

Cross Property Customer 1 Line

	Listing_ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	SB22037777	S	16953	Brighton AVE	GR	119	STD,TRUS	2	\$0		\$925,000	\$559.93	1652	1944/ASR	6,251/0.1435	N	2	04/01/22	7/7
2	SB22009776	S	529 W	Santa Cruz ST	SP	189	STD	2	\$2,800		\$731,000	\$275.23	2656	1922/PUB	4,996/0.1147	N	2	03/31/22	18/18
3	DW21111751	S	348 N	Fries AVE	WILM	196	STD	2	\$27,900		\$553,000	\$531.73	1040	1918/APP	4,620/0.1061	N	2	03/31/22	52/52
4	OC22004137	S	213 S	Granada AVE	ALH	601	STD	2	\$4,200		\$1,328,000	\$620.85	2139	1959/PUB	7,263/0.1667	N	0	03/30/22	33/33
5	TR22045727	S	15003	Nubia ST	BDPK	608	STD	2	\$55,200		\$900,000	\$497.51	1809	1937/PUB	14,074/0.3231	N	0	03/29/22	2/2
6	BB22001736	S	1829	Scott RD	BBK	610	STD	2	\$0		\$1,550,000	\$586.68	2642	1941/ASR	9,120/0.2094	N	4	03/29/22	51/68
7	CV22013856	S	728 E	Palmer AVE	GD	628	STD	2	\$75,600		\$1,251,000	\$653.95	1913	1922/ASR	7,474/0.1716	N	2	03/31/22	13/13
8	SR22016399	S	1410	Talmadge ST	LA	637	STD	2	\$72,000		\$1,341,021	\$776.05	1728	1922/ASR	6,791/0.1559	N	3	03/29/22	33/143
9	PF22019182	S	1535 E	Elizabeth ST	PAS	646	STD	2	\$0		\$1,118,500	\$821.22	1362	1923/ASR	8,012/0.1839	N	0	03/31/22	9/9
10	22121067	S	2689	WAVERLY DR	LA	671	STD	2			\$1,575,000	\$869.21	1812	1940	11,902/0.27	N		03/31/22	10/10
11	AR22018651	S	443 N	Cambridge AVE	CLAR	683	STD	2	\$30,000		\$940,000	\$564.56	1665	1952/ASR	8,080/0.1855	N	2	03/30/22	9/9
12	TR21249726	S	807 N	Gibbs ST	POM	687	STD	2	\$0		\$910,000	\$324.88	2801	1908/ASR	7,562/0.1736	N	2	03/31/22	84/84
13	RS22004619	S	1025 W	54th ST	LA	699	STD	2	\$72,000		\$880,000	\$550.00	1600	1923/ASR	5,173/0.1188	N	0	03/31/22	45/45
14	DW22002244	S	3202 W	110th ST	ING	699	STD	2	\$4,500		\$1,038,000	\$385.01	2696	1940/ASR	10,537/0.2419	N	2	03/29/22	51/51
15	SR22024883	S	7558	Willoughby AVE	LA	C10	STD	2	\$75,600		\$1,175,000	\$1,012.93	1160	1924/ASR	2,698/0.0619	N	2	03/30/22	27/27
16	22119865	S	21	23rd AVE	VEN	C11	STD	2			\$2,700,000	\$1,171.88	2304	1905	2,641/0.06	N		03/31/22	39/39
17	22122611	S	833 S	DETROIT ST	LA	C19	STD	2			\$1,871,000	\$672.05	2784	1924	6,724/0.15	N	2	03/29/22	20/20
18	SR22012557	S	1537 N	Kingsley DR	LA	C20	STD	2	\$0		\$1,385,000	\$663.95	2086	1958/ASR	6,862/0.1575	N	3	04/01/22	60/60
19	SB22033516	S	108	Montreal ST	PDLR	C31	TRUS	2	\$32,448		\$2,029,000	\$982.57	2065	1956/ASR	2,552/0.0586	N	2	04/01/22	9/9
20	DW22022829	S	636 E	85th ST	LA	C34	STD	2	\$0		\$850,000	\$255.41	3328	1937/ASR	5,200/0.1194	N	3	03/31/22	11/11
21	SR20253230	S	1717 W	45th ST	LA	C36	STD	2	\$0		\$740,000	\$439.43	1684	1909/ASR	6,302/0.1447	N	3	03/29/22	192/192
22	21106795	S	725 723-7	113th ST	LA	C37	STD	2			\$630,000	\$252.00	2500	1924	5,602/0.12	N		03/29/22	71/71
23	22119101	S	221 W	84TH ST	LA	C37	STD	2			\$635,000	\$365.15	1739	1939	5,401/0.12	N	2	04/01/22	27/27
24	DW22015483	S	3960 E	6th ST	ELA	ELA	STD,TRUS	2	\$32,400		\$528,000	\$317.31	1664	1962/ASR	7,805/0.1792	N	0	03/30/22	27/27
25	MB22025025	S	6131 E	Olympic BLVD	ELA	ELA	STD	2	\$0		\$630,000	\$502.39	1254	1954/ASR	2,547/0.0585	N	2	03/28/22	16/16
26	MB22029351	S	737	Bradshaw AVE #39	ELA	ELA	TRUS	2	\$8,400		\$700,000	\$351.94	1989	1928/ASR	6,788/0.1558	N	2	03/31/22	4/4
27	22126653	S	7223	Lemp AVE	NHLW	NHO	STD	2			\$770,000	\$454.01	1696	1953	6,624/0.15	N		03/29/22	0/0
28	SR22006341	S	6737	Irvine AVE	NHLW	NHO	STD	2	\$50,000		\$930,000	\$540.38	1721	1949/ASR	7,800/0.1791	N	2	03/30/22	26/26
29	OC21238791	S	2701 W	Alondra BLVD	CMP	RO	TRUS	2	\$28,548		\$660,000	\$423.62	1558	1952/ASR	7,487/0.1719	N	2	04/01/22	27/27
30	MB22026580	S	1507 S	Willowbrook AVE	CMP	RP	STD	2	\$0		\$630,000	\$468.75	1344	1953/ASR	4,660/0.107	N	0	04/01/22	15/15
31	RS22024566	S	3600	Hill ST	HNPCK	T5	STD	2	\$0		\$790,000	\$442.08	1787	1957/ASR	6,435/0.1477	N	2	03/29/22	11/11
32	22123701	S	302 E	HYDE PARK BLVD	ING	101	PRO	3			\$1,150,000	\$505.72	2274	1957	4,403/0.1	N		03/29/22	20/20
33	SB22024271	S	715	Portola AVE	TORR	134	STD	3	\$42,000		\$1,100,000	\$575.31	1912	1950/ASR	5,520/0.1267	N	3	03/30/22	4/4
34	22132929	S	1515	MYRA AVE	LA	637	STD	3			\$1,415,000	\$577.32	2451	1913	6,747/0.15	N		03/29/22	18/18
35	22120429	S	1746	ATCHISON ST	PAS	646	STD	3			\$1,192,000	\$459.88	2592	1957	8,994/0.2	N		03/29/22	46/46
36	OC22028628	S	7929	Virginia ST	RSMO	651	STD,TRUS	3	\$52,800	3	\$1,450,000	\$354.09	4095	1959/ASR	10,128/0.2325	N	3	03/30/22	7/7
37	CV22011201	S	2657	Humbert AVE	SELM	699	STD,TRUS	3	\$0		\$1,250,000	\$485.63	2574	1941/PUB	18,332/0.4208	N	2	03/31/22	18/18
38	DW21156335	S	311 N	Fickett ST	LA	BOYH	STD	3	\$32,894		\$600,000	\$323.28	1856	1915/ASR	3,786/0.0869	N	0	03/29/22	191/191
39	DW22017833	S	333 S	State ST	LA	BOYH	STD	3	\$12,420		\$880,000	\$376.07	2340	1923/ASR	7,864/0.1805	N	5	03/31/22	0/0
40	22119359	S	38	20TH AVE	VEN	C11	STD	3			\$2,250,000	\$1,159.79	1940	1924	2,626/0.06	N	3	03/29/22	11/11
41	22122193	S	4611 W	18TH ST	LA	C16	STD	3			\$1,400,000	\$544.32	2572	1954	6,996/0.16	N		04/01/22	24/24
42	221773070	S	2553 W	12TH ST	LA	C17	STD	3			\$1,160,000	\$281.55	4120	1923	5,996/0.13	N		04/02/22	8/137
43	PW22001576	S	5875	Crocker ST	LA	C34	STD	3	\$38,400		\$540,000	\$329.47	1639	1936/OTH	5,189/0.1191	N	2	03/31/22	38/38
44	PW22019576	S	12058	Pine ST	NWK	M1	STD	3	\$51,600		\$945,000	\$408.74	2312	1913/ASR	6,945/0.1594	N	0	03/31/22	8/8
45	OC22010823	S	9527	Somerset BLVD	BF	RJ	STD	3	\$41,793		\$900,000	\$443.79	2028	1955/ASR	7,201/0.1653	N	3	03/30/22	5/5
46	PW22024587	S	577 W	4th ST	SP	189	STD	4	\$60,132	4	\$1,050,000	\$328.33	3198	1959/ASR	5,001/0.1148	N	4	03/30/22	12/12
47	TR21220838	S	10829	Elliott AVE	ELM	619	STD	4	\$76,800		\$1,203,800	\$377.13	3192	1959/ASR	6,328/0.1453	N	4	03/31/22	96/96
48	CV22044797	S	11415	Fairview ST	ELM	619	STD	4	\$90,780		\$1,960,000	\$405.04	4839	1950/ASR	17,897/0.4109	N	3	03/31/22	7/7
49	PW22027999	S	13626	Franklin ST	WH	670	STD	4	\$105,600		\$1,780,000	\$320.66	5551	1994/ASR	7,930/0.182	N	8	03/31/22	17/17
50	BB22062571	S	543 N	Virgil AVE	LA	671	STD	4	\$192,000	5	\$2,900,000	\$593.29	4888	2021/BLD	7,004/0.1608	N	2	03/29/22	0/0
51	WS21256525	S	7924	Comstock AVE	WH	678	STD	4	\$67,800		\$1,250,000	\$305.62	4090	1964/ASR	5,585/0.1282	N	5	03/30/22	79/170
52	WS21256524	S	7920	Comstock AVE	WH	678	STD	4	\$67,800		\$1,250,000	\$305.62	4090	1964/ASR	5,481/0.1258	N	5	03/30/22	79/170
53	TR22001501	S	2631 S	Manhattan PL	LA	699	STD	4	\$64,920		\$1,235,000	\$236.32	5226	1924/ASR	6,525/0.1498	N	5	03/29/22	63/163
54	22119704	S	412	BROOKS AVE	VEN	C11	STD	4			\$1,938,930	\$823.32	2355	1964	4,999/0.11	N		03/31/22	54/54
55	221796120	S	534	Broadway ST	VEN	C11	STD	4			\$3,380,000	\$763.32	4428	1964	5,201/0.11	N		03/30/22	124/124
56	222000633	S	618	Pacific ST	SM	C14	STD	4			\$3,000,000			1965	5,634/0.12	N	0	04/01/22	29/158
57	22125813	S	1889 W	23RD ST	LA	C16	STD	4			\$1,110,000	\$418.55	2652	1914	6,651/0.15	N		04/01/22	6/6
58	SR22025359	S	3858 S	Budlong AVE	LA	C34	STD	4	\$28,400		\$1,188,000	\$326.19	3642	1923/ASR	6,000/0.1377	N	0	03/31/22	23/23
59	BB22063340	S	4157 S	Normandie AVE	LA	C34	STD	4	\$204,000	5	\$2,910,000	\$439.31	6624	2022/BLD	6,216/0.1427	N	4	03/30/22	0/0
60	21112641	S	9528 S	NORMANDIE AVE	LA	C36	STD	4			\$594,000	\$251.91	2358	1969	5,939/0.13	N		04/01/22	44/44
61	PW21231735	S	1135 W	106th ST	LA	C36	STD	4	\$78,720		\$960,000	\$291.44	3294	1961/ASR	9,210/0.2114	N	4	03/31/22	83/83
62	21100353	S	115 E	31st ST	LA	C42	STD	4			\$1,295,000	\$378.65	3420	1984	6,283/0.14	N	1	03/30/22	61/61
63	CV21249055	S	2832	Macon ST	CYPK	CYPK	STD	4	\$10,800		\$1,690,000	\$430.24	3928	1920/ASR	6,155/0.1413	N	0	03/31/22	91/91
64	22119349	S	11317	LOUISE AVE	LNWD	RM	STD	4											

