

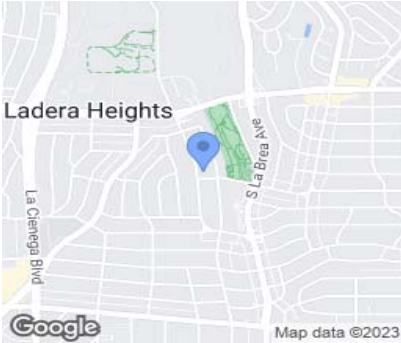
Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	23246762	S	6122 S Fairfax AVE	LA	103	STD	2			\$1,200,000	\$561.53	2137/A	1948/ASR	7,243/0.16
2	CV22208491	S	4475 W 111th ST	LX	105	STD	2	\$0		\$699,000	\$430.95	1622	1955/ASR	5,173/0.1188
3	SB23012153	S	778 W 18th ST	SP	183	TRUS	2	\$34,680		\$724,000	\$426.89	1696	1928/ASR	5,085/0.1167
4	DW21198055	S	4014 Cedar AVE	ELM	619	STD	2	\$48,000		\$500,000	\$508.13	984	1941/PUB	6,116/0.1404
5	GD22245706	S	1416 E Windsor RD	GD	628	STD	2	\$0		\$940,000	\$451.92	2080	1928/ASR	6,167/0.1416
6	AR22141090	S	219 E Acacia AVE	GD	628	STD	2	\$0		\$1,150,000	\$689.45	1668	1921/PUB	9,212/0.2115
7	23243894	S	4515 Russell AVE	LA	637	STD	2			\$1,675,000	\$827.16	2025/AP	1922	6,750/0.15
8	WS222556497	S	9127 Greenleaf AVE	WH	670	STD	2	\$0		\$930,000	\$454.99	2044	1926/PUB	7,018/0.1611
9	22202391	S	2373 7th ST	LVRN	684	STD	2			\$888,000	\$465.90	1906/A	1969/ASR	7,118/0.16
10	22202339	S	2365 7th ST	LVRN	684	STD	2			\$888,000	\$465.90	1906/A	1970/ASR	6,745/0.15
11	PW22256763	S	307 Lincoln AVE	POM	687	STD	2	\$32,400		\$820,000	\$256.89	3192	1940/BLD	7,945/0.1824
12	DW22132047	S	1354 E 62nd ST	LA	699	STD	2	\$0		\$600,000	\$382.17	1570	1919/BLD	6,212/0.1435
13	22174721	S	8317 Kirkwood DR	LA	C03	STD	2			\$1,250,000	\$912.41	1370/OTH	1962	4,891/0.11
14	222005244	S	1442 Shenandoah ST	LA	C09	NOD	2			\$1,600,100			1930/ASR	6,501/0.14
15	RS22255282	S	1548 S Cochran AVE	LA	C17	STD	2	\$18,000		\$1,000,000	\$641.03	1560	1925/ASR	5,479/0.1258
16	23241033	S	1600 Angelus AVE	LA	671	STD	2			\$2,470,000	\$802.47	3078	1937	5,931/0.13
17	22164383	S	1653 W 84TH ST	LA	C36	PRO	2		5	\$870,000	\$498.85	1744	1956	6,783/0.15
18	23254673	S	143 -145 E 105th ST	LA	C37	STD	2			\$1,250,000	\$351.62	3555	2023/BLD	5,400/0.12
19	23244917	S	7009 Makee AVE	LA	C42	STD	2			\$685,000	\$285.42	2400/E	1923/ASR	7,829/0.17
20	SR22206942	S	533 E 36th ST	LA	C42	STD	2	\$43,200		\$740,000	\$391.12	1892	1905/ASR	5,000/0.1148
21	OC22228131	S	11653 Patton RD	DOW	D4	STD	2	\$0		\$960,000	\$584.65	1642	1947/PUB	9,898/0.2272
22	RS23009231	S	10619 Stanford AVE	SOG	T2	STD	2	\$0		\$695,000	\$397.60	1748	1964/ASR	4,724/0.1084
23	22207275	S	6176 Yolanda AVE	TAR	TAR	STD	2			\$1,150,000	\$479.17	2400/OTH	1934	12,800/0.29
24	SB23018619	S	1676 254th ST	HC	124	STD	3	\$69,516	5	\$1,035,000	\$416.33	2486	1920/PUB	12,078/0.2773
25	DW22090711	S	4019 Rosemead BLVD	PR	649	STD	3	\$3,600		\$750,000	\$420.40	1784	1929/ASR	7,598/0.1744
26	SR23011688	S	10916 Laurel AVE	WH	670	STD	3	\$109,200		\$1,400,000	\$431.57	3244	1948/EST	13,481/0.3095
27	23240664	S	833 Westbourne DR	WHO	C10	STD	3			\$1,500,000	\$747.38	2007	1922	6,952/0.15
28	SW23026246	S	11102 Berendo AVE	LA	C36	STD	3	\$0		\$670,000	\$317.23	2112	1955/ASR	6,495/0.1491
29	23235837	S	350 S Vancouver AVE	LA	ELA	STD	3			\$750,000	\$318.47	2355	1953	8,683/0.19
30	SR23000178	S	5945 Willowcrest AVE	NHLW	NHO	STD	3	\$29,592		\$899,900	\$348.98	2050	1950/ASR	5,175/0.1188
31	SB22250225	S	3310 Palm AVE	LNWD	RM	STD	3	\$99,000	6	\$1,130,000	\$342.63	3298	1940/ASR	8,145/0.187
32	23245328	S	1147 N Marine AVE	WILM	195	STD	4		5	\$600,000	\$250.00	2400/A	1923/ASR	6,697/0.15
33	TR23000700	S	701 W Bagnall ST	GLDR	629	STD	4	\$96,000		\$1,650,000	\$284.92	5791	1978/ASR	13,178/0.3025
34	BB23052734	S	5427 Barton AVE	LA	C20	STD	4	\$217,200	5	\$3,100,000	\$507.78	6105	2023/BLD	6,751/0.155
35	22200249	S	839 N Occidental BLVD	LA	671	STD	4		5	\$2,900,000	\$692.79	4186	1923	8,705/0.19
36	RS23031932	S	1135 W 95th ST	LA	C34	PRO	4	\$0		\$860,000	\$303.67	2832	1923/BLD	9,226/0.2118
37	SB23030046	S	5912 Bonsallo AVE	LA	C42	STD	4	\$105,600	7	\$1,120,000	\$351.32	3188	1963/ASR	5,671/0.1302
38	DW22246524	S	12326 Cheshire ST	NWK	M1	STD	4	\$170,160	6	\$2,460,000	\$384.13	6404	2022/OTH	8,599/0.1974
39	PW22192062	S	9232 Park ST	BF	RG	STD	4	\$90,360	5	\$1,500,000	\$365.85	4100	1943/ASR	11,646/0.2674
40	AR22245447	S	22 N Electric AVE	ALH	601	STD	5	\$132,360		\$1,900,000		0	1948/PUB	7,619/0.1749
41	PW22260762	S	7641 Bright AVE	WH	670	STD	5	\$0		\$1,350,000	\$443.20	3046	1946/ASR	7,056/0.162
42	CV23034544	S	642 Euclid AVE	ELA	699	STD	5	\$33,117		\$810,000	\$221.92	3650	1968/ASR	5,499/0.1262
43	22209915	S	2302 32nd ST	SM	C14	STD	5		6	\$2,025,000	\$725.29	2792	1956	9,003/0.2
44	22221141	S	7964 Norton AVE	WHO	C10	STD	6		5	\$2,260,000	\$351.59	6428	1954	7,543/0.17
45	PW22260769	S	14023 Dicky ST	WH	670	STD	7	\$0		\$1,560,000	\$358.46	4352	1956/ASR	7,051/0.1619
46	SB23042559	S	13835 Christine DR	WH	670	STD	7	\$167,400	5	\$2,300,000	\$364.73	6306	1963/ASR	6,827/0.1567
47	23235397	S	140 S Westmoreland AVE	LA	C17	STD	7		6	\$1,995,000	\$476.02	4191	1982	7,916/0.18
48	23246391	S	6318 Beck AVE	NHLW	NHO	STD	7		5	\$1,880,000	\$411.74	4566	1978	8,734/0.2
49	23229677	S	700 Robinson ST	LA	671	STD	8		5	\$2,117,000	\$323.26	6549/A	1956	6,616/0.15
50	23242677	S	8517 Cedros AVE	PC	PC	STD	8		6	\$2,200,000	\$306.92	7168	1977	11,211/0.25
51	22223061	S	11600 Rochester AVE	LA	WLA	STD	13		4	\$4,400,000	\$355.13	12390	1961	13,356/0.3
52	23251389	S	14230 Victory BLVD	VNS	STD	16				\$5,507,800	\$348.95	15784/OTH	1988	12,853/0.29
53	22227465	S	1742 Barry AVE	LA	WLA	STD	16		4	\$9,100,000	\$543.41	16746/A	1983/ASR	13,721/0.31
54	SR23009399	S	17115 Chatsworth ST	GH	699	STD	17	\$498,696		\$8,700,000	\$414.68	20980	2003/ASR	13,700/0.3145
55	GD22234366	S	12717 Vanowen ST	NHLW	NHO	STD	18	\$269,940		\$3,490,000	\$257.20	13569	1955/SLR	21,870/0.5021
56	SB22151328	S	1834 W 146th ST	GR	699	STD	23	\$423,288	5	\$4,700,000	\$345.54	13602	1957/PUB	18,544/0.4257
57	23243037	S	10810 Palms BLVD	LA	C13	STD	25		4	\$10,500,000	\$411.38	25524/AP	2013	14,637/0.33
58	22225815	S	3369 Overland AVE	LA	C13	STD	32		4	\$10,539,500	\$359.27	29336/A	1955/ASR	28,310/0.64
59	23233291	S	1136 W 6th ST	LA	C42	STD	42		5	\$17,500,000	\$387.70	45138	1923	10,751/0.24

Closed •

6122 S Fairfax Ave • Los Angeles 90056
2 units • \$600,000/unit • 2,137 sqft • 7,243 sqft lot • \$561.53/sqft •
Built in 1948
Slauson to Fairfax

List / Sold:
\$1,200,000/\$1,200,000
4 days on the market
Listing ID: 23246762



Excellent opportunity to purchase a beautiful and well maintained duplex in most desirable Ladera Heights community. Spacious units each 2 bedrooms 1 bath. Hardwood floors throughout, great dining area, washer and dryer hook-up in each unit. Private 2 car garage. One unit to be delivered vacant.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$1,200,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- \$56400 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$3,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,550	\$2,550	\$3,000
2:	2	2	1		Unfurnished	\$2,400	\$2,400	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4019021016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$698,999/\$699,000 ↓

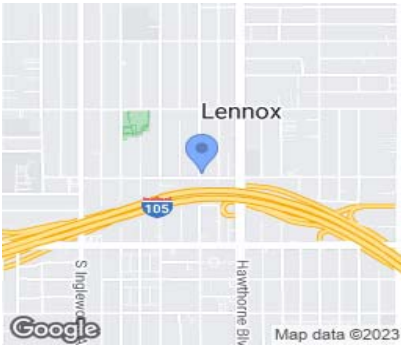
4475 W 111th St • Lennox 90304

165 days on the market

2 units • \$349,500/unit • 1,622 sqft • 5,173 sqft lot • \$430.95/sqft • Built in 1955

Listing ID: CV22208491

W on 105 Fwy N on Hawthorne Blv W on 111th



DO NOT MISS OUT ON THIS OPPORTUNITY!!!!!! THIS PROPERTY HAS SO MUCH TO OFFER AND SO MUCH POTENTIAL*THIS PROPERTY FEATURES 1 CORNER UNIT WITH 3 BEDROOMS AND 1.5 BATHS*SPACIOUS LIVING ROOM*UPGRADED KITCHEN WITH GRANITE-LIKE COUNTER TOPS*TILED FLOORING*REMODELED BATHROOM WITH NEWER TUB-FLOORING*WOOD FLOORING IN THE BEDROOMS*INSIDE LAUDRY*LARGE FRONT YARD*THE SECOND UNIT FEATURES 2 BEDROOMS AND 1 BATH*TILED KITCHEN COUNTERTOPS*NEWER WOOD LIKE FLOORING*SPACIOUS LIVING ROOM*FRONT YARD*IN ADDITION THE PROPERTY HAS A 2 CAR GARAGE (FORMALLY USED AS A STUDIO) COULD BE EASILY CONVERTED INTO AN ADU (EXISTING ELECTRICAL AND PLUMBING (CAPPED LINES). ALSO, A LARGE UNUSED AREA WHERE ANOTHER ADU COULD BE POSSIBLY BUILT***

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$749,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,673 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile, Wood
- Other Interior Features: Granite Counters, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Rectangular Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,335	\$1,335	\$2,500
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 105 - Lennox area
- Los Angeles County
- Parcel # 4037014019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$749,000/\$724,000 ↓

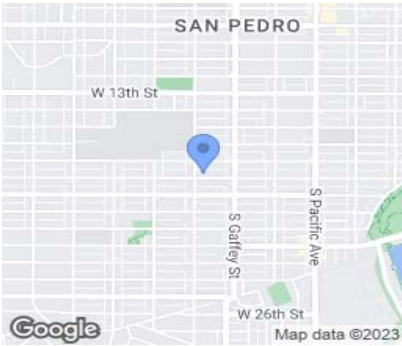
778 W 18th St • San Pedro 90731

29 days on the market

2 units • \$374,500/unit • 1,696 sqft • 5,085 sqft lot • \$426.89/sqft • Built in 1928

Listing ID: SB23012153

Between Cabrillo and Gaffey Streets on North side of street



TWO DETACHED HOMES on one lot in the Vista Del Oro neighborhood of San Pedro. The front home is a roomy 2 Bedroom/1 Bath home with just under 1,000 sq ft and the Back House is a 1 Bedroom/1 Bath home at 700 sq ft. These homes have been upgraded to include forced heat (no wall heaters), Newer Copper Pipes, Double Paned Vinyl Windows, and Brand New Water Heaters last year (2022). There are two separate 1 Car garages and a long driveway for the front house to utilize for off street parking. This property is clean, aggressively priced and ready for a new owner. With both tenants paying rent, this is a great investment for a new or seasoned investor to add to your portfolio. The San Pedro area is experiencing a major revitalization with hundreds of millions of dollars being invested into the development of the LA Waterfront "West Harbor" entertainment hub, new housing construction projects scattered around the vibrant downtown area, and the ongoing Alta Sea project. Come and be a part of the best kept coastal secret in the South Bay - San Pedro!

