1		Unfurnished	\$1,146	\$0	\$1,146
3:	1	1	1		Unfurnished	\$0	\$2,200	\$0
4:	1	1	1		Unfurnished	\$0	\$2,295	\$0
5:	1	2	1		Unfurnished	\$2,347	\$0	\$2,347
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4286020021

Michael Lembeck

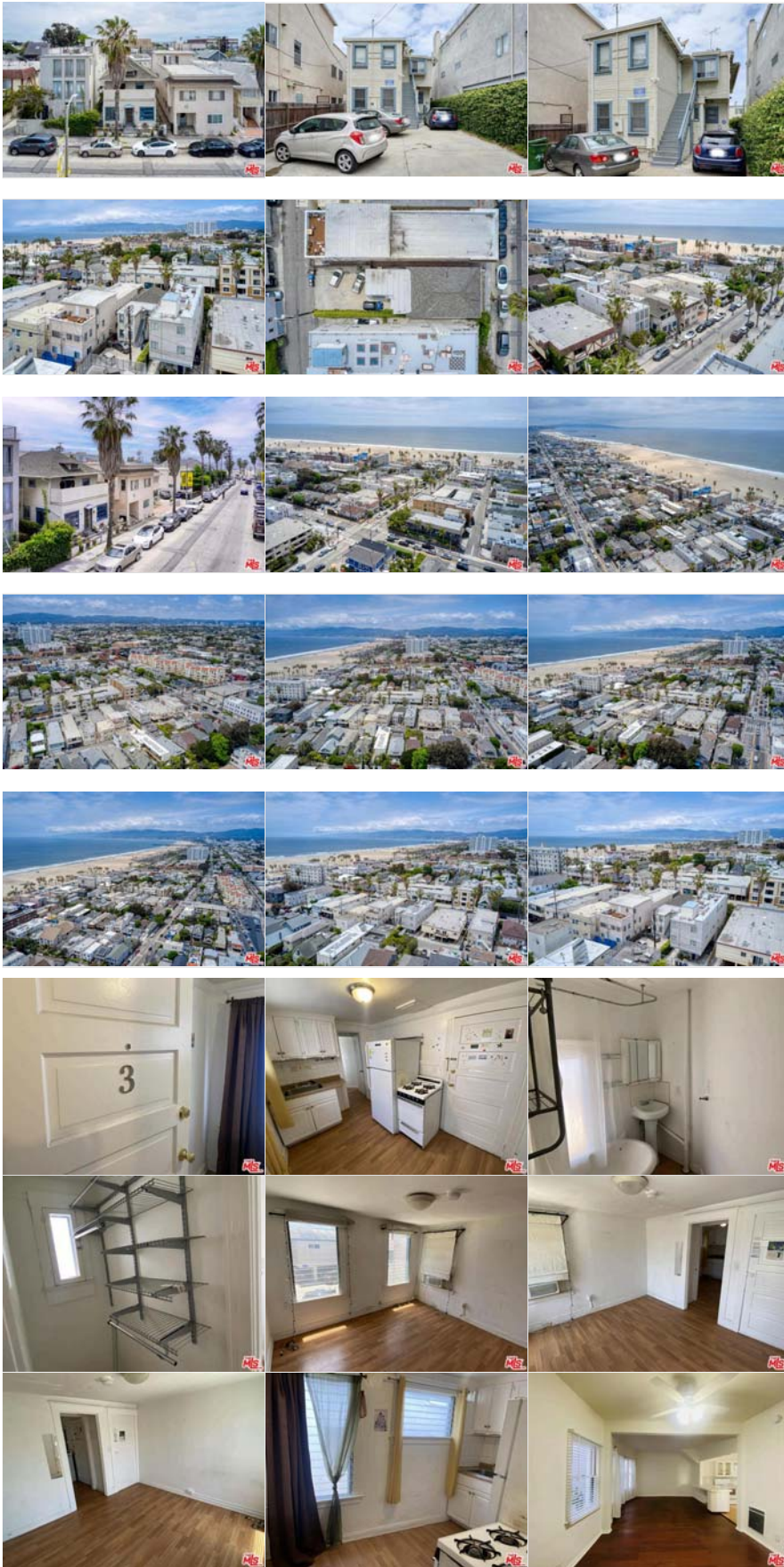
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos







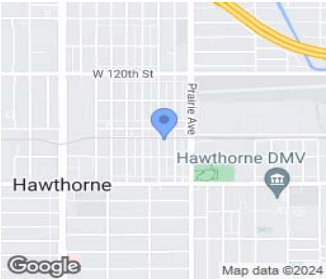
CUSTOMER FULL: Residential Income LISTING ID: 23339871

Printed: 03/31/2024 8:27:47 AM

Closed • Apartment

List / Sold:
\$1,585,000/\$1,490,000 ↓
46 days on the market
Listing ID: SB23171185

12436 Oxford Ave • Hawthorne 90250
6 units • \$264,167/unit • 4,430 sqft • 6,557 sqft lot • \$336.34/sqft •
Built in 1960
Near Prarie Ave and 126th Street