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grq_Spcs	Date	DOM/CDOM
71	DW22014623	S	9745 Maple ST	BF	RG	STD	5	\$68,532		\$815,000↓	\$299.63	2720	1937/ASR	4,315/0.0991	N	0	03/30/22	51/51
72	SB22010609	S	4922 Santa Ana ST	CUD	T5	STD,TRUS	5	\$126,000		\$1,800,000↓	\$405.13	4443	1923/ASR	20,415/0.4687	N	4	03/31/22	8/8
73	BB22029418	S	228 N Jackson ST	GD	628	STD	6	\$134,790		\$2,415,000↑	\$343.04	7040	1969/ASR	7,479/0.1717	N	7	03/30/22	14/14
74	22134243	S	314 S AVENUE 19	LA	677	STD	6			\$1,250,000↑	\$240.76	5192	1905	8,250/0.18		2	03/31/22	13/13
75	22117211	S	1111 S COCHRAN AVE	LA	C19	STD	6			\$2,962,500↓	\$597.28	4960	1953	6,583/0.15			04/01/22	63/63
76	21760562	S	826 W Colden AVE	LA	C36	STD	6			\$1,875,000↓	\$333.87	5616	1950	10,410/0.23			04/01/22	140/140
77	22119633	S	6641 BECK AVE	NHLW	NHO	STD	6			\$1,780,000↓	\$290.90	6119	1961	6,750/0.15			03/30/22	16/16
78	21761706	S	6019 8Th AVE	LA	PHHT	STD	6			\$1,725,000↓	\$304.77	5660	1962	7,066/0.16			04/01/22	139/139
79	MB21256009	S	9327 San Antonio AVE	SOG	T4	STD	6	\$127,920		\$1,900,000↓	\$415.75	4570	1955/ASR	8,349/0.1917	N	5	03/30/22	27/27
80	SR21263635	S	1242 Lilac Pl	LA	671	TRUS	7	\$2,327		\$1,350,000↑	\$293.22	4604	1921/ASR	5,546/0.1273	N	0	03/31/22	51/51
81	PF22037024	S	1426 S Cochran AVE	LA	C16	PRO	8	\$163,160	6	\$2,280,000↑	\$325.99	6994	1967/ASR	6,850/0.1573	N	0	03/29/22	10/10
82	21792670	S	1050 W 88Th ST	LA	C36	STD	8			\$1,749,000↓	\$269.91	6480	1959	9,123/0.2			03/31/22	90/90
83	SR21139157	S	2437 Centinela AVE	SM	C14	TRUS	9	\$79,044		\$2,552,000↓	\$878.79	2904	1938/ASR	17,830/0.4093	N	8	04/01/22	220/220
84	CV22005658	S	525 N San Gabriel AVE	AZU	607	STD	10	\$148,140	3	\$2,800,000	\$336.62	8318	1963/OTH	12,197/0.28	N	15	03/30/22	13/13
85	21799732	S	4117 W Adams BLVD	LA	C16	STD	12			\$2,875,000↓	\$389.57	7380	1940	12,994/0.29			04/01/22	30/30
86	22117203	S	1309 AMHERST AVE	LA	WLA	STD	28			\$15,200,000↓	\$581.15	26155	1972	21,784/0.5			04/01/22	21/21