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$749,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen, See Remarks, Washer Hookup
- \$34680 Gross Scheduled Income
- \$21496 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,184
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management: 1734
- Water/Sewer: \$1,380
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,985	\$1,985	\$2,250
2:	1	1	1	1	Unfurnished	\$905	\$905	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7462004003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex
4014 Cedar Ave • El Monte 91731
2 units • \$315,000/unit • 984 sqft • 6,116 sqft lot • \$508.13/sqft •
Built in 1941
North from the 10 fwy and Peck Rd.

List / Sold: **\$630,000/\$500,000 ↓**
62 days on the market
Listing ID: DW21198055



Duplex centrally located in the heart of El Monte. 2 units each with their own driveway/parking. Great investment opportunity. Front unit is 1 bed, 1 bath; rear unit is 2 bed, 1 bath. Updated plumbing and floors. Drive by only, please do not disturb tenants. Submit offer subject to interior inspection.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$630,000
- 1 Buildings
- 0 Total parking spaces
- \$556 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$48000 Gross Scheduled Income
- \$24000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8568014002

Michael Lembeck

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

Re/Max Property Connection

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

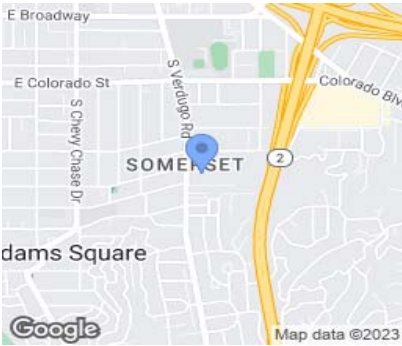
Closed • Duplex

List / Sold: \$895,000/\$940,000 ↑

1416 E Windsor Rd • Glendale 91205
2 units • \$447,500/unit • 2,080 sqft • 6,167 sqft lot • \$451.92/sqft •
Built in 1928
South of Colorado, East of Verdugo

6 days on the market

Listing ID: GD22245706



Great Duplex with 2 Beds 1 Bath each totaling 2080 SQFT for both units. In one building, both units are attached. Original wood flooring. Each unit has its own Laundry Room. Units need work. Lots of potentials. Very cute and inviting front yard. Both units are occupied. Great location. Close to Americana, Galleria, buses, etc. Don't miss it!

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$895,000
- 1 Buildings
- 2 Total parking spaces
- \$268 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967921
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	0	2	Unfurnished	\$0	\$3,640	\$0

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5683008011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

219 E Acacia Ave • Glendale 91205
2 units • \$650,000/unit • 1,668 sqft • 9,212 sqft lot • \$689.45/sqft •
Built in 1921
West of S. Glendale Ave. & East of S. Brand Blvd.

List / Sold:
\$1,300,000/\$1,150,000 ↓
239 days on the market
Listing ID: AR22141090



Great investment opportunity or owner user to own a duplex or with city approval develop condos/townhomes in a great area of Glendale across the street from Roosevelt Middle School. Located on a lot size over 9,200 square-feet, both units consist of 2 bedrooms and 1 bathroom. There is a 2 car detached garage in the back with ally access. Each unit has its own washer and dryer hook ups and are on separate electric and gas meters. Some of the upgraded features consist of tankless water heaters, upgraded windows and doors, electrical, plumbing and solar panels. Close proximity to city hall, The Americana, Glendale Galleria, shops, restaurants, entertainment and transportation. Please do not disturb the occupants as both units are currently occupied.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$8,088 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Free-Standing Range, Disposal, Tankless Water Heater

Exterior

- Lot Features: Lot 6500-9999, Level, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- 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	\$3,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5641016024

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

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

CUSTOMER FULL: Residential Income LISTING ID: AR22141090

Printed: 04/03/2023 12:59:01 PM

Closed •

4515 Russell Ave • Los Angeles 90027
2 units • \$775,000/unit • 2,025 sqft • 6,750 sqft lot • \$827.16/sqft •
Built in 1922
West of Hillhurst, South of Franklin



List / Sold:
\$1,550,000/\$1,675,000 ↑
14 days on the market
Listing ID: 23243894

Discover the ultimate urban oasis in the heart of Los Feliz! This one-of-a-kind duplex is an original Craftsman gem, offering a private, creative sanctuary in one of LA's most sought-after neighborhoods. Close to plenty of hiking, restaurants, boutiques, iconic LA nightlife, and the legendary Vista cinema, all on a calm residential jacaranda lined street. The spacious R2 lot boasts plenty of potential and the upstairs 1+1 unit is a light-filled haven with classic tiles and finishes. The downstairs 2+2 unit features an open-concept design with a seamless indoor-outdoor flow, perfect for entertaining. High ceilings complement the stylish flair throughout the interior and exterior. Lounge in the tranquil backyard, complete with a bubbling Koi pond, Korean velvet grass, and a mini orchard of bamboo, avocado, key lime, tangerine and pomelo trees. A 50-foot date palm tree provides shade over ample space for relaxation and play. On the back deck, enjoy the ultimate California lifestyle with the addition of a hot tub and plenty of room for indoor and outdoor entertaining. Slide the shoji style doors to create your own private yoga studio. The backyard also has a workshop and finished artist's studio with AC. With an electric parking gate and Ring security network, and projected monthly rents of \$5500 and \$2750, this property is an owner and investor's dream. Delivered vacant at close of escrow, it is perfect for a solo artist, young couple, or small family. Embrace the art, creativity, and entertainment of LA living at its finest in this one-of-a-kind duplex. Close to Greek Theater, Griffith Observatory, Barnsdall Park, International School Of Los Angeles, John Marshall High School, Franklin Elementary, and American Film Institute.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Outside

Interior

- Rooms: Art Studio, Workshop, Great Room
- Appliances: Dishwasher, Disposal, Refrigerator, Water Purifier
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Back Yard
- Security Features: Gated Community, Smoke Detector(s), Fire and Smoke Detection System
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01925530
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5590016019

Michael Lembeck

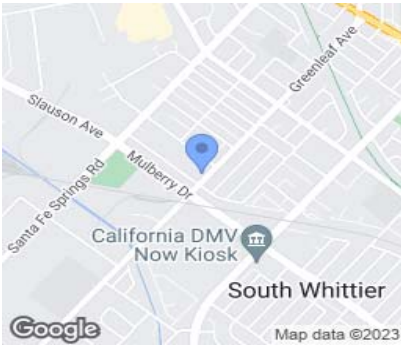
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23243894

Printed: 04/03/2023 12:59:01 PM



2 Houses on a lot in desirable Whittier location. Remodeled in 2017, a great investment property for rental income (could be great for Airbnb). Each unit has its own water, gas and electricity meters. The front house is a single-story featuring 2 bed/1 bath with a detached two car garage and laundry hookup. The rear one is a two-story featuring 3 bed/2.5 bath with an attached two car garage and laundry room.

Facts & Features

- Sold On 03/30/2023
 - Original List Price of \$930,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Appliances: Disposal, Gas Range, Range Hood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02179442
 - 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	\$2,300
2:	1	3	3	2	Unfurnished	\$0	\$0	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8166003003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$898,000/\$888,000** ↓

2373 7th St • La Verne 91750

102 days on the market

2 units • \$449,000/unit • 1,906 sqft • 7,118 sqft lot • \$465.90/sqft • Built in 1969

Listing ID: 22202391

From 210 freeway, go South on Fruit St. and it becomes White St., Turn right on 7t St.



Beautiful well maintained 2-unit property in a highly sought after location in the Historic Lordsburg District in City of La Verne. Minutes to Old Town La Verne with restaurants and shops, schools and parks. Each unit has a high ceiling, spacious living room, dining area and kitchen that opens to the outdoor patio for relaxing and entertaining. Master bedroom with en-suite half bath, another bedroom and a full bath. There is a laundry area on the patio on each unit. There are 4 garages. Each tenant has 1-car garage and the other 2 can be rented. Central air/heat, copper plumbing and the roof is only 9 months old. Great property! Next door property is a separate parcel and also For Sale MLS # 22-202339 Parcel #8375-026-012

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$985,000
- 1 Buildings
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Outside, In Closet
- \$36547 Net Operating Income

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,653
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,800	\$1,800	\$2,300
2:	1	2	2		Unfurnished	\$1,800	\$1,800	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 684 - La Verne area
- Los Angeles County
- Parcel # 8375026011

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22202391

Printed: 04/03/2023 12:59:01 PM

Closed •

List / Sold: **\$898,000/\$888,000** ↓

2365 7th St • La Verne 91750
2 units • \$449,000/unit • 1,906 sqft • 6,745 sqft lot • \$465.90/sqft •
Built in 1970

102 days on the market
Listing ID: 22202339

From 210 freeway, go South on Fruit St. and it becomes White St. Turn right on 7th St.



Beautiful well maintained 2-units property in a highly sought after location in the Historic Lordsburg District in City of La Verne. Minutes to Old Town La Verne with restaurants and shops, schools and parks. Each unit has a high ceiling, spacious living room, dining area and kitchen that opens to the outdoor patio for relaxing and entertaining. Master bedroom with en-suite half bath, another bedroom and a full bath. There is a laundry area on the patio on each unit. There are 4-car garages. Each tenant has 1-car garage and the other 2 can be rented. Central air/heat, copper plumbing and the roof is only 9 months old. Great property! Next door property is a separate parcel and also for sale MLS# 22-202391 Parcel # 8375-026-011

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$985,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Outside, In Closet
- \$32928 Net Operating Income

Interior

- Floor: Carpet, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: High Ceilings

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,671
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,500	\$1,500	\$2,300
2:	2	2	2		Unfurnished	\$1,800	\$1,800	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 684 - La Verne area
- Los Angeles County
- Parcel # 8375026012

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed • Duplex

List / Sold: \$888,000/\$820,000 ↓

307 Lincoln Ave • Pomona 91767

55 days on the market

2 units • \$444,000/unit • 3,192 sqft • 7,945 sqft lot • \$256.89/sqft •
Built in 1940

Listing ID: PW22256763

From 10 Freeway get off on N Garey Ave and take it South to Lincoln Ave and make a left on Lincoln, once you pass N Gibbs St it will be on your left hand side.



Beautiful Duplex in the Historic Lincoln Park District. This 2 unit property offers one upstairs unit and one downstairs unit. Unit 307 is an updated 2 Bedroom 1 Bath with Real Wood Floors, Wainscoting Baseboards, Crown Moldings, White Kitchen Cabinets, Bookshelf, New Paint, Tile Countertops, Washer and Dryer Room, White Pane Windows and will be Delivered Vacant at Close of Escrow. Unit 309 is a 2 Bedroom 1.5 Bath with Real Wood Floors, Crown Moldings, Wood Kitchen Cabinets, Tile Counters, Washer and Dryer Room, White Pane Windows. 2 Car Detached Garage with Separate 1 Car Garage Doors for each Tenant.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$889,000
- 1 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$32400 Gross Scheduled Income
- \$25240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
- Floor: Wood
- Other Interior Features: Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,160
- Cable TV: 01973523
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8339009011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$589,000/\$600,000 ↓

1354 E 62nd St • Los Angeles 90001

242 days on the market

2 units • \$294,500/unit • 1,570 sqft • 6,251 sqft lot • \$382.17/sqft • Built in 1919

Listing ID: DW22132047

Compton ave./E Gate ave



Great investment. (Duplex) 2 units consist of 2 bedrooms and 1 bath each. Lots of potential, near shopping center, schools. public transportation.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$689,000
- 2 Buildings
- 9 Total parking spaces
- \$1,100 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- 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	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6008031014

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

8317 Kirkwood Dr • Los Angeles 90046
2 units • \$625,000/unit • 1,370 sqft • 4,891 sqft lot • \$912.41/sqft •
Built in 1962
Laurel Canyon to Kirkwood Dr.