Don't miss out on this fantastic investment opportunity to own 6 units in the City of Hawthorne, which has no local rent control. This property is conveniently located near the Business Costco, 105 and 405 freeways, and LAX airport, Sofi Stadium, Inglewood Forum and Beaches.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$1,670,000
- 2 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area, Laundry Chute
- \$101575 Gross Scheduled Income
- \$70244 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Corner Lot, Front Yard, Garden, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,919
- Electric: \$389.00
- Gas: \$2,409
- Furniture Replacement:
- Trash: \$3,951
- Cable TV: 01878277
- Gardener:
- Licenses: 132
- Insurance: \$2,106
- Maintenance: \$10,156
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,064
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,200	\$2,200	\$0
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$0
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$0
4:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$0
5:	1	1	1	1	Unfurnished	\$1,280	\$1,280	\$0
6:	1	1	1	1	Unfurnished	\$1,280	\$1,280	\$0

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4046023022

Michael Lembeck

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

Citivest Realty Services, Inc

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

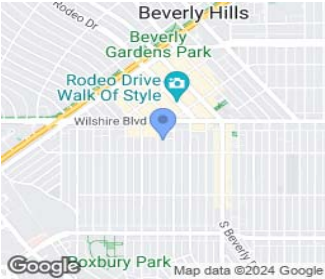
Click arrow to display photos



Closed •

136 S Peck Dr • Beverly Hills 90212
6 units • \$616,667/unit • 5,871 sqft • 6,375 sqft lot • \$553.57/sqft •
Built in 1938
Just south of Wilshire Blvd.

List / Sold:
\$3,700,000/\$3,250,000 ↓
140 days on the market
Listing ID: 23306663



Rare opportunity to acquire a legacy income property in coveted, irreplaceable Beverly Hills location. Charming & lovingly cared for multi-family asset in the heart of Beverly Hills, situated at the base of the Golden Triangle. Family owned for decades, this 2-story grand, Traditional building was originally constructed in 1938 and showcases true craftsmanship. The six apartment homes exude charm, character and warmth. Wonderful original details can be found throughout, including coved ceilings, crown moldings, stained-glass, French windows and golden oak hardwood flooring. The unit mix is comprised of (4) large 1-bedroom, 1-bathroom units, (1) studio and (1) 2-bedroom, 1-bathroom unit. Averaging nearly 1,000 SF per unit, the floor-plans are spacious, functional and efficient. Units feature grand living rooms, formal dining rooms, large bedrooms & bathrooms and an abundance of natural light. Just moments from Wilshire Blvd, Rodeo Drive, the finest shopping, dining & lifestyle destinations and Beverly Hills schools. Significant upside in rents allow for a value-add opportunity and ideal long-term investment. Additional details include a 4-car garage located at the rear of property, on-site laundry room, shared center courtyard with neighboring sister-building. Property is professionally managed. Inside with accepted offer only. Property is 100% occupied and is subject to rent control (Beverly Hills rent stabilization ordinance).

Facts & Features

- Sold On 03/25/2024
- Original List Price of \$3,700,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- \$113315 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Carpet, Wood, Tile
- Appliances: Disposal, Refrigerator, Gas Cooktop, Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$36,285
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527644
- 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		Furnished	\$1,843	\$0	\$3,250
2:	1	0	1		Furnished	\$1,589	\$0	\$2,750
3:	1	2	1		Furnished	\$2,953	\$0	\$3,750
4:	1	1	1		Furnished	\$2,366	\$0	\$3,250
5:	1	1	1		Furnished	\$1,347	\$0	\$3,250
6:	1	1	1		Furnished	\$2,295	\$0	\$3,250
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4328026012