Closed • Duplex

16953 Brighton Ave • Gardena 90247

2 units • **\$409,000/unit** • **1,652 sqft** • **6,251 sqft lot** • **\$559.93/sqft** •

Built in 1944

Artesia and Western

List / Sold: **\$818,000/\$925,000** ↑

7 days on the market

Listing ID: SB22037777



Welcome to 16953-55 Brighton Ave! Tucked away on a quiet tree lined street in one of Gardena's best pockets, this one is great find. Both units are 2 bedroom and 1 bathroom and separately metered. The back unit has a spacious back yard perfect for entertaining or potentially adding on. Each unit has one garage spot in the detached garage to the rear of the property exiting to the alley. This one sits on a 6200 sq ft lot with a manicured lawn on the front and back. Its my pleasure to bring this Central Gardena duplex to market!

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$818,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$492 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264338
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$1,325	\$1,325	\$2,300
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106041024

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: SB22037777

Printed: 04/03/2022 3:28:16 PM

Closed • Duplex

List / Sold: **\$750,000/\$731,000** ↓

529 W Santa Cruz St • San Pedro 90731

18 days on the market

**2 units • \$375,000/unit • 2,656 sqft • 4,996 sqft lot • \$275.23/sqft •
Built in 1922**

Listing ID: SB22009776

North of 1st St and West Pacific Ave.



Welcome to your next Investment Opportunity! This well located Duplex is not far from Downtown San Pedro where all the excitement and revitalization is happening! Near the 110 freeway, restaurants and so much more! The front unit is a 2 bedroom 1 bath separate home complete with its own laundry room. The Back unit has recently been updated to the nines. From top to bottom attention was taken on every detail. Separate laundry rooms, gas meters and electric panels. The roof was replaced less then 10years ago and even the water heater was recently replaced. Back unit can be delivered vacant and Seller is open to compensating buyer with tenant relocation costs on front unit.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$350 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$2800 Gross Scheduled Income
- \$2800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7451007022

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:](#) SB22009776

Printed: 04/03/2022 3:28:16 PM

Closed • Duplex

List / Sold: **\$545,000/\$553,000** ↑

348 N Fries Ave • Wilmington 90744

52 days on the market

**2 units • \$272,500/unit • 1,040 sqft • 4,620 sqft lot • \$531.73/sqft •
Built in 1918**

Listing ID: DW21111751

Harry Bridges Blvd & N Fries



Live in one and rent the other. Corner lot offers two detached units centrally located and within walking distance to the Port and Waterfront Park. Each unit is 1 bedroom and 1 bathroom with their own parking garage and front porch. Each unit has their own meter, water heater, and interior laundry hookups. A workshop is found in the back along with a spacious shed. Space in the back can be used as parking or entertaining area. Schedule your appointment today!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$545,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$27900 Gross Scheduled Income
- \$27900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$725
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7418022013

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:](#) DW21111751

Printed: 04/03/2022 3:28:16 PM

Closed •

213 S Granada Ave • Alhambra 91801

**2 units • \$710,000/unit • 2,139 sqft • 7,263 sqft lot • \$620.85/sqft •
Built in 1959**

E Mission Rd to Granada Ave

List / Sold:

\$1,420,000/\$1,328,000 ↓

33 days on the market

Listing ID: OC22004137



5 beds, 3 baths, 2139 sq. ft. land 8211 multi-family Two Units for sale: Front unit address is 213; the back unit is 215. Both units completed remodeled on 2014. Both units have their own meters for electricity and gas. Excellent location - This property provides easy access to great restaurants, freeways and shopping centers. 5 minutes walking distance to school and downtown main street. It is also located in very quite and nice street. Onblock to school.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,420,000
- 2 Buildings
- 0 Total parking spaces
- \$757 (Estimated)
- Laundry: In Kitchen
- \$4200 Gross Scheduled Income
- \$4070 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$205
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$70
- Cable TV: 01257250
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	0	0	Unfurnished	\$4,200	\$4,200	\$2,100

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 601 - Alhambra area
- Los Angeles County
- Parcel # 5346002013

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:** OC22004137

Printed: 04/03/2022 3:28:16 PM

Closed • **Single Family Residence**

15003 Nubia St • Baldwin Park 91706

2 units • **\$429,500/unit** • **1,809 sqft** • **14,074 sqft lot** • **\$497.51/sqft** •
Built in 1937

Azusa Canyon turn on Nubia.