List / Sold:
\$1,250,000/\$1,250,000 ↓
219 days on the market
Listing ID: 22174721



Pending Cancellation Of Escrow 3/29/2023. Laurel Canyon area very cute. Main house has 2 Bedrooms and One Bath + Separate Bonus Space downstairs possible ADU Conversion. Large backyard with beautiful hillside, very private. Washer and Dryer in garage. Wood floors throughout. This property works as a 1031X for investors & suitable as an SB9 opportunity, as well. It is located in the Wonderland Elementary a 5 minute drive away. Close to Sunset Blvd and Studio City on each side of Hollywood Hills. SHOWING BY APPOINTMENT ONLY.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,399,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Garage

Interior

- Rooms: Guest/Maid's Quarters, Family Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

- Lot Features: Back Yard
- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5556010008

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

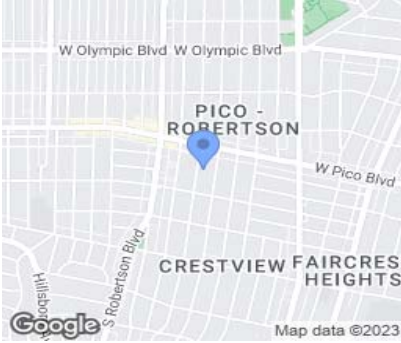
CUSTOMER FULL: Residential Income LISTING ID: 22174721

Printed: 04/03/2023 12:59:01 PM

Closed •

1442 Shenandoah St • Los Angeles 90035
2 units • \$830,000/unit • sqft • 6,501 sqft lot • No \$/Sqft data •
Built in 1930

This property is located in the Pico-Roberson district just south of W. Pico Blvd., north of Cashio St, east of S. Robertson Blvd, and west of La Cienega Blvd



List / Sold:
\$1,660,000/\$1,600,100 ↓

141 days on the market

Listing ID: 222005244

A Spanish-style duplex with a multifamily development opportunity located near the mid-city/Pico-Robertson area, one of the largest concentrations of synagogues in the city. This property allows a build of up to 15 units utilizing the TOC tier 2 program. The units need TLC but have charm and character. Each unit is roughly 1410 square feet; two (2) bedrooms/one (1) full bathroom upstairs, two (2) bedrooms/ two (2) bathrooms downstairs. Each unit has its own washer, dryer, and individual electricity & gas meters, one (1) water meter and four (4) parking spaces. The property is surrounded by a mature landscape with a lot of privacy.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$1,699,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Water Heater

Exterior

- Lot Features: Level, Paved, Yard, Near Public Transit
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02004844
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303011011

Michael Lembeck

Re/Max Property Connection

4/3/23, 12:59 PM

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: 222005244

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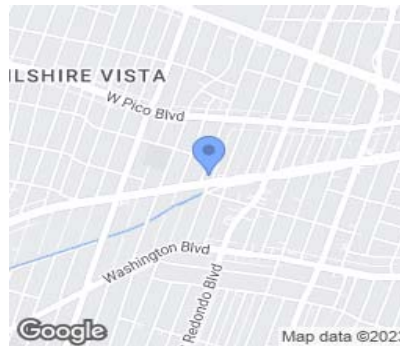
List / Sold:

Closed • Duplex**\$1,080,000/\$1,000,000** ↓

39 days on the market

Listing ID: RS22255282

1548 S Cochran Ave • Los Angeles 90019
2 units • **\$540,000/unit** • **1,560 sqft** • **5,479 sqft lot** • **\$641.03/sqft** •
Built in 1925
Cross Streets: Venice Blvd & S. Redondo Blvd.



Ideal Investment opportunity !!! Beautiful Duplex nestled in a highly desirable area of West Los Angeles. Each unit features 2 bedroom's 1 bath, beautiful hardwood floors, each has a back patio and laundry hook-ups, interior and exterior painted. Has newer electrical panel and electric has been upgraded throughout units and newer windows installed. Plenty of backyard for entertainment. Not to mention this duplex is conveniently located near lots of shopping, dining and minutes away from Beverly Hills. This is the perfect opportunity to live in one unit and rent the other - You do not want to miss this one!

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$1,100,000
- 1 Buildings
- 0 Total parking spaces
- \$313 (Estimated)
- Laundry: Inside, Outside
- \$18000 Gross Scheduled Income
- \$11400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$4,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5070012029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1600 Angelus Ave • Los Angeles 90026
2 units • \$1,125,000/unit • 3,078 sqft • 5,931 sqft lot • \$802.47/sqft •
Built in 1937
Corner of Angelus and Berkeley north of Sunset.

List / Sold:
\$2,250,000/\$2,470,000 ↑
10 days on the market
Listing ID: 23241033



Incredible opportunity to purchase a completely vacant 1930s Spanish duplex set on a corner lot in prime Silver Lake. This trophy property features upper and lower units with nearly identical layouts. Some outstanding features to discover include grand living rooms with leaded glass windows, fireplaces and hardwood floors throughout. Spacious eat-in kitchens flow into bright dining rooms and feature downtown views from the upper while the lower has been remodeled and includes a Wolf stove for preparing amazing meals. The generously sized bedrooms offer comfort while the vintage period bathrooms are full of character and charm. Central air and heat adds comfort to the upper unit. A large grassy backyard with deck and patio is a perfect spot to entertain or enjoy dining al fresco. Separate garages for each unit adds possible ADU development opportunities. This amazing property offers so many possibilities. Live in one unit and rent out the other, rent both units or even convert it to a single-family property. Amazing location close to Silver Lake reservoir, Sunset Junction and more. Properties like this rarely come on the market. This one is ready for its next lucky owner.

Facts & Features

- Sold On 03/28/2023
 - Original List Price of \$2,250,000
 - 1 Buildings
 - Heating: Central
- Laundry: Washer Included, Dryer Included
 - \$120000 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02200006
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5423016013

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23241033

Printed: 04/03/2023 12:59:01 PM

Closed •

List / Sold: **\$899,000/\$870,000** ↑

1653 W 84TH St • Los Angeles 90047
2 units • \$449,500/unit • 1,744 sqft • 6,783 sqft lot • \$498.85/sqft •
Built in 1956

95 days on the market
Listing ID: 22164383

From 10 FWY: Go south on Western, Turn left on 84th Street.



"AMAZING OPPORTUNITY" Probate Sale! Estate of Cordell Rogers. No court confirmation needed. First time on the market in 55 years! You don't want to miss out on the opportunity to own this charming VACANT, Yes VACANT duplex that has been lovingly maintained by the same family for over 50 years. Bring your ideas and a little TLC to the roomy front house located in a quiet residential neighborhood. The front house features 3 bedrooms and 2 bathrooms and needs cosmetic repairs, this unit does have new kitchen countertops and cabinets. The back house has been completely remodeled and has two bedrooms, and one bathroom, and is ready to move in. Everything is brand new in the back house! Also new waterheater in the garage and a super clean two car garage ready for your cars to be parked or converted to an ADU. The perfect investment property minutes away from SoFi Stadium, Hollywood Park Casino, and the Forum in Inglewood on a quiet residential street. Property Will Be Sold 'as Is'. Buyer And Buyer's Agent to Verify All Permits. Buyers And Buyers Agent Should Conduct Their Own Due Diligence For Current Building Requirements & Restrictions and SQ FT and Lot Size. Available to show anytime with Supra. Just 2.4 miles from the Amazing Sofi Stadium and future development of shopping and entertainment! Short Commute to the LAX airport, Beaches, and Downtown Los Angeles. Great for any Investor or First time buyers. This duplex consists of 2 Units, both units have laundry hookups, making it perfect to live in one and rent the other or just make passive monthly income. Get in to See It ASAP!

Facts & Features

- Sold On 03/29/2023
 - Original List Price of \$800,000
 - 2 Buildings
- Cap Rate: 5.4
 - \$50000 Net Operating Income

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$3,200
2:	1	2	1		Unfurnished	\$0	\$0	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6034018023

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

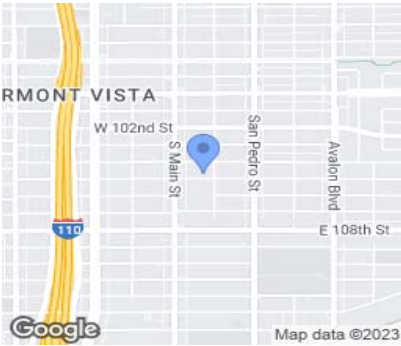
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22164383

Printed: 04/03/2023 12:59:01 PM

Closed •

143 -145 E 105th St • Los Angeles 90003
2 units • \$625,000/unit • 3,555 sqft • 5,400 sqft lot • \$351.62/sqft •
Built in 2023
EAST OF MAIN ST



List / Sold:
\$1,250,000/\$1,250,000
0 days on the market
Listing ID: 23254673

Courtesy MLS entry for comparable sales only! Duplex was sold prior to listing.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$1,250,000
- 1 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01933167• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

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

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C37 - Metropolitan South area• Los Angeles County• Parcel # 6063017027 |
|---|--|

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

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

Closed •

List / Sold: **\$680,000/\$685,000** ↑

7009 Makee Ave • Los Angeles 90001

7 days on the market

2 units • \$340,000/unit • 2,400 sqft • 7,829 sqft lot • \$285.42/sqft • Built in 1923

Listing ID: 23244917

N Florence/ W of Huntington Park



Fantastic, Renovated, Low maintenance units in LA County! 2 HOUSES ON A LOT PLUS GARAGE. 4 beds 2 baths in front house, 2 beds 1 bath in back house. HUGE LOT with tons of parking. Newer electrical, plumbing and roofs. Recessed lights, vinyl plank flooring, new paint. Kitchens boast new cabinets, granite counters and stainless steel appliances. Bathrooms are modern with penny tiles and new vanities. This property has potential to be a cash cow! +Both units will be delivered occupied.+Submit offers subject to Interior Inspection. Broker and agents do not represent or guarantee the accuracy of the square footage, income, expenses, condition, Bedroom/ Bathroom count, Lot size or lot lines/ Dimensions, permitted or non-permitted spaces, or school eligibility. Buyer is advised to independently verify the accuracy of all information with appropriate professionals. There are no warranties or guarantees, buyer to rely solely on his/her own findings. Square footage is estimated, buyer to verify. To show please submit OFFER STI.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$680,000
- 2 Buildings
- Heating: Wall Furnace
- \$54300 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6010041012

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23244917

Printed: 04/03/2023 12:59:01 PM

Closed •

List / Sold: **\$739,900/\$740,000** ↑

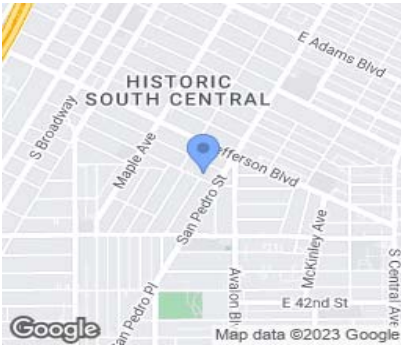
533 E 36th St • Los Angeles 90011

73 days on the market

2 units • \$369,950/unit • 1,892 sqft • 5,000 sqft lot • \$391.12/sqft • Built in 1905

Listing ID: SR22206942

110 To Jefferson Maple to 36th st.



Why rent when you can own your own property! Live in one and rent the other one. Close to USC, Downtown LA, and fwys. Both units have been completely renovated with new Kitchen cabinets, countertops, windows, doors, floor throughout, bathrooms, plumbing, electrical, and much more. The home includes a privacy gate with a driveway extending to the backyard. Lots of parking is available inside the property. Both units are tenant occupied. The front unit has 4 bedrooms and 2 bathrooms. The back unit has 2 bedrooms and 1 bathroom. Buyers are to conduct their own investigation regarding permits, square footage, and all other matter pertaining to the property.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$739,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$311 (Estimated)
- \$43200 Gross Scheduled Income
- \$41250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,400	\$26,400	\$42,000
2:	1	2	1	0	Unfurnished	\$1,400	\$16,800	\$30,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121011011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$950,000/\$960,000 ↑

11653 Patton Rd • Downey 90241

29 days on the market

2 units • \$475,000/unit • 1,642 sqft • 9,898 sqft lot • \$584.65/sqft • Built in 1947

Listing ID: OC22228131

Corner of Patton Rd & Clea. Just west of Lakewood Blvd



Welcome to this spectacular 2 unit property located in the City of Downey. Situated on a 9,898 sqft lot, these units are surrounded by plumerias, citrus trees (orange & lemon) palm trees, 2 driveways, gated RV parking and a detached 2 car garage. The lot features a very large backyard, fire pit and a cute patio to enjoy. The front 2 bedroom 1 bathroom house has had a full rebuild bringing warmth and comfort with central heat & air. When entering the main home, to your left leads you to your living, dining and kitchen. Toward your right, you're 2 bedrooms and bathroom. Laundry is located in the main house and there are laundry hook ups in garage. This home has been loved and cared for you to enjoy. The 2nd unit, a 1 bedroom 1 bathroom, is located above the 2 car garage. It features its own garage, ample parking, seperate entrance, kitchen and living room. Laundry hook ups in garage. Being zoned DOR2, the city stated 2x ADU's can be added to the property with the lot size (buyer to verify).

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$608 (Estimated)
- Laundry: In Closet, In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Guest/Maid's Quarters
- Floor: Tile, Wood
- Appliances: Dishwasher, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Dry Bar

Exterior

- Lot Features: Back Yard, Corner Lot, Landscaped, Lawn, Sprinkler System
- Security Features: Security Lights
- Fencing: Stone, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	2	1	1	Negotiable	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$700	\$700	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6255016063

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC22228131

Printed: 04/03/2023 12:59:02 PM

Closed • Duplex

10619 Stanford Ave • South Gate 90280

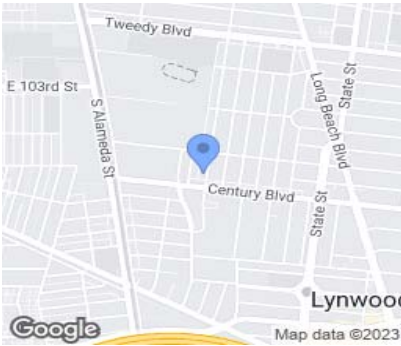
2 units • \$355,000/unit • 1,748 sqft • 4,724 sqft lot • \$397.60/sqft • Built in 1964

North of Martin Luther King West of Long Beach Blvd

List / Sold: \$710,000/\$695,000 ↓

20 days on the market

Listing ID: RS23009231



Two separate houses in one lot priced to sell, each unit has its own meter, light, gas and water. Back unit was recently remodeled, plenty of parking in driveway plus a three car garage with alley access, do not wait, this is it.