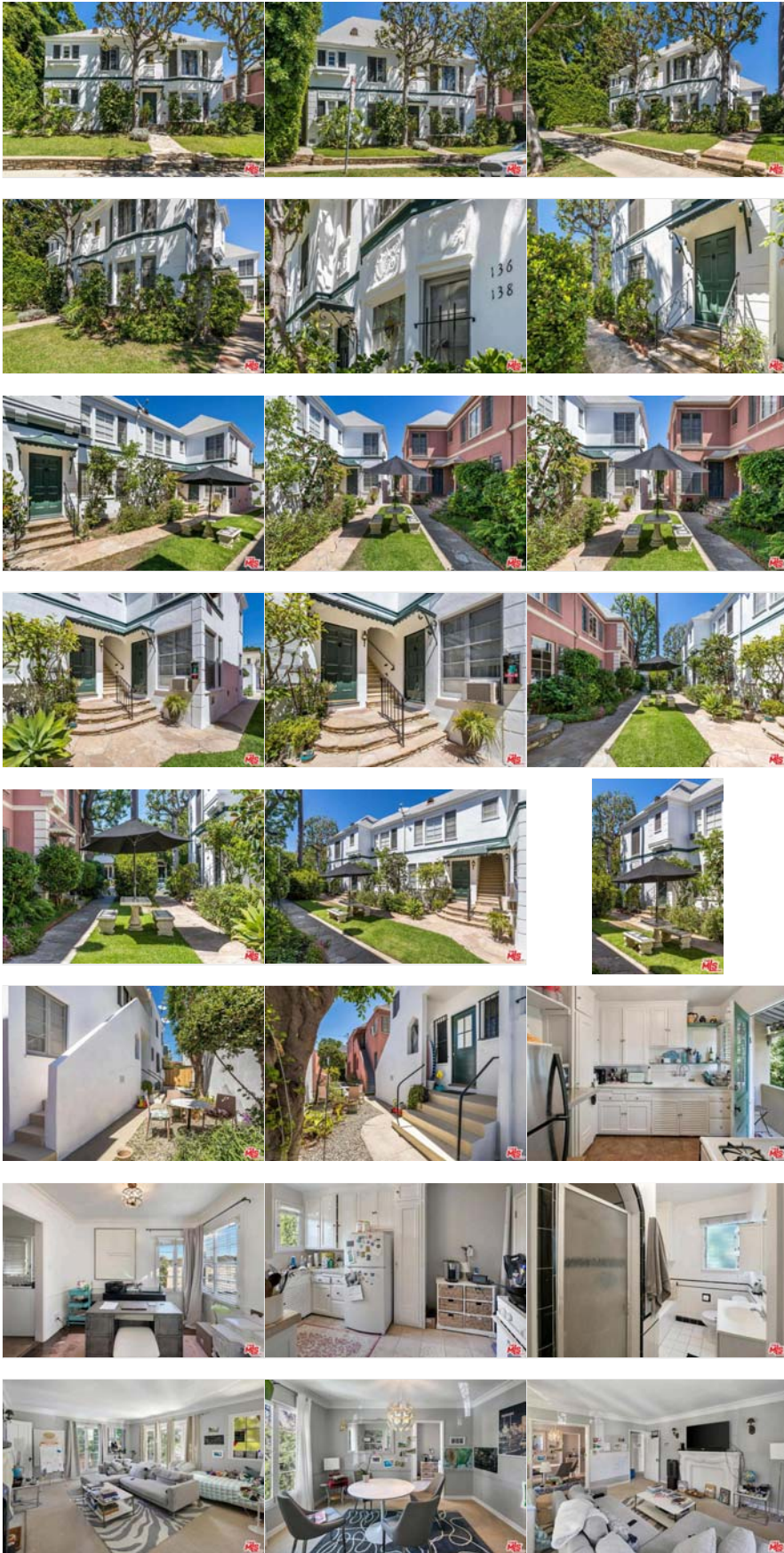
Michael Lembeck

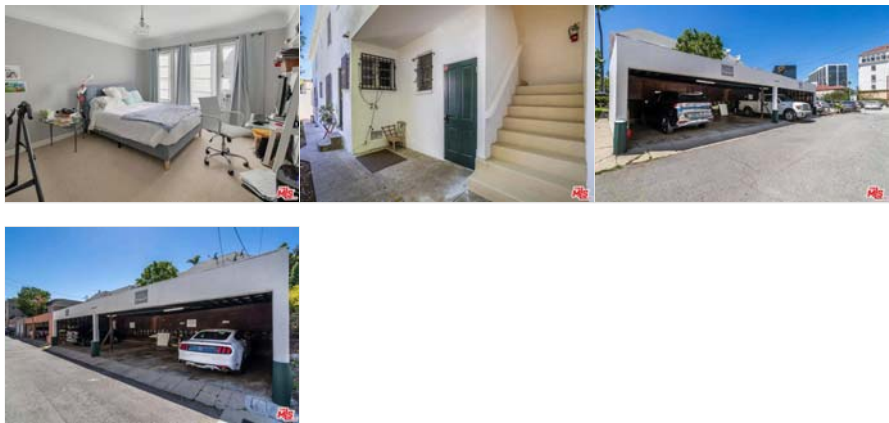
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23306663

Printed: 03/31/2024 8:27:47 AM

Closed • Quadruplex

List / Sold:
\$2,200,000/\$2,070,000 ↓
32 days on the market
Listing ID: SB24023071

301 S Cabrillo Ave • San Pedro 90731
8 units • \$275,000/unit • 8,596 sqft • 12,592 sqft lot • \$240.81/sqft •
Built in 1922
West of Gaffey; Corner of Cabrillo Ave and 3rd St