List / Sold: **\$859,000/\$900,000** ↑

2 days on the market

Listing ID: TR22045727



Beautiful renovated Turn-Key 2 units on a huge lot! Two addresses 15003 and 15005. Property is remodeled inside out with newer kitchen cabinets and counter-top, freshly painted with amount of detail, brand new bathrooms, wood style vinyl flooring, recess lighting through out the house. Over 14,000 square feet of usable and profitable flat land. Located in the gentrifying sweet City of Baldwin Park, as you drive around the city you will see a lot of brand new or newer residential property. Front unit is 1,289 square feet and back unit is 520 square feet. It's perfect for owner occupy or investors. Both unit have their private full bath, kitchen, living room, and laundry hook-ups. Two units are completely independent from each other. Do not miss this opportunity, property with this uniqueness does not come on market that often at all. Please call City of Baldwin Park to ask about the requirement and guideline of expansion of the back unit.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$859,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Seller)
- Laundry: Individual Room, Propane Dryer Hookup, Washer Hookup
- \$55200 Gross Scheduled Income
- \$45051 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Value In Land, Yard
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer, Sewer Assessments
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System

Annual Expenses

- Total Operating Expense: \$10,599
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$450
 - Cable TV: 02077892
 - Gardener:
 - Licenses:
- Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,700

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
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8414001021

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 •

1829 Scott Rd • Burbank 91504

**2 units • \$795,000/unit • 2,642 sqft • 9,120 sqft lot • \$586.68/sqft •
Built in 1941**

Glenoaks blvd and Scott Rd.

List / Sold:

\$1,590,000/\$1,550,000 ↓

51 days on the market

Listing ID: BB22001736



An Exceptional Property with Two Separate family homes on a large lot. Detached Double car garage for each house , which would be perfect for an additional ADU unit. Both units have an open floor plan. The front unit has a 3 bed 2 bath beautifully remodeled home with charming curb appeal and lovely landscaping. The unit has remodeled bathrooms and a modern kitchen with a granite countertop. The back unit has 3 bed 2 bath and privacy from street. It has a deck in the back with a private backyard. It also is newly remodeled with granite countertops. Living in the media capital of the world, Burbank residents take pride in top-rated schools, parks and recreation offerings, hiking trails, trendy shops, & restaurants. A great opportunity to own and invest in Burbank.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,715,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$379 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01877665
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,424	\$3,424	\$3,700
2:	1	3	2	2	Unfurnished	\$3,424	\$3,424	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2468005016

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: BB22001736

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Closed • Duplex

728 E Palmer Ave • Glendale 91205

**2 units • \$625,000/unit • 1,913 sqft • 7,474 sqft lot • \$653.95/sqft •
Built in 1922**

S. Admas St and E. Palmer Ave

List / Sold:

\$1,250,000/\$1,251,000 ↑

13 days on the market

Listing ID: CV22013856



Completely remodeled units in the prime area of Glendale. Located at the base of Adams Hill. This 2 unit property features a main detached home with 2 bedrooms, a full bath, dining area and kitchen with private laundry room that provides additional storage. The second unit above the garage consist of 2 bedrooms, a full bath, kitchenette, exterior pantry with a laundry room downstairs that also provide additional storage. Both units have been fully remodeled with all new plumbing, electrical, mini split heating/cooling, LVM flooring, exterior paint, interior paint, remodeled bathrooms, all new kitchens with stainless steel appliances. The units we just reroofed, sewer line inspected and cleared, new front landscaping, new fences on the side and a back gate added for additional safety. The property also comes with a large storage unit that can be used as a work shop, gym, office or craft studio. 2 additional storage sheds at the rear of the property for added convenience. A large 2 car garage with plenty of parking on the driveway and street. Also located within the Horace Mann Elementary which was just rated a 9 out of 10. Conveniently located right between Palmer Park and Adams Square Mini Park. Located just a couple minutes from the Galleria/Americana shopping centers and 3 major freeways. This property was built to last!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,199,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$205 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$75600 Gross Scheduled Income
- \$72000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Disposal, Gas Range, Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Insurance: \$1,920
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200

- Cable TV:
- Gardener:
- Licenses:

- 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	\$2,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5676023002

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: CV22013856

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Closed • Duplex

1410 Talmadge St • Los Angeles 90027

2 units • \$669,500/unit • 1,728 sqft • 6,791 sqft lot • \$776.05/sqft • Built in 1922

Hollywood & Sunset

List / Sold:

\$1,339,000/\$1,341,021 ↑

33 days on the market

Listing ID: SR22016399



Beautiful upgraded duplex in fantastic condition! The 2 units mirror each other. Bright and open desirable floor plan. Wood laminated flooring, recessed lighting, ceiling fans throughout. Spacious living room leads to a large kitchen with Quartz counters, large tile flooring, custom lights and stainless steel appliances. 2 perfectly sized rooms with an upgraded bathroom. The end room has access to a spacious patio with a serene hillside view. Single car attached garage for both units with ample parking for guests. Laundry room is located adjacent to the car garage. Perfect distance to everything that DTLA and Los Angeles has to offer!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,339,000
- 1 Buildings
- 3 Total parking spaces
- \$332 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$72000 Gross Scheduled Income
- \$54831 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,169
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$865
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5430031024

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:](#) SR22016399

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Closed • Duplex

List / Sold:

\$1,025,000/\$1,118,500 ↑

9 days on the market

Listing ID: PF22019182

1535 E Elizabeth St • Pasadena 91104

2 units • **\$512,500/unit** • **1,362 sqft** • **8,012 sqft lot** • **\$821.22/sqft** •
Built in 1923

North Of Washington and East of Hill



A duplex on a tree lined street. Two Cute 1 bedroom- 1 bath units. Recently remodeled. Recessed lights. Laminate floors. Updated windows. Central air and Heat. Built in office space and separate laundry. Large lot. Kitchen with granite counter tops / stainless steel sink / breakfast bar and loads of cabinet space. Offers due March 1 ,2022 at 3:00 pm

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,025,000
- 1 Buildings
- 0 Total parking spaces
- \$788 (Estimated)
- Laundry: Individual Room, Inside
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 1