Facts & Features

- Sold On 03/29/2023
 - Original List Price of \$710,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$688 (Estimated)
- Laundry: In Garage
 - 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: 01993356
 - 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	3	Unfurnished	\$0	\$0	\$0
2:	1	2	1	3	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6207034032

Michael Lembeck

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

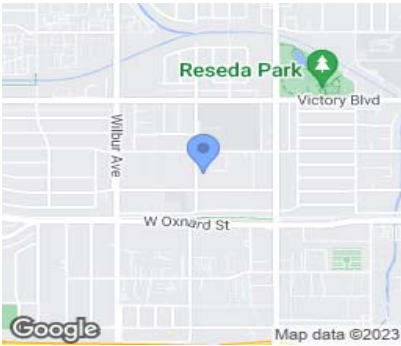
Re/Max Property Connection

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

Closed •

6176 Yolanda Ave • Tarzana 91335
2 units • \$600,000/unit • 2,400 sqft • 12,800 sqft lot • \$479.17/sqft •
Built in 1934
North of Oxnard and West of Reseda.

List / Sold:
\$1,200,000/\$1,150,000 ↓
55 days on the market
Listing ID: 22207275



Two houses on a large private gated lot. Paver driveway leads to separate oversized carports and extra parking. 6176 Yolanda is appx 1300 sq ft and vacant. 3 bedrooms and 1.75 baths. Home is remodeled with granite kitchen and stainless appliances. Living room with fireplace and dark laminate floors. 6182 Yolanda is appx 1100 sq ft. Buyer to verify sq ft. 6182 is tenant occupied and can only be shown with accepted offer. 3 bedrooms and 1.75 baths, fireplace. Plumbing, electrical, roof and HVAC systems were updated a few years ago. Separately metered for gas, electrical and water. Buyer to cooperate with seller's 1031 exchange at no cost to buyer.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,249,000
- 2 Buildings
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet
- \$37739 Net Operating Income

Interior

- Rooms: Jack & Jill, Living Room, Master Bathroom, Utility Room
- Appliances: Dishwasher, Microwave, Gas Range

Exterior

- Security Features: Automatic Gate
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,861
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,100	\$2,100	\$2,800
2:	1	3	2		Unfurnished	\$2,200	\$2,200	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- TAR - Tarzana area
- Los Angeles County
- Parcel # 2127015025

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22207275

Printed: 04/03/2023 12:59:02 PM

Closed • Triplex

List / Sold:
\$1,049,000/\$1,035,000 ↓

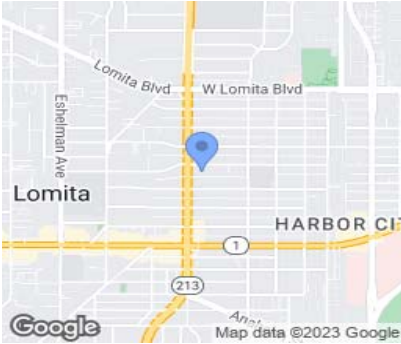
1676 254th St • Harbor City 90710

13 days on the market

3 units • \$349,667/unit • 2,486 sqft • 12,078 sqft lot • \$416.33/sqft • Built in 1920

Listing ID: SB23018619

On 254th Street, Between S Western Avenue and President Avenue.



We are pleased to present 1676 254th St, Harbor City. This triplex consists of (3) 2- bedroom 1-bathroom units with a total living area of 2,486 SqFt situated on a very large 12,079 SqFt lot, that sits street to alley, zoned R-2. Each unit has their own washer/dryer hookups, private fenced-off yards, and have had general updates. You can easily park 8 to 10 cars between both ends of the property. This property is perfect for an investor looking to purchase a strong operating income property, or the opportunity to develop in the future on a large lot that sits street to alley.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$1,049,000
- 1 Buildings
- 0 Total parking spaces
- \$890 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 4.67
- \$69516 Gross Scheduled Income
- \$48962 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,468
- Electric: \$450.00
- Gas: \$450
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$870
- Maintenance: \$2,085
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,949	\$1,949	\$2,300
2:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$2,300
3:	1	2	1	0	Unfurnished	\$1,849	\$1,849	\$2,300

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
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7410022015

Michael Lembeck

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

Re/Max Property Connection

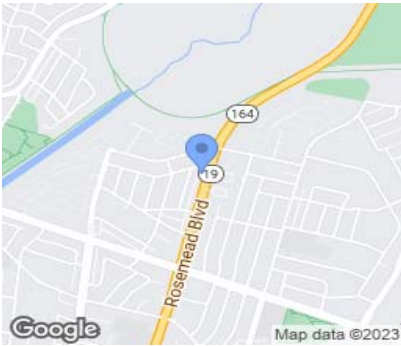
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$769,900/\$750,000** ↓

4019 Rosemead Blvd • Pico Rivera 90660
3 units • **\$256,633/unit** • **1,784 sqft** • **7,598 sqft lot** • **\$420.40/sqft** •
Built in 1929
Rosemead Blvd. North of Beverly Blvd.

287 days on the market
Listing ID: DW22090711



Mixed-Used property with a Beauty Salon and two residential units consisting of a 2 bedroom 1 bath and a 1 bedroom 1 bath. It has a 2 car detached garage and plenty of parking on the side and back of the property. Great Opportunity! Must see to appreciate.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$879,000
- 1 Buildings
- 10 Total parking spaces
- \$2,258 (Estimated)
- Laundry: In Kitchen
- \$3600 Gross Scheduled Income
- \$2954 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$646
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$80
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance: \$416
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$0	\$0	\$2,000
2:	1	1	0	1	Unfurnished	\$1,300	\$1,300	\$1,500
3:	1	0	0	0	Furnished	\$800	\$800	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 5272014028

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

10916 Laurel Ave • Whittier 90605
3 units • \$425,000/unit • 3,244 sqft • 13,481 sqft lot • \$431.57/sqft •
Built in 1948
East Florence Ave to Laurel Ave

List / Sold:
\$1,275,000/\$1,400,000 ↑
7 days on the market
Listing ID: SR23011688



Welcome to this beautiful house in the heart of Whittier, it features the original building in the front of the property that consists of 2 units with 2 bedrooms and 1 bath each and the new built back house has 3 bedrooms and 3 full baths. There is a beautiful landscaped backyard and patio, central A/C and plenty of parking. That is a total of 3244 SQFT. This amazing property is located in a area with high rental potential and is centrally located next to many shopping places, parks, restaurants, schools and major freeways. The property lot gives the chance to build even more units!

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$7,751 (Assessor)
- Laundry: Individual Room
- \$109200 Gross Scheduled Income
- \$103120 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,080
- Electric: \$1,152.00
- Gas: \$1,176
- Furniture Replacement:
- Trash: \$380
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance: \$2,292
- 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	3	3	1	Furnished	\$4,000	\$4,000	\$4,000
2:	2	2	1	1	Furnished	\$2,550	\$5,100	\$2,550

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
- 670 - Whittier area
- Los Angeles County
- Parcel # 8011011004

Michael Lembeck

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

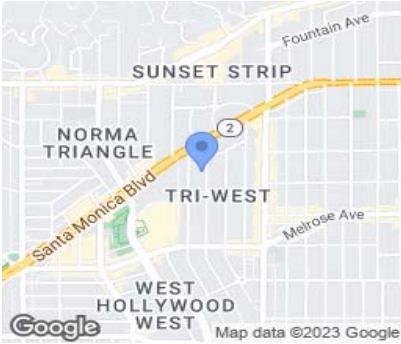
Re/Max Property Connection

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

Closed •

833 Westbourne Dr • West Hollywood 90069
3 units • \$560,000/unit • 2,007 sqft • 6,952 sqft lot • \$747.38/sqft •
Built in 1922
SANTA MONICA SOUTH TO WESTBOURNE

List / Sold:
\$1,680,000/\$1,500,000 ↓
0 days on the market
Listing ID: 23240664



Best Location: Single story 2200 int SQ.FT. 6952 SQ.FT. Lot. 3 Separate California Bungalows. 1-Two bedroom two bath unit and 2- one bedroom one bath units. Plenty of parking with a 2 car covered garage and 6 car parking on the drive way. It can be a remodel or a new development. The property adjacent is also available for sale. Contact listing agent.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,680,000
- 3 Buildings
- Heating: Wall Furnace
- Laundry: Dryer Included
- \$31440 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$9,560
- 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:	833	2	1		Unfurnished	\$1,500	\$1,500	\$5,000
2:	835	1	1		Unfurnished	\$1,000	\$1,000	\$3,000
3:	837	1	1		Unfurnished	\$1,000	\$1,000	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337013009

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

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

Closed • Triplex

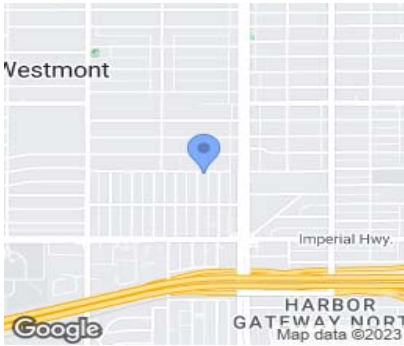
List / Sold: \$677,000/\$670,000 ↓

11102 Berendo Ave • Los Angeles 90044
3 units • \$225,667/unit • 2,112 sqft • 6,495 sqft lot • \$317.23/sqft •
Built in 1955

9 days on the market

Listing ID: SW23026246

From Vermont go west in 112 th Street north on Berendo corner of Berendo & 111 th street



Welcome to a 11102 Berendo Ave, this is a 3 units in Los Angeles CA. This triplex is perfect to be an owner occupied and also an investment opportunity! Use the 2 units to supplement your mortgage and the other one to live!!! There are 3 separate addresses, 3 separate gas meters and 3 separate electric meters. This property also have a detached two car garage and also more space to park your car. Located in LA County not far from the new stadium, parks and easy access to freeways 105, 110 and 91.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$677,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$1,482 (Estimated)
- Laundry: Common Area, Inside, Outside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot, Level, Secluded
- Fencing: Chain Link, Security
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01945994
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,300
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6076022012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

350 S Vancouver Ave • Los Angeles 90022
3 units • \$250,000/unit • 2,355 sqft • 8,683 sqft lot • \$318.47/sqft •
Built in 1953

20 days on the market

Listing ID: 23235837

The Vancouver Triplex is located in the city of East Los Angeles, on South Vancouver Avenue. Nearest major cross streets are South Atlantic Blvd and East Beverly Blvd.



We are pleased to present for sale, for the first time in 45 years, 3 single story units in Unincorporated East Los Angeles. The property boasts an excellent unit mix of spacious 2 bedroom and 1 bathroom units. This triplex is located in a desirable East Los Angeles neighborhood with the nearest major cross streets of Atlantic Blvd and Beverly Blvd. This is a great value add deal as there is a substantial amount of rental upside. All units are separately metered for gas and electricity, and there are separate water heaters for each unit leaving the landlord with minimal operating expenses. The two structures consist of a Single Family Dwelling (approx. 845 sqft) and a Duplex (approx. 1,510 sqft). Plenty of opportunity here as this property qualifies for residential financing. Tenants enjoy the ease and comfort of being close to Belvedere Community Park, Atlantic Metro Station, Shopping off E Beverly Blvd and bearing a short commute to the 710, 60 and 5 freeways. All units are tenant occupied.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$750,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$24203 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$16,863
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,248	\$1,248	\$1,950
2:	1	2	1		Unfurnished	\$1,140	\$1,140	\$1,850
3:	1	2	1		Unfurnished	\$1,140	\$1,140	\$1,850
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5248008006

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23235837

Printed: 04/03/2023 12:59:02 PM

Closed • Triplex

List / Sold: \$899,900/\$899,900 ↓

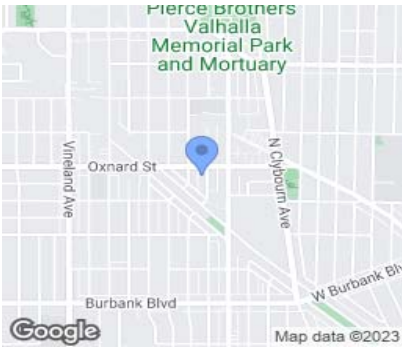
5945 Willowcrest Ave • North Hollywood 91601

31 days on the market

3 units • \$299,967/unit • 2,050 sqft • 5,175 sqft lot • \$438.98/sqft • Built in 1950

Listing ID: SR23000178

S of Oxnard, W of Clybourn



This is a rare and exciting opportunity to purchase an investment property on a lovely and quiet street in North Hollywood, adjacent to Burbank. This Triplex is a total steal at \$300,000 per door! Gated property with a 3 car garage, and parking for up to 6 cars. There are 2 units with a common wall at the front of the property with 1 bed and 1 bath each. The third unit in the back above the garage has 2 beds and 1 bath. Live in the vacant unit and rent out the other two! Central location, minutes away from Burbank, NOHO WEST, Universal Studios, and major freeways.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$347 (Estimated)
- Laundry: Outside
- \$29592 Gross Scheduled Income
- \$29592 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Living Room
- Floor: Laminate, Wood
- Other Interior Features: Granite Counters, Tile Counters

Exterior

- Lot Features: Front Yard
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$140
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275825
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$140
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,268	\$1,268	\$2,600
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,800
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415014023

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

3310 Palm Ave • Lynwood 90262
3 units • \$383,333/unit • 3,298 sqft • 8,145 sqft lot • \$342.63/sqft •
Built in 1940
West of Long Beach Blvd, North of Rosecrans

List / Sold:
\$1,150,000/\$1,130,000 ↓
28 days on the market
Listing ID: SB22250225



Turnkey 3plex on a 8,145 Sq. Ft. Lot zoned LAR3 in a quiet residential neighborhood of Lynwood bringing \$8,250 per month! Front house is a detached 3 Bedroom / 2 Bath unit built in 1940. The back two-story building consists of two 2 Bedroom / 2 Bath units (each has a bonus room) on top of the two single car garages. **Back building was built in 1990. All units are completely renovated with new gorgeous kitchens and baths and new wood laminate flooring. Rear structure just completed exterior painting and a new roof. Each unit is separately metered for gas and electricity. Rent roll (including the 10% increases) \$2,970, \$2,640, and \$2,640 (total of \$8,250/mo). Current Cap Rate 6.3%, GRM 11.6 plus additional upside!