301 and 311 S Cabrillo Ave are two 4plexes located on adjacent lots. SOLD TOGETHER. Flexibility in financing as an 8-unit with commercial loan or individually with residential loan. Property is located above Gaffey and offers panoramic, unobstructed ocean views from private balconies of all top level units. All units are very spacious 1 Bedroom 1 Bath with laundry room, extra closet and storage area. One of the top units is Vacant and is perfect for owner to occupy or rent at the top market rent. LOW expenses - separately metered for gas and electric; landlord is responsible only for DWP bill. Each unit has individual water heater and laundry room. There is a total of 9 garages in the separate structures with back alley access. Garages present a perfect opportunity for ADU conversion. There is a huge upside in rental income as units turn over. Prime location above Gaffey within proximity to various amenities and attractions and a short distance to the 110 Fwy.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$2,200,000
- 2 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- \$623 (Estimated)
- Laundry: Individual Room
- Cap Rate: 3.8
- \$137160 Gross Scheduled Income
- \$83866 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$46,436
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$7,736
- Maintenance: \$5,200
- 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	1	1	1	Unfurnished	\$1,201	\$1,201	\$2,400
2:	1	1	1	1	Unfurnished	\$1,217	\$1,217	\$2,400
3:	1	1	1	1	Unfurnished	\$2,400	\$0	\$2,400
4:	1	1	1	1	Unfurnished	\$1,433	\$1,433	\$2,400
5:	1	1	1	1	Unfurnished	\$1,232	\$1,232	\$2,400
6:	1	1	1	1	Unfurnished	\$1,537	\$1,537	\$2,400
7:	1	1	1	1	Unfurnished	\$1,225	\$1,225	\$2,400
8:	1	1	1	1	Unfurnished	\$1,185	\$1,185	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7451021025

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos





Closed •

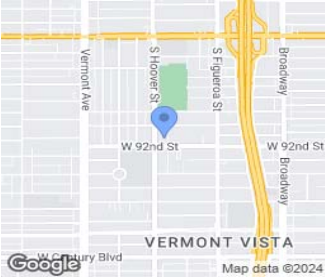
List / Sold:

\$3,195,000/\$3,445,000

12 days on the market

Listing ID: 24357123

649 W 92nd St • Los Angeles 90044
8 units • \$399,375/unit • 12,880 sqft • 19,003 sqft lot • \$267.47/sqft •
Built in 2023
Drive south on S Vermont Ave., turn left onto W 92nd St.



This unique investment opportunity is unfinished construction and is situated in a prime location on a large flat lot that's almost half an acre. The property consists of four duplexes, each with two 5-bedroom / 3-bathroom townhouse-style units. The property will be delivered in its as-is condition without a Certificate of Occupancy (CoO). The property is centrally located with access to schools, freeways, shopping, restaurants, and more. Buyer to verify square footage.

Facts & Features

- Sold On 03/28/2024
- Original List Price of \$3,195,000
- 4 Buildings
- Levels: Two

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02062910
 - 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	5	3		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Buyer Agency Compensation: 2.25%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6039015034

Michael Lembeck

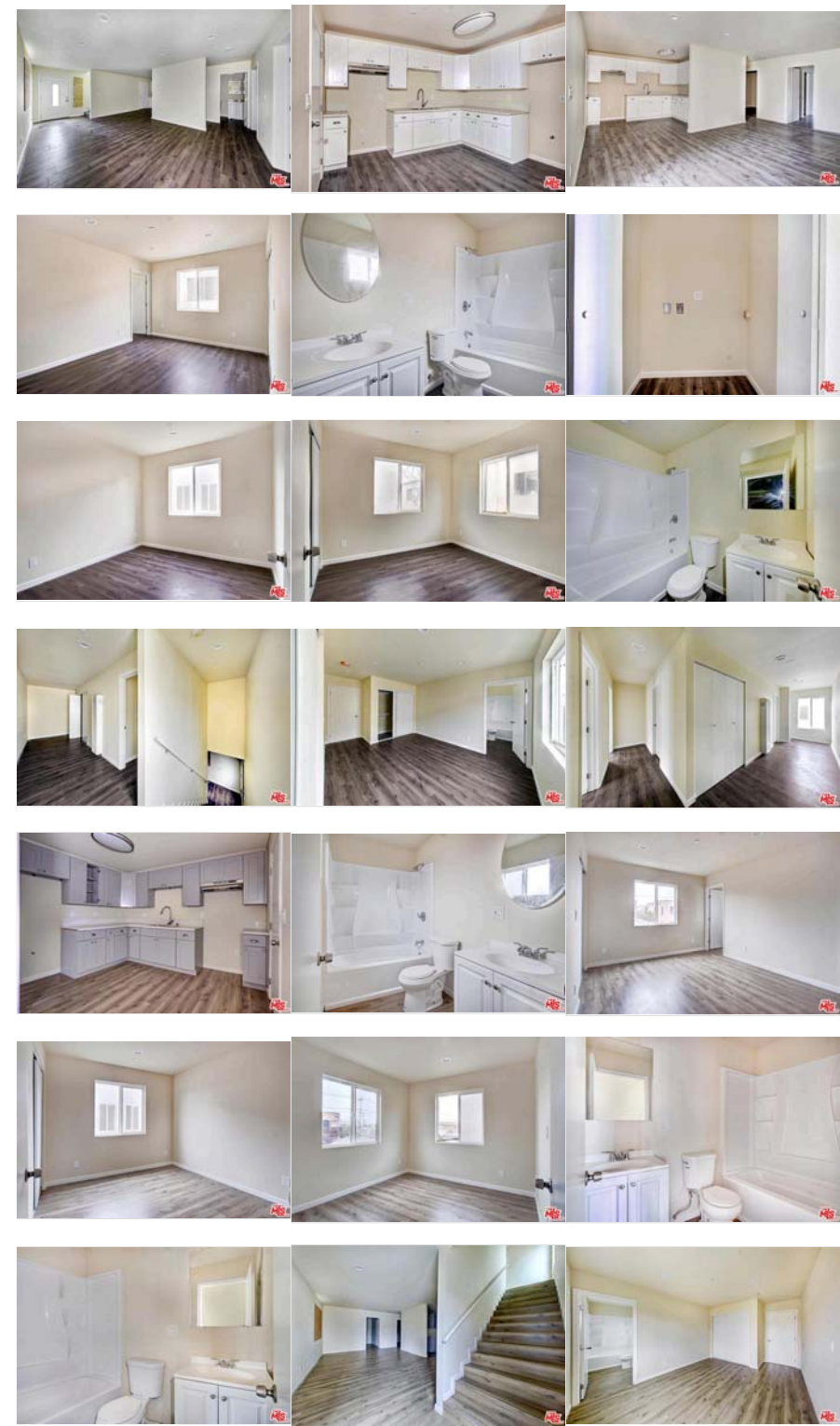
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos