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator: 1
- Wall AC:

Additional Information

- Standard sale

- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850010025

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:](#) PF22019182

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Closed •

List / Sold:

\$1,299,999/\$1,575,000 ↑

10 days on the market

Listing ID: 22121067

2689 WAVERLY Dr • Los Angeles 90039

2 units • **\$650,000/unit** • **1,812 sqft** • **11,902 sqft lot** • **\$869.21/sqft** • **Built in 1940**

South of the 5 freeway between Glendale Blvd & Farwell



Duplex on a quiet street in the most sought-after area of Silver Lake. It has sweeping views, and is walking distance to the Silver Lake Reservoir, Ivanhoe Elementary, and Atwater Village. Close to the Griffith Observatory, LA River bike path, Whole Foods and many great restaurants. Perfect for end users or developers, who want to take advantage of the 11,902 SF lot with several expansion possibilities, LARD 2 zoning and 3 garages for ADU possibilities. The front unit is a 2bedroom 1bath, back unit(VACANT) is a light drenched 2bedroom 1bath, plus bonus room/art studio and backyard overlooking the LA river, Atwater Village, Glendale and the San Gabriel Mountains. Lots of potential, lots of possibilities!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,299,999
- 1 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Stackable, Inside

Interior

- Floor: Wood
- Appliances: Disposal, Vented Exhaust Fan

Exterior

- Lot Features: Back Yard, Lawn, Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,204	\$2,204	\$3,200

2:	1	2	1	Unfurnished	\$0	\$0	\$3,800
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">• C21 – Silver Lake – Echo Park area• Los Angeles County• Parcel # 5438024008 |
|---|---|

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: **\$925,000/\$940,000** ↑

443 N Cambridge Ave • Claremont 91711

9 days on the market

**2 units • \$462,500/unit • 1,665 sqft • 8,080 sqft lot • \$564.56/sqft •
Built in 1952**

Listing ID: AR22018651

Bonita Ave & Mountain Ave.



Rare Claremont duplex (2 - 2 bed + 1 bath) w/ garage listing in a quiet residential street on . Well kept with tremendous upside potential. Great of owner occupy with cement driveway, pitch roof and laundry on premise. Per Claremont planning department, the lot is zoned RM2000 (multiple family) and can build ADU (accessory dwelling). Buyers to do their own due diligence and verify with the city.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$925,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,057 (Estimated)
- Laundry: Inside
- \$30000 Gross Scheduled Income
- \$13976 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,024
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,635
- Cable TV: 01333814
- Gardener:
- Licenses:
- Insurance: \$1,192
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,635
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,357	\$1,357	\$2,000
2:	1	2	1	1	Unfurnished	\$1,357	\$1,357	\$2,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 683 - Claremont area
- Los Angeles County
- Parcel # 8310024003

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:](#) AR22018651

Printed: 04/03/2022 3:28:16 PM

Closed • **Single Family Residence**

807 N Gibbs St • Pomona 91767

**2 units • \$449,950/unit • 2,801 sqft • 7,562 sqft lot • \$324.88/sqft •
Built in 1908**

Corner of N. Gibbs St. & San Francisco Ave.

List / Sold: **\$899,900/\$910,000** ↑

84 days on the market

Listing ID: TR21249726



Back on the market at No fault from the Seller. 1) Two houses on One lot. 2) Per appraiser, main house is 2,185 sqft with additional 176 sqft Covered Porch. Back house is 616 sqft with additional Laundry Area & 2 Patios. 3) Oversized 675 sqft Garage is potential to convert to an ADU, the 3rd unit. 4) Two separate street #. 807 & 809 N. Gibbs St. 5) Separate utility meters. 6) Separate entrances. -----Main House: a) 5 bedrooms & 2-1/2 bathrooms. b) 1st floor Master Bedroom with its own bathroom. c) Completely remodeled in 2021. New floor, kitchen appliances, bathrooms, central AC, furnace for the whole house. Interior & exterior newly painted. d) Huge utility room with plenty of storage space. e) entirely fenced with plenty of yard space. f) Good proforma rental income \$3,300. -----Back House: a) 1 Bedroom & 1 bathroom, living room, kitchen. b) On site laundry area at the backyard. c) Completely renovated in 2016. d) Fenced front yard and backyard. e) 2 Patios. f) Good proforma rental income \$1,700. #####All information is deemed reliable, but not guaranteed. Buyer and buyers representatives to do their own due diligence and consult with local officials. New AC will be installed at the main house before COE.#####

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$899,900
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$488 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, See Remarks, Washer Hookup, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Foyer, Living Room, Main Floor Master Bedroom, Master Bathroom, Utility Room, Walk-In Closet
- Appliances: Dishwasher, Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Storage, Wainscoting

Exterior

- Lot Features: Corner Lot, Lot 6500-9999, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Insurance: \$0
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01983717
 - Gardener:
 - Licenses:
- 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	0	Unfurnished	\$0	\$0	\$1,700
2:	1	5	3	2	Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8336004005

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**

1025 W 54th St • Los Angeles 90037

2 units • **\$450,000/unit** • **1,600 sqft** • **5,173 sqft lot** • **\$550.00/sqft** •
Built in 1923

East Normandi and West Vermont

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

45 days on the market

Listing ID: RS22004619



NEW CONSTRUCTION! 90% newly rebuilt, 2 units (2 bedrooms, 2 baths each). One bedroom and one bath were added to each unit with city permits. New plumbing, new electrical installation, new windows, new kitchens, new bathrooms, new floors, new heaters, new appliances. Each unit has its own laundry room. The property is gated and there is plenty of parking space in the rear of the units, (there are no garages). Everything is permitted. These units are a must-see!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$875,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$276 (Estimated)
- Laundry: Individual Room
- \$72000 Gross Scheduled Income
- \$70200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01340867
- Gardener:
- Licenses:
- Insurance: \$0
- 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	2	Unfurnished	\$0	\$0	\$3,000
2:	1	2	2	2	Unfurnished	\$0	\$0	\$3,000

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5002026016

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:](#) RS22004619

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Closed •

List / Sold:

\$1,099,000/\$1,038,000 ↓

51 days on the market

3202 W 110th St • Inglewood 90303

**2 units • \$549,500/unit • 2,696 sqft • 10,537 sqft lot • \$385.01/sqft •
Built in 1940**

Listing ID: DW22002244

WEST OF CRENSHAW BLVD.