Facts & Features

- Sold On 03/28/2023
 - Original List Price of \$1,150,000
 - 2 Buildings
 - Levels: One
 - 8 Total parking spaces
 - Heating: Wall Furnace
 - \$975 (Estimated)
- Laundry: Inside
 - Cap Rate: 6.3
 - \$99000 Gross Scheduled Income
 - \$72401 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,629
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$1,814
 - Maintenance: \$1,950
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,970	\$2,970	\$3,100
2:	1	2	2	1	Unfurnished	\$2,640	\$2,640	\$3,100
3:	1	2	2	1	Unfurnished	\$2,640	\$2,640	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- RM - Lynwood area
 - Los Angeles County
 - Parcel # 6176013017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$625,000/\$600,000** ↓

1147 N Marine Ave • Wilmington 90744

3 days on the market

4 units • \$156,250/unit • 2,400 sqft • 6,697 sqft lot • \$250.00/sqft • Built in 1923

Listing ID: 23245328

North of Anaheim St



We are pleased to present this 4 unit apartment community located in the heart of Wilmington. The offering consists of four 1 bedroom units. Each apartment unit includes a washer/dryer hookup. In total, the buildings sit on a 6,697 sq ft lot and feature 4 single car garages. Offered at \$156k/unit and \$260/ft, this opportunity allows an astute investor to add value to the property as tenants turnover. The property has strong day 1 income operating at a 4.77% Cap Rate & 13.94 GRM. There is rental upside potential to a 10.85% Pro-Forma Cap Rate & 7.44 Pro-Forma GRM. This property is a part of a 8 building portfolio ranging from apartments, commercial, mixed use and a hotel. Each property in the portfolio is being offered individually or can be bought together! Each building in the portfolio is less than a mile away from each other and most are within a few blocks of each other.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$625,000
- 2 Buildings
- 4 Total parking spaces
- Cap Rate: 4.77
- \$29819 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,940
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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	\$943	\$943	\$1,750
2:	1	1	1		Unfurnished	\$978	\$978	\$1,750
3:	1	1	1		Unfurnished	\$945	\$945	\$1,750
4:	1	1	1		Unfurnished	\$870	\$870	\$1,750
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
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7420020018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23245328

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List / Sold:

Closed • **Apartment****\$1,600,000/\$1,650,000** ↑**2 days on the market****Listing ID: TR23000700****701 W Bagnall St** • Glendora 91740**4 units** • **\$400,000/unit** • **5,791 sqft** • **13,178 sqft lot** • **\$284.92/sqft** • **Built in 1978****Located on the corner of Vecino St and Bagnall St**

DON'T PASS THIS UP....Inviting investors or owners to own these fantastic quadruplex multi-family 4-unit apartment complex on a corner lot close to Fwy 210, walking distance to school and famous restaurants along Route 66. All four units have been tenant occupied for over 17 years, very stable rent with excellent occupants. Each unit has attached garage and open large front spaces for additional parking. Two units have 3 bedrooms and 2 baths and the other two units have 2 bedrooms and two baths. The specific addresses of the units are 701, 703, 705 and 707.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: See Remarks
- \$96000 Gross Scheduled Income
- \$93850 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior**Exterior**

- Lot Features: Corner Lot, Front Yard, Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	\$2,050	\$2,050	\$2,500
2:	1	2	2	2	Unfurnished	\$1,900	\$1,900	\$2,200
3:	1	2	2	2	Unfurnished	\$1,900	\$1,900	\$2,200
4:	1	3	2	2	Unfurnished	\$2,150	\$2,150	\$2,500

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
- 629 - Glendora area
- Los Angeles County
- Parcel # 8633017003

Michael Lembeck

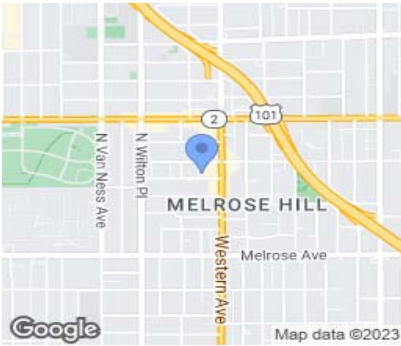
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • [Quadruplex](#)

5427 Barton Ave • Los Angeles 90038
4 units • \$775,000/unit • 6,105 sqft • 6,751 sqft lot • \$507.78/sqft •
Built in 2023
Located on Barton, South of Santa Monica Blvd.



List / Sold:

\$3,100,000/\$3,100,000

0 days on the market

Listing ID: BB23052734

Sold before processing.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$374 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.39
- \$217200 Gross Scheduled Income
- \$167139 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,373
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,442
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535006006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

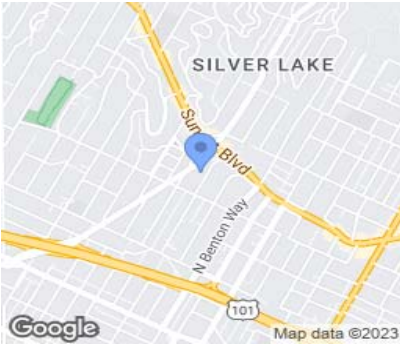
\$2,995,000/\$2,900,000 ↓

131 days on the market

Listing ID: 22200249

839 N Occidental Blvd • Los Angeles 90026
4 units • \$748,750/unit • 4,186 sqft • 8,705 sqft lot • \$692.79/sqft •
Built in 1923

Located just South of Sunset Blvd on Occidental Blvd. Subject property is located 1.5 miles from Sunset Junction



893 N. Occidental features 4 meticulously renovated 2-bdrm. units with approved plans for (2) 2-bdrm. ADUs. (approx. 926 SF and 606 SF). Located just South of Sunset Blvd and 1.5 miles from Sunset Junction, this charming Spanish-style fourplex is in the heart of a trendy and vibrant community and offers residents a short commute to a wide array of beloved hotspots along Sunset Blvd. The subject property is comprised of (1) 2-bdrm. & 2-Bath unit and (3) 2-bdrm. and 1-Bath units. Each charming and meticulously renovated unit perfectly combines Spanish-style architecture with modern amenities. These bright and spacious units feature hardwood flooring, quartz countertops, stainless-steel appliances, multiple wall-unit A/Cs and an in-unit washer in dryer. Please note, the property comes with approved plans and permits for (2) 2-bdrm. units (approx. 926 SF and 606 SF). The addition of these 2 units would increase the gross monthly rental income by approx. \$6,000, bringing the total gross monthly income to \$21,900. Located in the heart of a rental market under constant demand by high-income young professionals, 839 N. Occidental presents investors with the unique opportunity to acquire a turnkey asset with significant financial upside.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$2,995,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.63
- \$138637 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$46,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,600	\$4,600	\$4,600
2:	1	2	1		Unfurnished	\$3,900	\$3,900	\$3,995
3:	1	2	1		Unfurnished	\$3,500	\$3,500	\$3,595
4:	1	2	1		Unfurnished	\$3,900	\$3,900	\$3,995
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5426021019

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22200249

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Closed • [Quadruplex](#)

List / Sold: **\$825,000/\$860,000** ↑

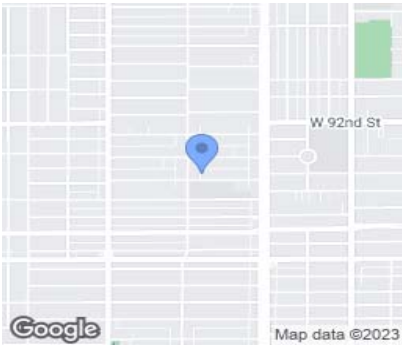
1135 W 95th St • Los Angeles 90044

2 days on the market

4 units • **\$206,250/unit** • **2,832 sqft** • **9,226 sqft lot** • **\$303.67/sqft** • **Built in 1923**

Listing ID: RS23031932

95th St & Vermont



Great opportunity to own this one-of-a-kind quadruplex hosting a lovely quaint somewhat move-in ready separate 3 bedroom front house unit and three attached 1 bedrooms in the rear. All 3 back units have separate garage parking accessed through the rear alley. While the front unit requires very little upgrades the back units will need some TLC.

Facts & Features

- Sold On 03/30/2023
 - Original List Price of \$825,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - \$1,969 (Estimated)
- Laundry: See Remarks
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01811455
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Furnished	\$0	\$0	\$1,100
3:	1	1	1	1	Furnished	\$0	\$0	\$1,100
4:	1	1	1	1	Furnished	\$0	\$0	\$1,100

Of Units With:

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

Additional Information

- Probate Listing sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6056009046

Michael Lembeck

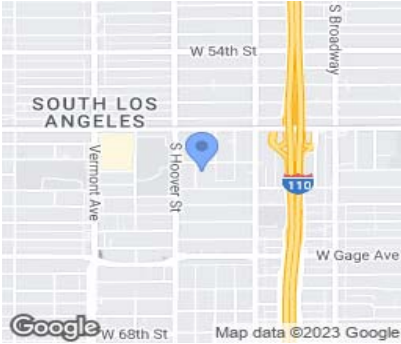
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • **Quadruplex**

5912 Bonsallo Ave • Los Angeles 90044
4 units • \$273,750/unit • 3,188 sqft • 5,671 sqft lot • \$351.32/sqft •
Built in 1963
One street east of S Hoover St and W 59th St.



List / Sold:
\$1,095,000/\$1,120,000 ↑
13 days on the market
Listing ID: SB23030046

5912 Bonsallo Ave, Los Angeles is a 4-unit building that will be delivered fully vacant, providing an immediate value-add opportunity to an investor. The market rent for a 2-bed/1-bath apartment in 90044 is \$2,200/month and the maximum Section 8 Voucher for a 2-bedroom in Los Angeles is \$2,666. Once the building is stabilized, it will operate over a 7% CAP rate excluding renovation costs. The property has four uncovered parking spaces in the rear with the potential to build a detached ADU by right (buyer to verify). Located west of the 110 with easy freeway access, this property is just two miles south of Exposition Park and USC. This is a rare opportunity to purchase the only fully vacant apartment building in the 90044 zip code with substantial growth and cash flow potential.

Facts & Features

- Sold On 03/28/2023
 - Original List Price of \$1,095,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$493 (Estimated)
- Cap Rate: 7.14
 - \$105600 Gross Scheduled Income
 - \$78195 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,125
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,275
 - Maintenance: \$3,168
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$3,200
 - Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$0	\$8,800	\$8,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6004031026

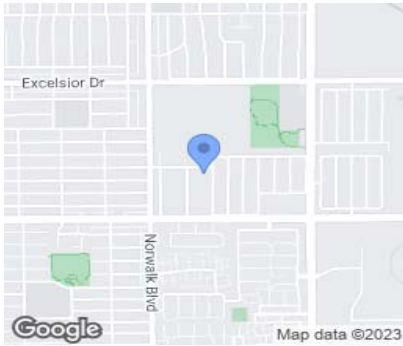
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Quadruplex

12326 Cheshire St • Norwalk 90650
4 units • \$635,000/unit • 6,404 sqft • 8,599 sqft lot • \$384.13/sqft •
Built in 2022
N of Alondra, W of Bloomfield.

List / Sold:
\$2,540,000/\$2,460,000 ↓
32 days on the market
Listing ID: DW22246524



BRAND NEW 2022 Fourplex - Two tri-level buildings with 2 units in each (Qua-Duplex) and over 6,400 square feet of combined living space. Each unit has 2 bedrooms, 2 1/2 baths, open floor plan, private balcony/patio, central A/C, master bedrooms, master baths, walk-in closets, quality workmanship, energy efficiency (LED lighting throughout), attic access, fire sprinklers, indoor laundry in each unit, and so much more. Each unit has a 2.4 kW solar panel system, and its own independent electrical panel. EIGHT total bedrooms, TWELVE total bathrooms. Each unit has a 2-car garage with auto opener, additional storage, and ready for EV charging. A total of 5 electrical panels, 1 for owner's use that covers security cameras, gate operation, and exterior lights. There are 4 gas meters, one for each unit. Tankless water heaters are installed in each unit. Tenants will enjoy a common area that includes a pergola, BBQ's, and grass. The grounds are secure with automatic gate and LED lighting. The property is fully loaded with features and amenities for tenants to enjoy that will warrant a premium in rents. Easy access to both the 5, 91, and 605 freeways ... 6 min drive to Cerritos College, 10 min drive to Biola University, and centrally located near restaurants, shopping, and entertainment venues. Property is currently vacant. Property manager on site. Do not trespass.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$2,540,000
- 2 Buildings
- Levels: Three Or More
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
- Cap Rate: 5.5
- \$170160 Gross Scheduled Income
- \$136128 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Attic, Great Room, Kitchen, Laundry, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Laminate
- Appliances: Barbecue, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Living Room Balcony, Open Floorplan, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Landscaped, Sprinkler System
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Block, Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Unfurnished	\$0	\$0	\$3,595
2:	1	2	3	2	Unfurnished	\$0	\$0	\$3,595
3:	1	2	3	2	Unfurnished	\$0	\$0	\$3,495
4:	1	2	3	2	Unfurnished	\$0	\$0	\$3,495

Of Units With:

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

Additional Information

- Standard sale
- M1 - Norwalk area

- Los Angeles County
- Parcel # 8082019001

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

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

CUSTOMER FULL: Residential Income LISTING ID: DW22246524

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Closed • **Quadruplex**

List / Sold:
\$1,590,000/\$1,500,000 ↓

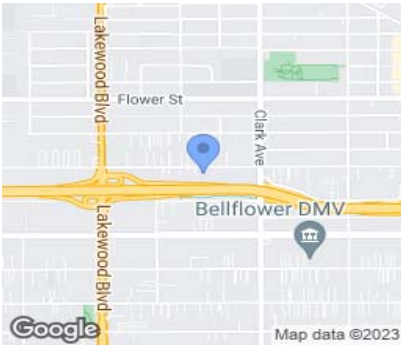
9232 Park St • Bellflower 90706

149 days on the market

4 units • \$397,500/unit • 4,100 sqft • 11,646 sqft lot • \$365.85/sqft • Built in 1943

Listing ID: PW22192062

Exit 91 Freeway at Lakewood, north to 1st street; right (east) on Park to address



Well-maintained 4-unit in highly desirable Bellflower prime rental location! Some rents are LOW and there is NO RENT CONTROL IN BELLFLOWER! The property features 3 bedroom/1 bath front unit stand-alone single-story SFR with private yard (ideal for owner) and 2-car attached garage. The front unit is the only unit without AC. Directly behind it are 3 townhome style units that were built in the 1990's and feature 2 beds/1.5 baths each (see photos of #C which is slightly superior condition but typical floorplan); all units feature a private front covered patio with ½ bathroom off hallway leading directly to the garage with openers and laundry area. The stairway leads to a spacious living room with coat closet off the dining area and kitchen with tile counters, double sink with garbage disposal, dishwasher, gas stove & vent hood & refrigerator. Both bedrooms and hall bathroom are upstairs. 2-car GUEST PARKING available at rear with 4 oversized two-car garages! Central air & heat. 4 separate gas & 5 separate electric meters. Extra wide driveway for two cars! Very clean and exhibits PRIDE OF OWNERSHIP! NOTE that proforma rents yield 16.3 x gross and 5.5 cap and there is still probably upside beyond that!