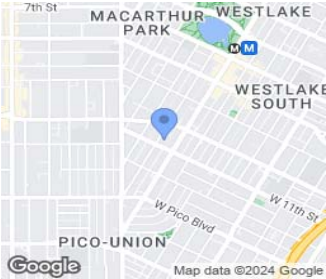




Closed • Apartment

List / Sold:
\$2,395,000/\$2,250,000 ↓
119 days on the market
Listing ID: PW23204104

1040 S Lake St • Los Angeles 90006
8 units • **\$299,375/unit** • **7,392 sqft** • **7,609 sqft lot** • **\$304.38/sqft** •
Built in 1988
/



We are delighted to introduce Lake Street, an Excellent Value Add Opportunity! Five units will be unoccupied at close, while immediate rent increases can be implemented for the remaining three units, creating the ideal scenario to achieve market rents. With a current Cap. Rate just under 6% and a Market Cap. Rate of over 8%, an astute investor will realize the potential to turn this property into a turn-key asset with strong cash-on-cash returns. The units offer spacious floorplans which provide the ideal foundation for updated and modern renovations. The current owners built the property which consists of four large three-bedroom, two-bath units and four large two-bedroom, two-bath units with eleven parking spaces in an enclosed gate. Other highlights include a laundry room, newer roof, and the potential to add an ADU for additional income. The building is not identified in the Los Angeles RSO and is excluded from the LADBS Soft-story retrofitting program.

Facts & Features

- Sold On 03/26/2024
- Original List Price of \$2,650,000
- 1 Buildings
- 11 Total parking spaces
- \$1,310 (Public Records)
- Laundry: Community
- \$228888 Gross Scheduled Income
- \$155363 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,659
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	0	Unfurnished	\$2,363	\$9,452	\$2,700
2:	4	3	2	0	Unfurnished	\$2,340	\$9,360	\$3,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5136013013

Michael Lembeck

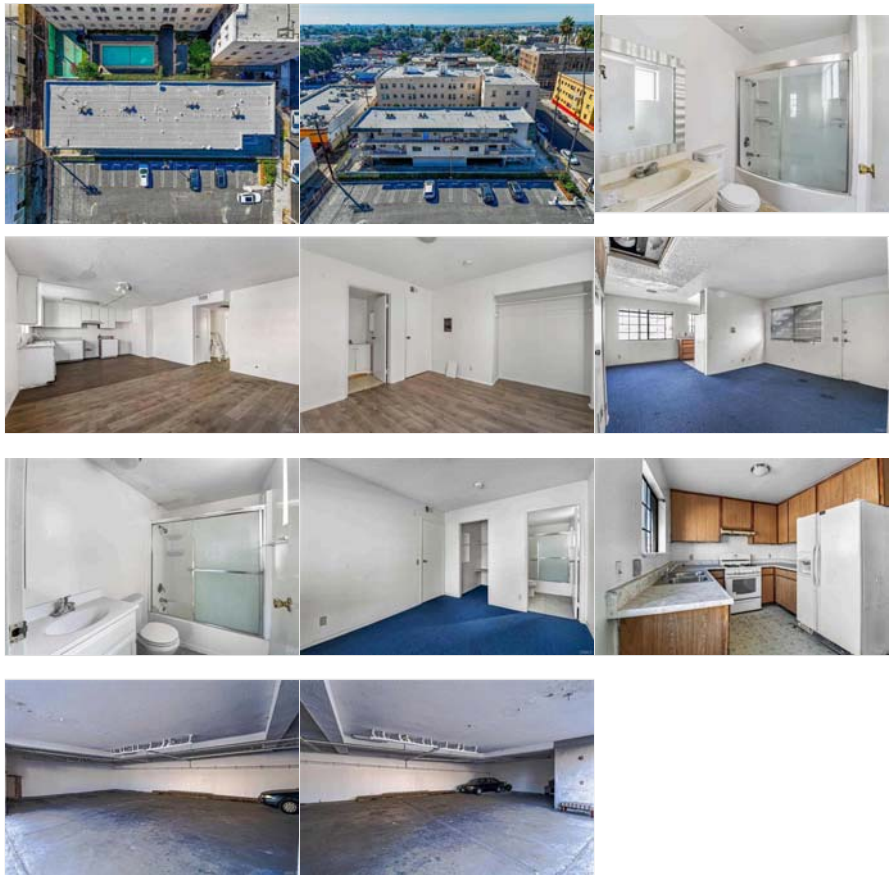
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: PW23204104