Great opportunity for a very large family or first time home buyers. live in one and rent the other. Large two house in one lot in a very desirable area near 105 & 110 and 405 freeways. Short distance to shopping centers supermarkets, Front house has 3 bedrooms and 1 bath. back unit is 3 bedrooms and 2 baths. Inglewood!!! A Great for a developer or investor this subject property 10,537 sqft lot and set up for development. This property is a 2 houses in one lot FRONT UNIT 3 BEDROOMS 1 BATH, BACK UNIT 3 BEDROOMS TWO BATHS. * Buyers and agents to verify what can be developed and to do their Due diligence.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$1,260 (Estimated)
- \$4500 Gross Scheduled Income
- \$4000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$500
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01889182
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$2,650

2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$1,900
----	---	---	---	---	-------------	---------	---------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 2• Gas Meters: 2• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• 699 - Not Defined area• Los Angeles County• Parcel # 4031011015 |
|---|---|

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: DW22002244

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Closed •

7558 Willoughby Ave • Los Angeles 90046
2 units • **\$599,950/unit** • **1,160 sqft** • **2,698 sqft lot** • **\$1012.93/sqft** •
Built in 1924
Willoughby & N Curson Ave



List / Sold:
\$1,199,900/\$1,175,000 ↓
27 days on the market
Listing ID: SR22024883

Welcome to this charming side by side Spanish duplex located in the heart of Hollywood, each unit consists of 1 bedroom 1 bathroom, individual side by side laundry areas, spacious living rooms, galley kitchens, two individual private back yards with detached single car garages with big upside and ADU potential. Each unit also has their own parking spot. Property is well maintained, plenty of natural light and offers an abundance of character which is not easy to come by. Within close proximity to Melrose, restaurants, shops and entertainment. Gross income currently \$6,300 per month.

Facts & Features

- Sold On 03/30/2022
 - Original List Price of \$1,199,900
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Central
 - \$0 (Assessor)
- Laundry: Dryer Included, In Kitchen, Individual Room, Washer Hookup
 - \$75600 Gross Scheduled Income
 - \$64600 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
 - Floor: Tile, Wood
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01160681
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

1:	1	1	0	1	Unfurnished	\$3,000	\$36,000	\$43,200
2:	1	1	0	1	Unfurnished	\$3,300	\$39,600	\$43,200

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
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5526002016

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: SR22024883

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Closed •

21 23Rd Ave • Venice 90291

2 units • \$1,347,500/unit • 2,304 sqft • 2,641 sqft lot • \$1171.88/sqft •
Built in 1905

23rd Avenue between Pacific and the beach

List / Sold:

\$2,695,000/\$2,700,000 ↑

39 days on the market

Listing ID: 22119865



Situated on a charming walk street in Venice, this Vintage Craftsman Duplex is just steps to the beach. Beautifully remodeled units with attention to the original detail. Upper 2 bedroom and 2 bathroom apartment is vacant. Lower 2 bedroom and 1 bathroom apartment is currently rented for \$5,000/ month. Each unit has a private front and back entrance. Units also have hardwood floors and state of the art kitchens with sub zero and wolf ranges, tiled baths, private inside laundries, and generous additional storage. Enjoy the large sunny front patio as well as two patios in the rear, including one upstairs. Three cars + parking. Access to the occupied unit with accepted offer. Simple conversion to 2-story single family.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$2,695,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Basement, Living Room
- Floor: Tile, Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$5,000	\$5,000	\$5,000
2:	1	2	1		Unfurnished	\$0	\$0	\$6,500

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

Of Units With:

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

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

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4226015010

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:](#) 22119865

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Closed •

List / Sold:

\$1,725,000/\$1,871,000 ↑

20 days on the market

Listing ID: 22122611

833 S DETROIT St • Los Angeles 90036

2 units • **\$862,500/unit** • **2,784 sqft** • **6,724 sqft lot** • **\$672.05/sqft** •
Built in 1924

From Wilshire, travel south on Detroit. From Olympic, travel north on Detroit. Property is located between 8th and 9th on the west side of the street.



Back on the market!! Be the next proud owner of this charming Tudor style duplex conveniently located in the heart of Mid-Wilshire! Each unit features two generously sized bedrooms, one full bath, and one half bath. Enjoy dining in the formal dining room adjacent to the large living room with plenty of natural light. Both units have a touch of that original character with wood flooring and crown molding; the upper unit also has a private balcony just outside of the living room! In addition to the charming living space, there is a large backyard for entertaining and relaxing. Here you will also find the 2-car-detached garage; 1-car garage per unit. Out front, enjoy the spacious, semi-private brick patio surrounded by mature plants/trees offering additional space for relaxing and/or small gatherings. This property is conveniently located within minutes of some of the best shopping, dining, and museums Los Angeles has to offer; many of which are within walking distance! This is a great property for a savvy investor or owner-occupant looking to purchase in a prime location.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,650,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,536	\$3,536	\$3,650
2:	1	2	1		Unfurnished	\$0	\$0	\$3,850
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5089021036

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

1537 N Kingsley Dr • Los Angeles 90027

**2 units • \$719,500/unit • 2,086 sqft • 6,862 sqft lot • \$663.95/sqft •
Built in 1958**

North of Sunset, East of Vermont



List / Sold:

\$1,439,000/\$1,385,000 ↓

60 days on the market

Listing ID: SR22012557

Investor/Builder Special with Lots of Possibilities. This Duplex Property is in need of a complete rehab or demolish it and repurpose it into something very special (Perhaps multiple units)! The Front house has 3 bedrooms and 2 baths, the back house is a 2 bedroom 1 bath and there is a 3 car garage at the back of the property with lots of driveway parking possibilities. Located walking distance from Trendy Bars and Restaurants, close to Public Transportation, just minutes away from Los Feliz and the Griffith Observatory! Hurry, This won't Last!!

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,499,900
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$376 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	0	3	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Drapes:

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

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

Additional Information

- Standard sale

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544016026

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:](#) SR22012557

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Closed •

List / Sold:

\$1,725,000/\$2,029,000 ↑

9 days on the market

Listing ID: SB22033516

108 Montreal St • Playa del Rey 90293

2 units • \$862,500/unit • 2,065 sqft • 2,552 sqft lot • \$982.57/sqft • Built in 1956

Culver Blvd to the Beach, Turn left on Trolleyway



AMAZING OPPORTUNITY! Coastal Duplex just a short distance from the ocean, located in the Playa del Rey area referred to as "The Jungle". The upstairs unit has 3 bedrooms and 2 bathrooms with an ocean view from the front balcony. The downstairs unit has 3 bedrooms and 1 bathroom with a large enclosed patio. So many possibilities for an owner/user or as an investment property. Close to all Playa del Rey has to offer – shopping, dining, the bike path, the beach, Playa Vista and Ballona Creek, to name a few. Properties in this area rarely come on the market. Don't miss this exceptional opportunity!