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$1,690,000
- 2 Buildings
- Levels: One, Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: In Garage, Inside, See Remarks
- Cap Rate: 4.7
- \$90360 Gross Scheduled Income
- \$80082 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,278
- Electric: \$360.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$2,640
- Cable TV: 01878341
- Gardener:
- Licenses:
- Insurance: \$1,878
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	2	2	2	Unfurnished	\$1,600	\$1,600	\$2,150
3:	1	2	2	2	Unfurnished	\$1,580	\$1,580	\$2,150
4:	1	2	2	2	Unfurnished	\$2,150	\$2,150	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7110007027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22192062

Printed: 04/03/2023 12:59:02 PM

Closed • Apartment

22 N Electric Ave • Alhambra 91801
5 units • \$460,000/unit • 0 sqft • 7,619 sqft lot • No \$/Sqft data •
Built in 1948
n/main

List / Sold:
\$2,300,000/\$1,900,000 ↓
104 days on the market
Listing ID: AR22245447



This is a rare opportunity! One 1/1 single house plus four 2/1 units two story building in the heart of North Alhambra. All 5 units are tastefully renovated with newly painted two-tone walls, dual pane windows, upgraded wood floors, white carrera marble-like tiles, granite countertops, 2 units with new split AC/heating units and new electrical panels. All units have in-unit washer and dryers hook-ups. Most important.....all units are occupied by super quality tenants with total more than 6% cash to cash return. (collecting \$10940 a month).

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$2,100,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Estimated)
- Laundry: In Kitchen
- \$132360 Gross Scheduled Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- 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:	1	1	1	1	Unfurnished	\$2,160	\$2,160	\$2,300
2:	2	2	1	1	Unfurnished	\$2,160	\$4,320	\$2,300
3:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,300
4:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5338012007

Michael Lembeck

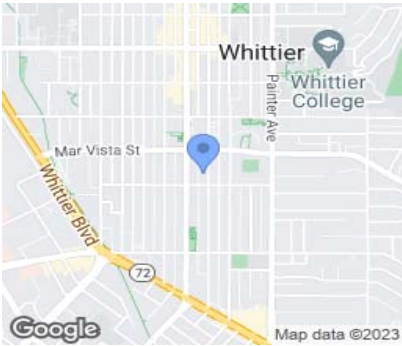
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • Commercial/Residential

7641 Bright Ave • Whittier 90602
5 units • \$300,000/unit • 3,046 sqft • 7,056 sqft lot • \$443.20/sqft •
Built in 1946
east of Greenleaf between Walnut and Mar Vista



List / Sold:
\$1,500,000/\$1,350,000 ↑
47 days on the market
Listing ID: PW22260762

7641 Bright Avenue, a five-unit apartment property in Whittier, California, boasts an excellent rental location in a desirable market; the property is just one block from Greenleaf Avenue, home to Whittier's dining, retail and entertainment district, one block to Friends Park and Whittier's Civic Center, and a half-mile to Whittier College. 7641 Bright Avenue consists of a single-story two-bed/one-bath house and a two-story fourplex with all one-bed/one-bath units. The units are separately metered for gas and electricity. The property is gated behind the fourplex and features six surface parking spots and shared laundry facilities. Current rents offer a new investor 58 percent potential upside, making this offering a great value-add opportunity in an excellent rental location.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,300,000
- 2 Buildings
- 6 Total parking spaces
- \$1,860 (Assessor)
- Laundry: Community
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

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: 01916221
- 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:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	4	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141012010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • ApartmentList / Sold: **\$825,000/\$810,000** ↓

9 days on the market

642 Euclid Ave • East Los Angeles 90023**5 units • \$165,000/unit • 3,650 sqft • 5,499 sqft lot • \$221.92/sqft • Built in 1968**

Listing ID: CV23034544

North of 60 Fwy, West of I-710; Near Intersection of Inez St & Euclid Ave

5 Units LA for \$165,000 Per Unit! Private Seller Financing Available! We are pleased to exclusively offer for sale this 5 unit multi-family investment property in the city of East Los Angeles. The property boasts an excellent unit of mix of; 1(3Bed/2Bath), 1(2Bed/1Bath), 3(1Bed/1Bath)s with a total rentable square footage of 3,650 SqFt. The property is 100% copper plumbing and the seismic retrofit has been completed. The current tenants have lived at the subject property for a number of years with rents rarely being increased. This property is poised for an investor familiar with tenant relocation as the property offers 250% upside in rental income. Tenants enjoy onsite parking and an onsite laundry facility. Private Seller Financing Terms: 30% Down Payment, 3 Year Term, 6% Interest Only Payments, no pre-pay penalty.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$825,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Other)
- Laundry: Community, Inside
- \$33117 Gross Scheduled Income
- \$13176 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$19,941
- Electric: \$275.00
- Gas: \$1,329
- Furniture Replacement:
- Trash: \$38
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,383
- Other Expense: \$750
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$541	\$541	\$2,350
2:	1	2	1	0	Unfurnished	\$416	\$416	\$2,095
3:	1	1	1	0	Unfurnished	\$686	\$686	\$1,795
4:	1	1	1	0	Unfurnished	\$624	\$624	\$1,795
5:	1	1	1	0	Unfurnished	\$478	\$478	\$1,795

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5186019001

Michael Lembeck

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

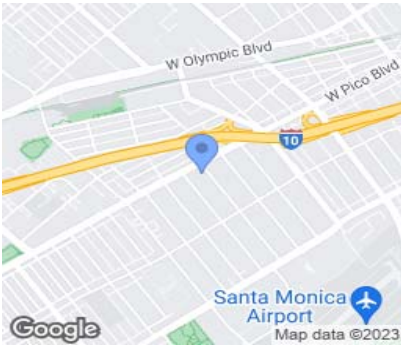
Re/Max Property Connection

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

Closed •

2302 32nd St • Santa Monica 90405
5 units • \$420,000/unit • 2,792 sqft • 9,003 sqft lot • \$725.29/sqft •
Built in 1956
Just south of Pico Blvd on 32nd St.

List / Sold:
\$2,100,000/\$2,025,000 ↓
119 days on the market
Listing ID: 22209915



REDUCED! 4 of the 5 units will be delivered vacant! Over a 5.5% CAP when leased up. Rare Santa Monica opportunity just south of Pico Blvd and steps to Trader Joe's. Remodel the existing structures or build and expand. Huge 9,000 sf lot with plenty of room to build new ADU's for a total of 7 units. There are 3 structures on the property: In front is a 3 unit building with a lovely private, front yard . It has (1) 2+1 and (2) 1+1 units. The middle building has 2-stories with (2) 1+1's and a 1-car garage. The rear structure is a detached 2-car garage. All 3 garages will be delivered vacant. There are a total of 7 parking spaces. This is a contractor's dream - rebuild or restore and choose your own market rent tenants!

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$2,350,000
- 2 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.5
- \$115877 Net Operating Income

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$42,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- 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	\$3,900	\$3,900	\$3,900
2:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
4:	1	1	1		Unfurnished	\$2,500	\$2,500	\$2,500
5:	1	1	1		Unfurnished	\$1,965	\$1,965	\$1,965
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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4270007044

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22209915

Printed: 04/03/2023 12:59:02 PM

Closed •

7964 Norton Ave • West Hollywood 90046
6 units • \$427,500/unit • 6,428 sqft • 7,543 sqft lot • \$351.59/sqft •
Built in 1954
Google Maps: 7964 Norton Ave. West Hollywood, CA

List / Sold:
\$2,565,000/\$2,260,000 ↓
93 days on the market
Listing ID: 22221141



\$230K Price Reduction! 7964 Norton Ave, a 6-unit multi- family building, is located in the heart of West Hollywood and encompasses large units, outdoor areas, and 2 VACANT units. Priced at a 4.94% CAP (assuming market rents for 2 vacant units), 7.22% CAP on proforma rents, and \$399/SF, the building is well positioned for an investor seeking a quality building within one of the hottest submarkets of Los Angeles. The building consists of (1) Two BD + Den + Two BA over 2,000SF in size which is currently VACANT, (2) One BD + One BA unit (the front unit has a large yard area), (1) Two BD + One and a Half BA (spacious upper unit with large balcony), and (2) Two BD + One BA (the VACANT rear unit with a private balcony is a stand-alone building). Unit amenities vary and some include a large yard area, a balcony, on-site laundry, massive unit sizes (the vacant two bedroom + den + two bathroom is 2,000+ SF), and even a stand-alone rear unit which is also vacant and renovated with a private balcony. Located within steps of Santa Monica Blvd, tenants are able to enjoy ease of access to various restaurants and nightlife venues, including Laurel Hardware, Employees Only, and La Boheme. Contact the listing broker for additional information or to coordinate showings.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$2,795,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.94
- \$126829 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$53,848
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01814504
- 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	\$4,800	\$4,800	\$5,000
2:	1	1	1		Unfurnished	\$1,187	\$1,187	\$3,000
3:	1	2	1		Unfurnished	\$2,077	\$2,077	\$3,500
4:	1	1	1		Unfurnished	\$1,880	\$1,880	\$2,600
5:	1	2	1		Unfurnished	\$1,863	\$1,863	\$3,400
6:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5554013017

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22221141

Printed: 04/03/2023 12:59:02 PM

Closed • Commercial/Residential

14023 Dicky St • Whittier 90605
7 units • \$244,286/unit • 4,352 sqft • 7,051 sqft lot • \$358.46/sqft •
Built in 1956
between Mulberry and Mills one block from CVS

List / Sold:
\$1,710,000/\$1,560,000 ↓
47 days on the market
Listing ID: PW22260769



14023 Dicky Street is a seven-unit apartment building in the desirable rental market of Whittier, California. This offering is a great opportunity for an investor to acquire a well-maintained pride-of-ownership building with 55 percent potential upside in rents. 14023 Dickey Street is a two-story building with seven one-bed/one-bath units that are separately metered for gas and electricity. The property boasts a grassy yard, new windows, two two-car garages, six surface parking spaces, and shared laundry facilities. This asset is well-located on a quiet street proximate to schools and one block to a shopping center with a Stater Bros. grocery store and a CVS.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,710,000
- 1 Buildings
- 10 Total parking spaces
- \$2,183 (Assessor)
- Laundry: Community
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

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: 01916221
- 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:	7	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8156012006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Commercial/Residential

List / Sold:
\$2,350,000/\$2,300,000 ↓

13835 Christine Dr • Whittier 90605
7 units • \$335,714/unit • 6,306 sqft • 6,827 sqft lot • \$364.73/sqft •
Built in 1963

0 days on the market
Listing ID: SB23042559

Located on the corner of Michigan Ave and Christine Dr. Next to the preschool



We are pleased to exclusively offer for sale this 7 unit multi-family investment located in the City of Whittier. This large, 6,827 SF lot is strategically positioned in an extremely low inventory submarket where there are only (32) other 5+ unit apartment buildings within a 0.5mi radius, as opposed to (1,587) SFR's. Further, only (2) of these apartment buildings have sold over the last (3) years, which helps explain why this is the first time this property has been offered for sale in over (40) years! The building itself features an excellent unit mix of (2) 3 Bed/2 Bath ~1,080 SF Units, (4) 2 Bed/1 Bath ~850 SF Units, and (1) 1 Bed/1 Bath ~750 SF Unit for a total rentable square footage of 6,306 SF. Each tenant has access to garage parking with (7) total garage parking spaces that each feature individual ~32 SF enclosed storage spaces therein. On top of this, each tenant has access to a coin operated laundry room that generates ~\$125/m in additional income. From an income capitalization standpoint, the property is currently operating at a 4.67% CAP Rate and 13.91 GRM, which are undoubtedly healthy income figures for a stabilized asset in the submarket. That said, this offering presents a rare opportunity to capitalize on impressive day 1 income while simultaneously presenting a strong value add component with an achievable Rent Upside of 27%, ultimately imputing a Market CAP Rate of 6.50% at 10.97x Gross. Further, this favorably zoned, R4 lot is operating at - or close to - its highest and best use with a Floor Area Ratio of 92%; however, the Lot Coverage is so efficient that its tenants are offered attractive courtyard/outdoor living quarters lush with greenery and enough space to entertain guests. In addition, the property runs adjacent to The Quad at Whittier and Whittier Crossing, which serves its tenants with ample shopping, restaurant, and entertainment options just a short walk away. In final, this prime location is about a mile from Whittier College and offers tenants easy access to the economic and employment hubs of both Los Angeles and Orange County. For these reasons, the astute investor can confidently forecast continued population and median household income growth within the submarket, thus driving prolonged rent growth upon acquisition.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$0 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.67
- \$167400 Gross Scheduled Income
- \$109752 Net Operating Income
- 8 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room
- Appliances: Electric Oven, Electric Cooktop, Water Heater
- Floor: Carpet, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$50,703
- Insurance: \$2,522
- Electric: \$1,268.00
- Maintenance: \$5,067
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management: 0
- Trash: \$2,541
- Water/Sewer: \$2,262
- Cable TV: 00823528
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,850
2:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,395
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,395
4:	1	3	2	1	Unfurnished	\$2,300	\$2,300	\$3,150
5:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,395
6:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$2,395
7:	1	3	2	1	Unfurnished	\$3,150	\$3,150	\$3,150