Printed: 03/31/2024 8:27:48 AM

Closed •

List / Sold: **\$1,195,000/\$950,000** ↓

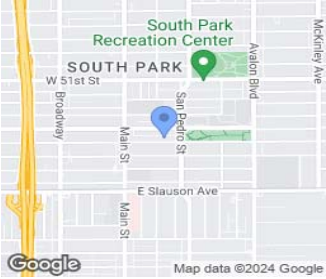
211 E 55th St • Los Angeles 90011

22 days on the market

9 units • **\$132,778/unit** • **4,660 sqft** • **4,886 sqft lot** • **\$203.86/sqft** • **Built in 1912**

Listing ID: 23305631

North of Slauson, West of Avalon, East of 110 Fwy



211 E 55th Street is 9 units in South LA, and just a quick drive to all of the developments and community attractions at Exposition Park, USC and DTLA. Unit mix is (3) 2+1's, (4) 1+1's and (2) Singles. Large value add offering at only \$132k per door, 11.87 GRM on current rents, and \$256 per RSF. Substantial rental upside at 105%, conservatively, with a 5.82 GRM and 12.61% cap rate at stabilized rents. All units are separately metered for gas & electricity. Great opportunity for a long-term hold Buyer to capture upside and reposition the asset while getting in at a great pricing basis. Tenants enjoy easy access and mobility around LA by being blocks from the 110 Freeway entrance/exits. ****This property is part of a 3-building portfolio with 1861 W MLK Jr Blvd (12 Units) and 709 E 49th Street (2 Units). All 3 can be bought together or separate.****

Facts & Features

- Sold On 03/29/2024
 - Original List Price of \$1,195,000
 - 1 Buildings
 - Levels: Two
 - Heating: Wall Furnace
- Cap Rate: 4.62
 - \$55227 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$42,386
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01527499
 - 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:	3	2	1		Unfurnished	\$1,043	\$3,131	\$6,750
2:	4	1	1		Unfurnished	\$940	\$3,760	\$7,580
3:	2	0	1		Unfurnished	\$748	\$1,495	\$2,790
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5101013021

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed • Apartment

List / Sold:
\$10,999,000/\$7,900,000 ↓

1803 Pacific Coast Hwy • Hermosa Beach 90254
28 units • \$392,821/unit • 13,008 sqft • 18,559 sqft lot • \$607.32/sqft •
Built in 1963
North of Pier Avenue ~ West side of Pacific Coast Highway.

24 days on the market
Listing ID: SB23136875



This North Hermosa Beach 28 Unit Apartment building is a great opportunity for Investors. 26 Units are One Bedroom One Bathroom, the other Two apartments are Two Bedroom One Bathroom. It is on a Huge approximately 18,500 Sq. foot lot. This A+ Location has a lot to offer being just a few short blocks to Downtown for Great Entertainment, Shopping and Fine Dining Restaurants. Not to mention the Pristine Beaches that Hermosa offers along with the Bike path and Greenbelt. The Complex has 28 Covered Carport Parking spaces, an in-ground swimming pool and on site Laundry facility. Hermosa Beach also offers an Award winning Public School District.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$10,999,000
- 1 Buildings
- Levels: Two
- 28 Total parking spaces
- 28 Total carport spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$410700 Gross Scheduled Income
- \$410700 Net Operating Income
- 28 electric meters available
- 29 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,446
- Electric: \$3,427.00
- Gas: \$5,923
- Furniture Replacement:
- Trash: \$6,900
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$9,396
- Maintenance:
- Workman's Comp:
- Professional Management: 4800
- Water/Sewer: \$8,837
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$800	\$800	\$3,000
2:	26	1	1	1	Unfurnished	\$1,285	\$1,285	\$2,500

Of Units With:

- Separate Electric: 28
- Gas Meters: 29
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 149 - Hermosa Bch Valley area
- Los Angeles County
- Parcel # 4184025013