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,725,000
- 1 Buildings
- 2 Total parking spaces
- \$225 (Estimated)
- Laundry: Inside
- \$32448 Gross Scheduled Income
- \$53932 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,716
- Electric: \$0.00
- Gas: \$656
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01869619
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,704	\$2,704	\$4,600
2:	1	3	1	1	Unfurnished	\$0	\$0	\$4,100

Of Units With:

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

- Drapes:
- Patio:
- Ranges: 1
- Refrigerator: 1
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116032020

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:](#) SB22033516

Printed: 04/03/2022 3:28:16 PM

Closed •

List / Sold: **\$849,999/\$850,000** ↑

636 E 85th St • Los Angeles 90001

11 days on the market

2 units • **\$425,000/unit** • **3,328 sqft** • **5,200 sqft lot** • **\$255.41/sqft** •
Built in 1937

Listing ID: DW22022829

Manchester ave and Avalon ave



Great opportunity to own 2 large units . Property features 3 car garage 2 separate buildings with front and back yard. 3 car garage has private alley access. This is a rare gem in the city of Los Angeles. Each unit features 4 bedroom 2 bath.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$849,999
- 2 Buildings
- 3 Total parking spaces
- \$403 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01937687
- 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	4	2	2	Unfurnished	\$0	\$0	\$3,200
2:	1	4	2	1	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6029032022

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:](#) DW22022829

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Closed • **Single Family Residence**

1717 W 45th St • Los Angeles 90062

2 units • **\$360,000/unit** • **1,684 sqft** • **6,302 sqft lot** • **\$439.43/sqft** •
Built in 1909

Martin Luther King Jr Blvd to S Western Ave to 45th St.

List / Sold: **\$720,000/\$740,000** ↓

192 days on the market

Listing ID: SR20253230



Owner occupied or investor's dream! Enter the front house with a nice gated front lawn and step into your home from your covered porch. Main home offers 3 bedrooms, 1.5 bath, laundry room, spacious living room which consists of approximately 964 sq ft of living space. Property has a nice side yard leading up to your guest house above your large 3-car garage. The spacious back house is approximately 720 sq ft, offering a huge open floorplan that offers a kitchen, full bathroom and tons of room for a dining table and or office space. Great property for a family to live in the front and have a mother-in-law suite in the back or for an investor to rent out both units. Hurry, this property will not last!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$759,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Evaporative Cooling
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Irregular Lot
- Fencing: Chain Link
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

1:	2	3	2	2	Unfurnished	\$1,800	\$1,800	\$1,335
----	---	---	---	---	-------------	---------	---------	---------

Of Units With:

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

Additional Information

- | | |
|---|--|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C36 - Metropolitan Southwest area• Los Angeles County• Parcel # 5016005024 |
|---|--|

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: SR20253230

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Closed •

725 723-725 E 113Th St • Los Angeles 90059

2 units • \$314,500/unit • 2,500 sqft • 5,602 sqft lot • \$252.00/sqft •

Built in 1924

Just East from Stanford Ave, North Imperial Hwy

List / Sold: \$629,000/\$630,000 ↑

71 days on the market

Listing ID: 21106795



Original SFR home expanded and converted into duplex in 2010 with city permits. Very large 1 story downstairs unit was expanded to 5 bedrooms, 2 full baths. Upstairs is all 2010 construction and features 2 bedrooms, 2 baths. Both have very long-term tenants. Section 8 upstairs. Most updates to roof, plumbing, electrical, etc were completed with 2010 construction. Parking in back up long driveway. The bottom level has a secondary kitchenette in back. Entire space is rented to multi-generational family however, splitting into a 3+1 and 2+1 junior ADU could be a possibility down the road to collect separate rents. The back does have an additional entrance.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$599,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Outside
- \$33875 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$11,305
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2		Unfurnished	\$2,500	\$2,500	\$3,500
2:	1	2	2		Unfurnished	\$1,265	\$1,265	\$1,950
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6072014023

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:](#) 21106795

Printed: 04/03/2022 3:28:17 PM

Closed •

List / Sold: **\$635,000/\$635,000** ↓

221 W 84TH St • Los Angeles 90003

27 days on the market

2 units • **\$317,500/unit** • **1,739 sqft** • **5,401 sqft lot** • **\$365.15/sqft** •
Built in 1939

Listing ID: 22119101

East of Main St and North of Manchester Ave



Front Unit features 2/1 and Rear unit Features 1/1 being used as 2/1. This Duplex is centrally located close to School, Shops and Freeways. Front Unit will be delivered vacant at close of escrow. The sellers were informed that the garage can be legally converted into an ADU.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$675,000
- 2 Buildings
- 2 Total parking spaces

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,640	\$1,640	\$1,800
2:	2	1	1		Unfurnished	\$1,600	\$1,600	\$1,700
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6031035011

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: 22119101

Printed: 04/03/2022 3:28:17 PM

Closed • **Duplex**

List / Sold: **\$650,000/\$528,000** ↓

3960 E 6th St • East Los Angeles 90023

27 days on the market

2 units • **\$325,000/unit** • **1,664 sqft** • **7,805 sqft lot** • **\$317.31/sqft** •
Built in 1962

Listing ID: DW22015483

Head North on S Downey Rd and turn left on E 6th St. Property will be on the left hand side.



Come and take a look at this duplex on a large lot with plenty of onsite parking! Two detached separate units on a large lot offers a great upside in rents. The front unit has 2 bedrooms and 1 bathroom. There is a window mounted AC in the living room of the front unit. The rear unit is a great sized 3 bedroom and 2 bathroom unit. One of the bathrooms in the rear unit has been recently renovated. The kitchen features a beautiful backsplash and gourmet-like features. There is an area behind the rear unit for backyard use. There is a storage shed behind the rear unit. Conveniently located in an area centralized to shopping, freeways, schools, and transportation. This duplex is being delivered with tenants. Zoned LCR4!