Of Units With:

- Separate Electric: 8
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8143001006

Michael Lembeck

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

Re/Max Property Connection

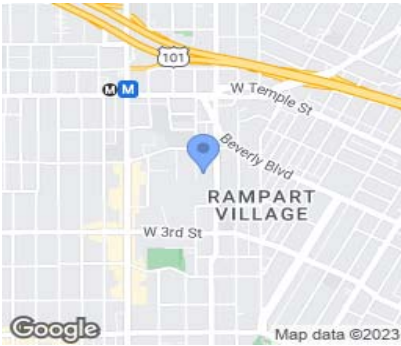
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB23042559

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Closed •

140 S Westmoreland Ave • Los Angeles 90004
7 units • \$285,000/unit • 4,191 sqft • 7,916 sqft lot • \$476.02/sqft •
Built in 1982
See Google Maps



List / Sold:
\$1,995,000/\$1,995,000
53 days on the market
Listing ID: 23235397

True North CRE of Compass Commercial as the exclusive listing agents are pleased to present the opportunity to acquire 140 S. Westmorland Ave. This offering presents a substantial opportunity for an investor who desires and above market going in capitalization rate for a turnkey building. The building is subject to AB 1482 allowing for any rent increases of 5% plus CPI and not subject to LA RSO. This walk-up apartment complex comprises 7 units. The unit mix consists of (2) 2 bed/1Bath and (5) 1 bed/1 bath units on a large 7,916 square foot lot zoned LAR3. Located on the cusp of Koreatown and Little Bangladesh, this neighborhood is referred to as Wilshire Center, which is a sub-district of Midtown named after Henry Gaylord Wilshire's eponymous boulevard. It contains within it both Koreatown and Little Bangladesh. Built in 1982, this property offers more favorable rent control and the ability to access market rents quicker. Parking is on-site with 12 spots along with on-site laundry plus an electric entry gate. Favorable to tenants, the property is located within short distances to the hub of Koreatown, filled with shopping, delectable restaurants and many other hot spots. Silver Lake offers a slew of culture and is located to the north east of the property. Downtown Los Angeles, Hollywood, Echo Park and even Dodger Stadium are all within short car rides away from the property. The 101 Freeway, public transportation, schools, shops, dining and entertainment contribute to the marketability to prospective renters and tenants. With excellent historical rent growth in the area and its central location, Koreatown continues to be one of the premiere apartment submarkets in Los Angeles.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Heating: Central
- Laundry: Individual Room, Community
- Cap Rate: 5.65
- \$112679 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$47,881
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$1,733	\$8,665	\$9,250
2:	2	2	1		Unfurnished	\$2,223	\$4,446	\$4,650
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area

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

- Los Angeles County
- Parcel # 5501016010

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

CUSTOMER FULL: Residential Income LISTING ID: 23235397

Printed: 04/03/2023 12:59:03 PM

Closed •

List / Sold:

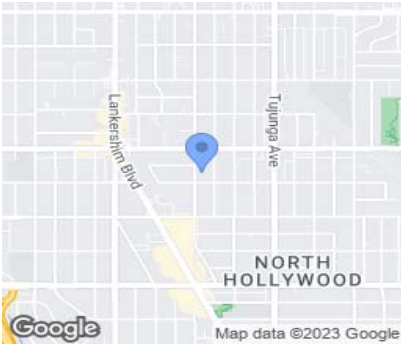
\$1,950,000/\$1,880,000 ↓

13 days on the market

Listing ID: 23246391

6318 Beck Ave • North Hollywood 91606
7 units • \$278,571/unit • 4,566 sqft • 8,734 sqft lot • \$411.74/sqft •
Built in 1978

SOUTH OF VANOWEN ST, EAST OF LANKERSHIM AND WEST OF TUJUNGA AVE. CENTRALLY LOCATED NEAR
NEW NOHO MALL, BURBANK AIRPORT



Excellent opportunity to acquire a NON RENT CONTROL, 7 unit apartment building in a great North Hollywood location. All tenants are current on rent Clean building with another 30% upside. Oversized Parking with 12 parking spots. Near the Noho arts districts.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$1,950,000
- 1 Buildings
- 10 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.5
- \$95280 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$42,165
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523748
- 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	\$1,515	\$1,515	\$1,950
2:	2	1	1		Unfurnished	\$1,694	\$1,694	\$1,950
3:	3	1	1		Unfurnished	\$1,624	\$1,624	\$1,950
4:	4	1	1		Unfurnished	\$1,650	\$1,650	\$1,950
5:	5	1	1		Unfurnished	\$1,584	\$1,584	\$1,950
6:	6	1	1		Unfurnished	\$1,624	\$1,624	\$1,950
7:	7	1	1		Unfurnished	\$1,689	\$1,689	\$1,950
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2335025015

Michael Lembeck

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

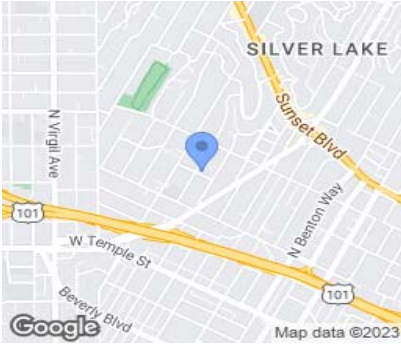
Re/Max Property Connection

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

Closed •

700 Robinson St • Los Angeles 90026
8 units • \$262,375/unit • 6,549 sqft • 6,616 sqft lot • \$323.26/sqft •
Built in 1956
Between Bellevue and Sunset, near Silver Lake Blvd.

List / Sold:
\$2,099,000/\$2,117,000 ↑
20 days on the market
Listing ID: 23229677



Prime mid century 8 unit apartment building perched on a picturesque hilltop in Silver Lake near Sunset Junction! Four units are 2 Bedrooms, and four are 1 Bedrooms, with units averaging 818 SF each. 1 unit is currently vacant. The property boasts expansive views of Downtown Los Angeles, spacious apartments, a corner lot, tuck under parking (soft story retrofit was completed in 2022), and much more. The property has approximately 90% upside in rents, making this an ideal "value-add" acquisition to a savvy investor's portfolio. The property has good bones, an excellent location near the new Target on Bellevue, views from some apartments, is nicely maintained and easily managed. Laundry room with tenant storage. Passed SCEP in 2022. 700 N. Robinson is a prized asset that has been family owned for over the past 40+ years, and the owners are ready to retire. RARE SILVER LAKE MULTIFAMILY SALE! Call listing agent for a full marketing package with rent roll, P&L, photos, and more.

Facts & Features

- Sold On 03/27/2023
- Original List Price of \$2,099,000
- 1 Buildings
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Individual Room
- Cap Rate: 4.65
- \$97665 Net Operating Income

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,865
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,872	\$1,872	\$3,200
2:	1	1	1		Unfurnished	\$868	\$868	\$2,400
3:	1	1	1		Unfurnished	\$824	\$824	\$2,400
4:	1	2	1		Unfurnished	\$979	\$979	\$3,200
5:	1	2	1		Unfurnished	\$1,115	\$1,115	\$3,200
6:	1	1	1		Unfurnished	\$2,500	\$0	\$2,500
7:	1	1	1		Unfurnished	\$1,800	\$1,800	\$2,500
8:	1	2	1		Unfurnished	\$1,872	\$1,872	\$3,200
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5401017012

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23229677

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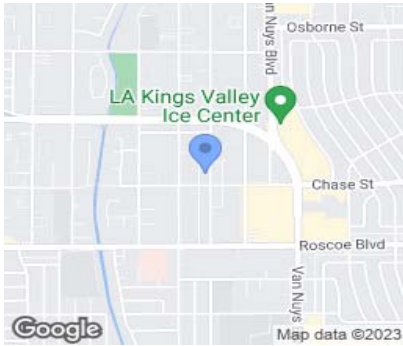
Closed •

List / Sold:
\$2,295,000/\$2,200,000 ↓

26 days on the market

Listing ID: 23242677

8517 Cedros Ave • Panorama City 91402
8 units • \$286,875/unit • 7,168 sqft • 11,211 sqft lot • \$306.92/sqft •
Built in 1977
Located West of Chase St & East of Parthenia.



Cash Cow Alert! Existing 6% Cap Rate and 11.9 GRM from Day 1. Large 7,168 SF Renovated building that features 8 large 2 Bed/1 Bath units. Priced only at \$320/SF for fully renovated units that are cash flowing at a current 6% Cap Rate and 11.9 GRM with additional upside to an 8.2% cap rate and 8.9 GRM on the proforma. The offering features 16 tandem parking spaces (2 spaces per unit) in the covered carport area in the back. This Newer complex was built in 1977 and consists of two 4-unit structures that have been fully renovated in 2022. Individually metered for Gas & Electricity, Central AC/Heat for all units, as well as newer roofs. Preliminary plans to add 3 ADUs (1 Attached ADU in the Laundry room + 2 Detached ADUs over the back Carport) to further improve the numbers. Do not miss out on your chance to acquire a stabilized 8-unit apartment building located in a high-demand rental area of Panorama City!

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$2,295,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- Cap Rate: 6.01
- \$137907 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$47,724
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,666	\$1,990	\$2,666
2:	1	2	1		Unfurnished	\$2,666	\$0	\$2,666
3:	1	2	1		Unfurnished	\$2,666	\$1,228	\$2,666
4:	1	2	1		Unfurnished	\$2,666	\$1,206	\$2,666
5:	1	2	1		Unfurnished	\$2,666	\$0	\$2,666
6:	1	2	1		Unfurnished	\$2,666	\$1,995	\$2,666
7:	1	2	1		Unfurnished	\$2,666	\$1,995	\$2,666
8:	1	2	1		Unfurnished	\$2,666	\$2,001	\$2,666
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
- PC - Panorama City area
- Los Angeles County
- Parcel # 2653016060

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23242677

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Closed •

List / Sold:

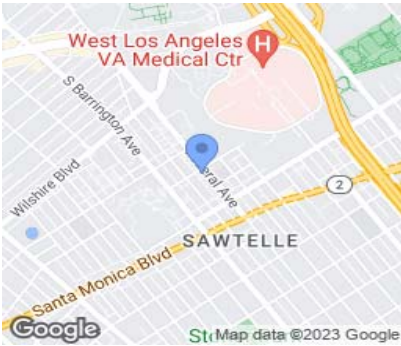
\$4,650,000/\$4,400,000 ↓

55 days on the market

Listing ID: 22223061

11600 Rochester Ave • Los Angeles 90025
13 units • \$357,692/unit • 12,390 sqft • 13,356 sqft lot • \$355.13/sqft •
Built in 1961

North of Santa Monica Blvd, and west of the 405 freeway. On the corner of Rochester & Federal Ave.



A unique opportunity to purchase 13 multi-family units in a prime West LA location on Rochester Ave. This 13 unit property has an excellent unit mix of (7) 1 BR and (6) 2 BR units. The property was constructed in 1961 is approximately 12,390 SqFt of building on a 13,356 SqFt lot. Large units with the 2 BR having 1 1/2 & 1 3/4 baths. Substantial rental upside, creating a quintessential "value-add" investment opportunity. This trophy asset in an undeniable attractive location that will surely pay long term dividends to a savvy investor. Property can be purchased individually or part of a five property portfolio that also includes, 12415 Texas Ave. (10 units), 12425 Texas Ave., (19 units), 1338 Carmelina (8 units) & 1352 Carmelina Ave. (26 units).