Michael Lembeck

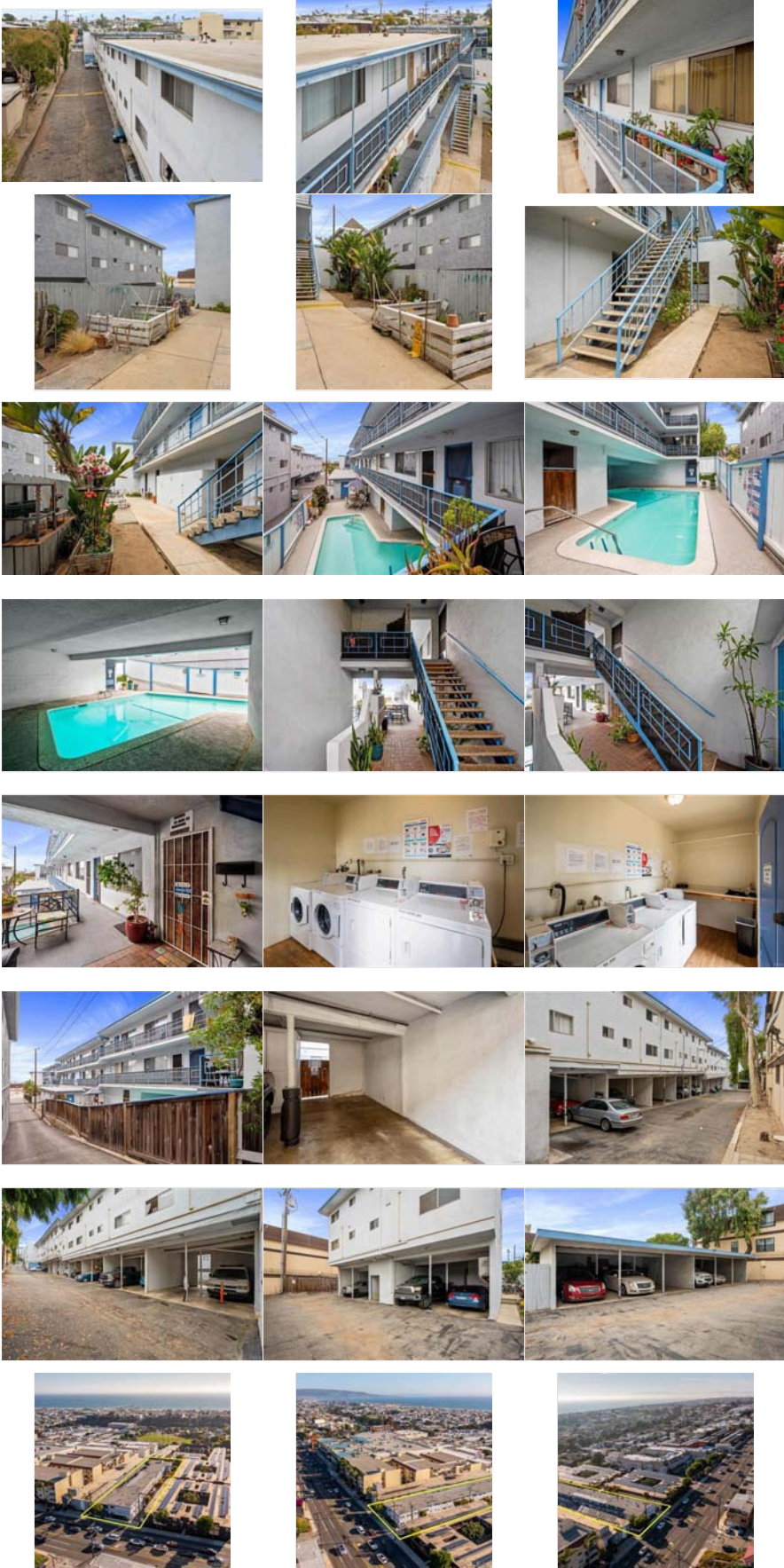
State License #: 01019397
Cell Phone: 714-742-3700