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$5,625,000
- 1 Buildings
- Cap Rate: 4.19
- \$195023 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$120,325
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1		Unfurnished	\$1,837	\$12,859	\$15,750
2:	4	2	1		Unfurnished	\$2,095	\$8,380	\$11,580
3:	1	2	2		Unfurnished	\$1,983	\$1,983	\$2,945
4:	1	2	2		Unfurnished	\$2,395	\$2,395	\$2,895
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263019034

Michael Lembeck

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

Re/Max Property Connection

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

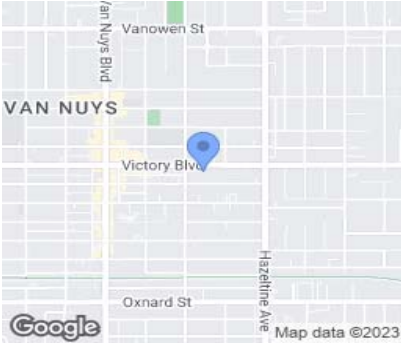
Closed •

List / Sold:
\$5,850,000/\$5,507,800 ↓

11 days on the market

Listing ID: 23251389

14230 Victory Blvd • Van Nuys 91401
16 units • \$365,625/unit • 15,784 sqft • 12,853 sqft lot • \$348.95/sqft •
Built in 1988
North of Keswick St; South of Ingomar St



We are proud to present 14230 Victory Blvd. 14230 Victory Blvd. is a 16-unit property, 15,784 square foot building on a 0.29-acre lot and was built in 1988. The building consists of (2) one-bedroom one-bathroom units, and (14) two-bedroom two-bathroom units. The property is in Van Nuys, a core location within the San Fernando Valley, near the intersection of Victory Blvd and Hazeltine Avenue. Residents can enjoy easy access to the 405, 170, & 101 freeways, Hollywood Burbank Airport, and many restaurants and retail outlets.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$5,850,000
- 1 Buildings
- \$297791 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$151,871
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,842	\$3,684	\$3,800
2:	14	2	2		Unfurnished	\$2,328	\$32,592	\$36,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2240013040

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1742 Barry Ave • Los Angeles 90025
16 units • \$624,688/unit • 16,746 sqft • 13,721 sqft lot • \$543.41/sqft •
Built in 1983
West of Federal Avenue and South of Santa Monica Boulevard

List / Sold:
\$9,995,000/\$9,100,000 ↓
69 days on the market
Listing ID: 22227465



1742 Barry Ave. is being sold together with its neighboring property 1738 Barry Ave. (APN # 4262-019-015). These two eight unit properties must be purchased together and can not be sold separately. The listing price of \$9,995,000 reflects the listing price for both properties. The properties are being sold as a trust sale but are not subject to court confirmation. The trustee is required to sell both properties. These two exceptional multi-family assets are ideally situated in the heart of LA's vibrant Westside. 1738 Barry Ave. was constructed in 2001 and 1742 Barry was built in 1983. As such, neither property is subject to the City of Los Angeles's Rent Stabilization Ordinance (AB 1482 applies) and both properties have massive rental upside. One of the units will be delivered vacant. The properties each consist of one building with three floors of residential units over 1 level of subterranean parking, which is exempt from seismic soft story retrofit. The ideal unit mixes consist of 8 extremely large 2+2 units in the 1738 Barry building and 8 large 2+1 units in the 1742 Barry building. All units feature dramatic two story townhome-style floor plans flooded with natural light. The buildings offer residents a secure intercom entry, central HV/AC, fireplaces (1738 Barry), balconies, in-unit washer and dryers (1738 Barry), private rooftop decks (1738 Barry), and an on-site laundry room (1742 Barry). Both properties have an abundance of parking (1738 Barry has 20 spaces and 1742 Barry has 16 spaces), making them each a potential candidate for a condominium conversion. The prime location provides its tenant easy access to the high-end dining and nightlife of Santa Monica and Sawtelle Blvd. These rare value add offerings present an astute investor with the unique opportunity to capitalize on higher market rents and to acquire prestigious turnkey assets in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$9,995,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Cap Rate: 3.53
- \$352558 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$193,151
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1		Unfurnished	\$2,413	\$19,302	\$3,495
2:	8	2	2		Unfurnished	\$3,320	\$26,560	\$3,995
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4262019014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22227465

Printed: 04/03/2023 12:59:03 PM

Closed • Apartment

17115 Chatsworth St • Granada Hills 91344
17 units • \$514,706/unit • 20,980 sqft • 13,700 sqft lot • \$414.68/sqft •
Built in 2003
Just west of Balboa

List / Sold:
\$8,750,000/\$8,700,000 ↓
68 days on the market
Listing ID: SR23009399



We are proud to represent this 17 unit apartment building in Granada Hills. The building was constructed in 2003. Its unit mix consists of (8) two-bedroom, two-bathroom units and (9) 2-bedroom, 2.5-bathroom loft units. With a lot size of 13,700 square feet, the property has a total of 20,980 rentable square feet. The property has been well-maintained by its original owner-builder and has never before been on the market. The property is located in a great rental pocket in Granada Hills, with Charter Schools, Trader Joes, Homes Goods Store, Ralph's, and Sprouts in close proximity. Cal State Northridge is also nearby, and the property is close to the 405, 5, and 118 freeways, giving tenants easy access to the greater Los Angeles area. The location, in addition to numerous amenities like fireplaces, lofts, and secured parking, makes the property highly desirable. The building is metered separately for gas and electricity.

Facts & Features

- Sold On 03/28/2023
- Original List Price of \$8,750,000
- 1 Buildings
- Levels: One
- 34 Total parking spaces
- \$2,435 (Estimated)
- Laundry: Community
- \$498696 Gross Scheduled Income
- \$327449 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 17 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$167,686
- Electric: \$39,504.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01882980
- Gardener:
- Licenses:
- Insurance: \$1,962
- Maintenance:
- Workman's Comp:
- Professional Management: 10140
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2	16	Unfurnished	\$2,425	\$19,400	\$20,800
2:	9	12	3	18	Unfurnished	\$2,462	\$22,158	\$25,650

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 17
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 2696029027

Michael Lembeck

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

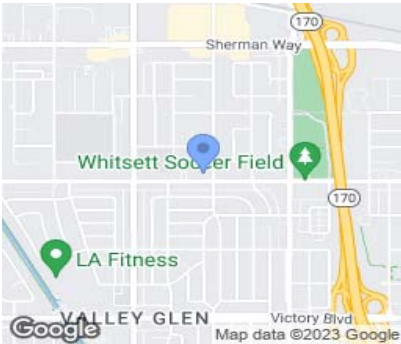
Re/Max Property Connection

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

Closed • Commercial/Residential

12717 Vanowen St • North Hollywood 91605
18 units • \$205,556/unit • 13,569 sqft • 21,870 sqft lot • \$257.20/sqft •
Built in 1955
Corner of Vanowen and Bellaire Ave

List / Sold:
\$3,700,000/\$3,490,000 ↓
38 days on the market
Listing ID: GD22234366



Calling out all investors for this value add investment opportunity! This 18 unit building nestled in the heart of North Hollywood consists of three buildings sitting on over half an acre lot. Unit breakdown: fourteen 1 bedroom units and four 2 bedroom units. All units are tenant occupied and all tenants paying rent! With minimal expenses and huge upside in rent. Most units are rented below market value and 5 units are section 8 tenants. Here is an incredible opportunity to add value and increase rents! Offers subject to inspection. DO NOT disturb tenants.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$3,700,000
- 3 Buildings
- Levels: Two
- 25 Total parking spaces
- \$2,341 (Estimated)
- Laundry: Community
- \$269940 Gross Scheduled Income
- \$200220 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$69,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$9,720
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$12,000
- Maintenance:
- Workman's Comp:
- Professional Management: 14400
- Water/Sewer: \$21,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	18	22	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2324014014

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$5,300,000/\$4,700,000** ↓**197 days on the market****Listing ID: SB22151328****1834 W 146th St • Gardena 90249****23 units • \$230,435/unit • 13,602 sqft • 18,544 sqft lot • \$345.54/sqft •****Built in 1957****Near Western Ave.**

Price just reduced! We are pleased to present our latest listing, 1834 West 146th Street. Built in 1957, this large, 23-unit property is located in the City of Gardena, and sits on an 18,500 square foot lot. The investment features about 16% +/- rental upside for the new owner. The property has a unit mix of 21 one bed / one bath units and 2 two bed / 1 bath units, with a total of 24 parking spots for tenant convenience. There is also a pool and small courtyard area, as well as available on-site laundry (leased)! Units are individually metered for gas and electricity, and each unit also has an individual water heater. This is the perfect opportunity for an astute investor to acquire an asset in the up and coming Gardena market. 1834 West 146th Street has many features that today's discerning apartment investors look for, and has ample amenities that any prospective tenants will appreciate.

Facts & Features

- Sold On 03/30/2023
- Original List Price of \$5,750,000
- 1 Buildings
- 24 Total parking spaces
- \$4,834 (Estimated)
- Laundry: Common Area
- Cap Rate: 5.2
- \$423288 Gross Scheduled Income
- \$275345 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$140,828
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$140,828
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$43,152	\$43,152	\$52,800
2:	21	1	1	0	Unfurnished	\$380,136	\$380,136	\$441,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4062006021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$12,945,000/\$10,500,000 ↓

27 days on the market

10810 Palms Blvd • Los Angeles 90034
25 units • \$517,800/unit • 25,524 sqft • 14,637 sqft lot • \$411.38/sqft •
Built in 2013

Listing ID: 23243037

Between Overland and Sepulveda



Extremely well-maintained 25-unit building has oversized units with stunning contemporary interiors, polished concrete floors & modern condo-quality designer finishes. Wonderful open floorplans, gourmet kitchens, custom countertops, designer cabinetry, stainless steel appliances, washer & dryer in every unit, and most have large balconies. On-site fitness center, rooftop lounge with views, beautiful landscaping, electronic phone-activated entry system, pre-wired for broadband and networking. Solar power for house electric. RUBS for gas, water, sewer, trash and recycling. RUBS is grandfathered in for this building. MAJOR UPSIDE POTENTIAL FOR RAISING CAP RATE. Rents have not been raised in approximately three and a half years. 40% of the building is currently eligible for 10% rent increases which will raise the Cap Rate. This building is NOT rent controlled, so rents can be raised more than 10%. Seller owns all appliances, including washer/dryers, microwaves, range/ovens, dishwashers and refrigerators. Beautiful, clean building, convenient location. True pride of ownership.

Facts & Features

- Sold On 03/31/2023
- Original List Price of \$15,495,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.14
- \$535143 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Built-In, Oven, Range

Exterior

- Security Features: Card/Code Access
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$174,177
- 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:	24	1	1		Unfurnished	\$2,187	\$52,510	\$52,510
2:	1	0	1		Unfurnished	\$550	\$6,600	\$6,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252037042

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23243037

Printed: 04/03/2023 12:59:03 PM

Closed •

List / Sold:

\$11,495,000/\$10,539,500 ↓

94 days on the market

3369 Overland Ave • Los Angeles 90034
32 units • \$359,219/unit • 29,336 sqft • 28,310 sqft lot • \$359.27/sqft •
Built in 1955

Listing ID: 22225815

Located on Overland Avenue, two blocks north of Palms Blvd.



MAJOR PRICE REDUCTION!!! 3367-3373 Overland Ave. is a terrific 32 unit apartment building located in a prime Palms / West Los Angeles location. The property is ideally situated on Overland Avenue, two blocks north of Palms Boulevard in a spectacular centrally located neighborhood. The building offers an excellent mix of residences which include 4 - One Bedroom + One Bath Units, 18- Two Bedroom + One Bath Units, 10 - Three Bedroom + Two Bath Units. Many of the units are rented at below market rates.Units rented at market rates have been renovated and feature:remodeled kitchens with granite countertops, updated appliances including dishwashers, microwaves, stoves, and refrigerators, with stainless steel plumbing fixtures, and beautiful kitchen cabinets. This is a rare opportunity for an Investor to purchase an income property in a prime West Los Angeles Location with tremendous rental upside.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$11,950,000
- 4 Buildings
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.94
- \$453305 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$288,731
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,895	\$7,580	\$8,180
2:	18	2	1		Unfurnished	\$2,014	\$36,253	\$51,660
3:	10	3	2		Unfurnished	\$1,935	\$19,349	\$35,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4254024034

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22225815

Printed: 04/03/2023 12:59:03 PM

Closed •

List / Sold:

\$19,000,000/\$17,500,000 ↓

44 days on the market

1136 W 6th St • Los Angeles 90017

42 units • \$452,381/unit • 45,138 sqft • 10,751 sqft lot • \$387.70/sqft •

Built in 1923

Listing ID: 23233291

Situated at the corner of W 6th Street and Lucas Ave, One Block North of Wilshire Blvd, and West of S Bixel Street



Rare opportunity to acquire The Mint, a 42-unit luxury-boutique apartment community, not subject to Los Angeles city rent control, located in the highly desirable City West neighborhood of DTLA. The Property underwent an expansive renovation in 2016, costing over \$12 million. The renovation includes expansive system upgrades such as electrical, plumbing, roof, elevator, and new windows along with extensive foundation, seismic retrofit work, and structural upgrades. The Property is equipped with numerous amenities including a fitness center, a rooftop terrace with sweeping city views and a grill, a business center, a game room, lounges, key-fob controlled access, and more. The Property features a strong unit mix of spacious and beautifully designed units including (8) studios, (16) 1+1, (7) 2+1 and (11) 2+2 units. Interiors include 9' to 10' ceilings heights, open floor plans, in-unit washer and dryers, in-unit security systems, central air conditioning, and more. All units include luxury finishes, stainless steel appliances, beautifully designed kitchens and bathrooms, stone countertops and tile backsplashes, and exposed concrete walls and polished concrete floors. Additionally, the Property has potential to qualify for tax abatements under the Mills Act, which will reduce the overall annual tax burden. The Property boasts a 95 out of 100 Walk Score "A Walker's Paradise" and a 99 out of 100 Transit Score "A Rider's Paradise." Tenants are in an amenity rich location and are conveniently within walking distance to an array of critically acclaimed restaurants, trendy bars and nightlife, shops, and entertainment venues. Also, the Property is centrally located 5 blocks from the Downtown Financial District, one of Los Angeles' most dominant employment hubs, and tenants. The Mint represents a rare opportunity for an investor to acquire a turnkey, fully renovated boutique apartment community in one of the strongest and most vibrant markets in Los Angeles.

Facts & Features

- Sold On 03/29/2023
- Original List Price of \$19,000,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- Cap Rate: 4.73
- \$897899 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$500,323
- 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:	8	0	1		Unfurnished	\$2,055	\$16,440	\$18,580
2:	16	1	1		Unfurnished	\$2,489	\$39,821	\$43,860
3:	7	2	1		Unfurnished	\$2,772	\$19,403	\$20,385
4:	11	2	2		Unfurnished	\$2,893	\$31,820	\$33,785
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5143024015

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