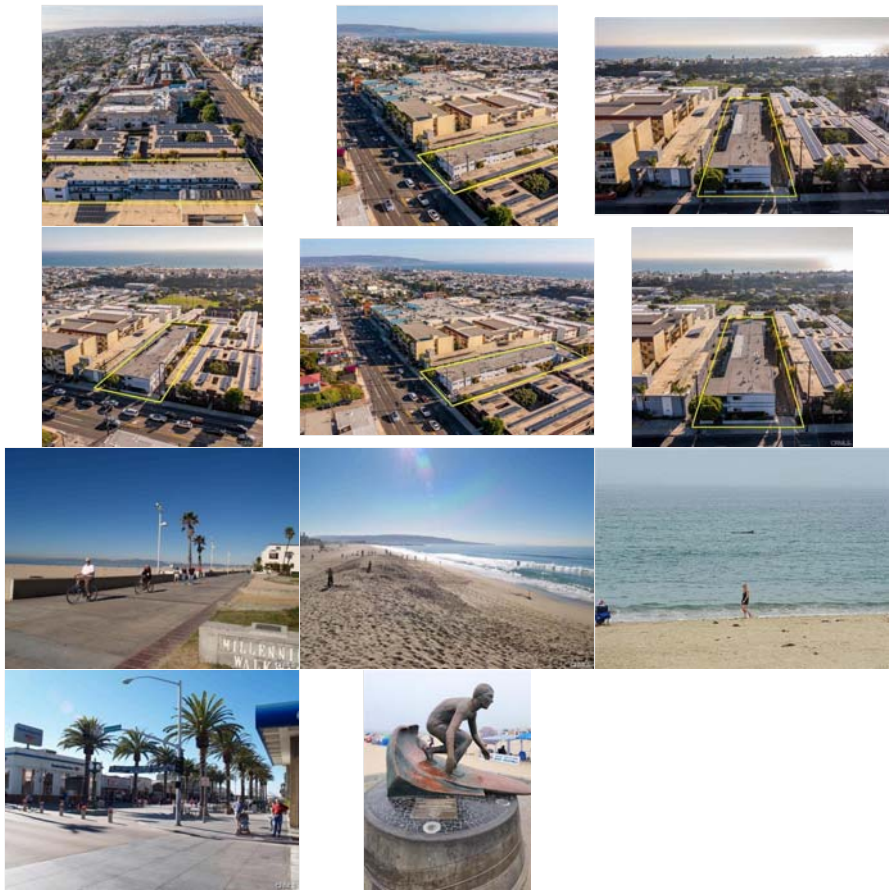
Citivist Realty Services, Inc

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

Click arrow to display photos







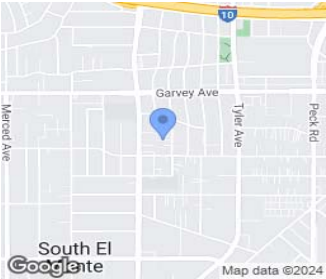
CUSTOMER FULL: Residential Income LISTING ID: SB23136875

Printed: 03/31/2024 8:27:48 AM

Closed • Apartment

List / Sold:
\$7,100,000/\$6,800,000 ↓
13 days on the market
Listing ID: CV24042328

2629 Gage Ave • El Monte 91733
29 units • \$244,828/unit • 24,734 sqft • 47,437 sqft lot • \$274.93/sqft •
Built in 1937
South of I-10, West of I-605; Near the Intersection of Elliott Ave & Gage Ave



We are pleased to exclusively offer for sale this multi-family investment opportunity in the vibrant city of El Monte. This newly listed property features a collection of 29 units, showcasing true pride of ownership. The subject property predominantly consists of two-story townhouse-style units (28 Units), complemented by a quaint 2-Bedroom/1-Bathroom cottage, all extremely spacious in size. Occupying an oversized lot of 47,437 square feet, the property offers an expansive 24,734 square feet of rental space, designed to cater to the modern tenant's needs. The entire property benefits from copper plumbing, ensuring durability and reducing maintenance concerns. Ample car-port parking and generous open spaces address the practical needs of residents, while the onsite laundry facility and private backyards in each unit add a touch of convenience and privacy to their living experience. Tenants are responsible for their own electricity and gas, allowing for easier management of utilities. Currently offered at 13 GRM and a 4.72% CAP Rate, a standout feature of this investment is the significant potential for a 40% increase in rental income, with all units currently poised for a rental adjustment (April 2024.) This opportunity is further enhanced by attractive private seller financing terms; 35% Down Payment, 6.5% Interest-Only Payments, Due in 10 years. This investment offers not only a stable income stream but also a considerable upside in rental income, making it an ideal choice for discerning investors seeking growth and sustainability in their portfolio.

Facts & Features

- Sold On 03/27/2024
- Original List Price of \$7,100,000
- 8 Buildings
- Levels: Two
- 48 Total parking spaces
- 28 Total carport spaces
- \$6,781 (Estimated)
- Laundry: Community, Inside
- \$542328 Gross Scheduled Income
- \$335099 Net Operating Income
- 29 electric meters available
- 29 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 26-30 Units/Acre, Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$190,959
- Electric: \$1,440.00
- Gas: \$1,874
- Furniture Replacement:
- Trash: \$13,500
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$12,500
- Maintenance: \$21,750
- Workman's Comp:
- Professional Management: 25800
- Water/Sewer: \$16,888
- Other Expense: \$4,350
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,540	\$1,540	\$2,195
2:	2	2	2	0	Unfurnished	\$2,150	\$4,300	\$2,150
3:	3	2	2	0	Unfurnished	\$1,950	\$5,850	\$2,150
4:	1	2	2	0	Unfurnished	\$1,800	\$1,800	\$2,150
5:	2	2	2	0	Unfurnished	\$1,675	\$3,350	\$2,150
6:	3	2	2	0	Unfurnished	\$1,500	\$4,500	\$2,150
7:	1	2	2	0	Unfurnished	\$1,475	\$1,475	\$2,150
8:	2	2	2	0	Unfurnished	\$1,390	\$2,770	\$2,150
9:	3	2	2	0	Unfurnished	\$1,370	\$4,110	\$2,150
10:	1	2	2	0	Unfurnished	\$1,360	\$1,360	\$2,150
11:	6	2	2	0	Unfurnished	\$1,350	\$8,100	\$2,150
12:	2	2	2	0	Unfurnished	\$1,330	\$2,655	\$2,150
13:	2	2	2	0	Unfurnished	\$1,300	\$2,595	\$2,150

Of Units With:

- Separate Electric: 29
- Gas Meters: 29
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8104014078

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: CV24042328

Printed: 03/31/2024 8:27:48 AM