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$0 (Estimated)
- Laundry: Inside
- \$32400 Gross Scheduled Income
- \$28640 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01403147
- Gardener:
- Licenses:
- Insurance: \$960
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,500	\$1,500	\$2,200
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,750

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5238016018

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: DW22015483

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Closed • Duplex

List / Sold: **\$615,000/\$630,000** ↑

6131 E Olympic Blvd • East Los Angeles 90022

16 days on the market

2 units • **\$307,500/unit** • **1,254 sqft** • **2,547 sqft lot** • **\$502.39/sqft** •
Built in 1954

Listing ID: MB22025025

Olympic Blvd



Excellent 2 Unit investment opportunity in prime East Los Angeles location. Front Unit is a 2 Bed / 1 Bath, completely remodeled throughout and ready for your buyer. Features include Bright open kitchen with Shaker - Style Kitchen cabinets, quartz tops, and Stainless Steel Hood Range. Convenient In-Unit laundry hook-ups. Great open floor plan with new luxury plank vinyl flooring throughout, New Windows and Vertical blinds, Both Bedrooms are great size with Ceiling fans and plenty of closet storage space, New electrical fixtures and wiring in front unit. Bathroom has been beautifully updated with Full Shower/Tub Enclosure, modern flooring, new vanity and fixtures. Back Unit is very well kept with 1 Bed / 1 Bath, Cozy living room and kitchen with dining area, Granite kitchen tops and newer cabinets. Also Separate attached In-Unit laundry room. Entire Building has New Exterior Paint, updated copper plumbing. Property also features a 2 Car Detached Finished Garage with new Roll Up Door. Each unit has its own separate electric & gas meter. Very low maintenance yards.

Facts & Features

- Sold On 03/28/2022
- Original List Price of \$615,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,085 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,900
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6339025018

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: MB22025025

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Closed • Duplex

List / Sold: **\$695,000/\$700,000** ↑

737 Bradshaw Ave # 39 • East Los Angeles 90022

4 days on the market

2 units • **\$347,500/unit** • **1,989 sqft** • **6,788 sqft lot** • **\$351.94/sqft** •

Listing ID: MB22029351

Built in 1928

North of Whittier Blvd & South of Beverly Blvd. East of Atlantic.



Here is the real estate opportunity you've been waiting for. DUPLEX for sale! The large 2 bedroom 1 bath unit will be delivered vacant at the closing. This unit features a large kitchen, large dining room, living room, laundry room. The second unit, 1 bedroom 1 bath also features a large living, dining room, laundry. The property needs some TLC, (work) However, nothing some paint, new flooring can't fix.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,147 (Estimated)
- Laundry: Individual Room
- \$8400 Gross Scheduled Income
- \$250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminated, Wood
- Appliances: None
- Other Interior Features: Ceramic Counters, Coffered Ceiling(s), Copper Plumbing Partial, High Ceilings

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Park Nearby, Sprinklers On Side
- Fencing: Average Condition, Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,320
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	2	1	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,250

Of Units With:

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

Additional Information

- Trust sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6342032023

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: MB22029351

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Closed •

List / Sold: **\$950,000/\$770,000** ↓

7223 Lemp Ave • North Hollywood 91605

0 days on the market

2 units • **\$475,000/unit** • **1,696 sqft** • **6,624 sqft lot** • **\$454.01/sqft** •
Built in 1953

Listing ID: 22126653

east of Lankershim and north of Sherman Way



Great duplex with potential to expand. Front unit has beautiful fruit trees. Front and back unit are both two bedroom/one bathroom. Front unit will be delivered vacant upon COE and back unit can be vacated three months after closing.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$950,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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:	2	2	1		Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2316030029

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: 22126653

Printed: 04/03/2022 3:28:17 PM

Closed •

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

6737 Irvine Ave • North Hollywood 91606

26 days on the market

**2 units • \$450,000/unit • 1,721 sqft • 7,800 sqft lot • \$540.38/sqft •
Built in 1949**

Listing ID: SR22006341

2 blocks east of Lankershim/ half block south of Vanowen



Call your developers/ Investors for this one of kind opportunity on this huge 7,800 sq ft lot/ RD 1.5 lot - ready for demo or rent existing property (which is currently vacant), or add a potential ADU in existing detached garage. There are endless possibilities. Viewings are limited since property is being sold primarily for land value. Call or text (preferred) listing agent for appointments once client has driven by. Cash offers are given priority depending on terms.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$315 (Estimated)
- Laundry: In Kitchen
- \$50000 Gross Scheduled Income
- \$38000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,200
- Electric: \$6,000.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,500	\$30,000	\$30,000
2:	1	2	0	1	Unfurnished	\$2,500	\$30,000	\$30,000

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2320013019

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:](#) SR22006341

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Closed •

List / Sold: **\$650,000/\$660,000** ↑

2701 W Alondra Blvd • Compton 90220

27 days on the market

2 units • \$325,000/unit • 1,558 sqft • 7,487 sqft lot • \$423.62/sqft •

Listing ID: OC21238791

Built in 1952

Alondra Bl/Atlantic Ave



Great duplex in Compton. Each unit offers 2 bedrooms and 1 bathroom. The units are in good condition and rented out to long term tenants. These units are centrally located to transportation options, shopping, restaurants and schools.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,344 (Estimated)
- Laundry: Community, In Garage
- \$28548 Gross Scheduled Income
- \$23388 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$410
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$155
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$92
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$155
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,300
2:	1	2	1	1	Unfurnished	\$1,079	\$1,079	\$1,079

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale

- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6139029013

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:](#) OC21238791

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Closed • Duplex

1507 S Willowbrook Ave • Compton 90220

**2 units • \$312,500/unit • 1,344 sqft • 4,660 sqft lot • \$468.75/sqft •
Built in 1953**

Cross street is Greenleaf Blvd

List / Sold: **\$625,000/\$630,000** ↑

15 days on the market

Listing ID: MB22026580



Welcome to the City of Compton. This Property Offers 2 Units. Each Unit Features 2 Bedrooms, 1 Full Bathroom, Living Room and Kitchen with Back Door Access. Carport only and Parking for up to 3-4 vehicles. Perfect for a Buyer looking to Live in one Unit and Rent the other Or a Buyer looking to purchase an Investment Property. This Property is Close proximity to Schools, Shopping Centers, Restaurants, Easy Freeway Access, Metro Rail and Much More. You don't want to miss this Great Opportunity!!

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- Heating: Wall Furnace
- \$644 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,700
2:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6163010028

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: MB22026580

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Closed •

List / Sold: **\$749,900/\$790,000** ↑

3600 Hill St • Huntington Park 90255

11 days on the market

**2 units • \$374,950/unit • 1,787 sqft • 6,435 sqft lot • \$442.08/sqft •
Built in 1957**

Listing ID: RS22024566

California / Hill



The entire house was just upgraded! Brand new kitchen and bathrooms, quartz counter tops, new windows, full electrical rewire, full copper plumbing, Full insulation, including walls and attic, mini-split A/C and Heating, ceiling fans, recess lighting and tankless water heater. With all these updates, it's like walking into a brand new home!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$749,900
- 3 Buildings
- 2 Total parking spaces
- \$846 (Estimated)
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$95
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	2	Unfurnished	\$1,700	\$1,700	\$1,800

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6214016009

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:](#) RS22024566

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Closed •

302 E HYDE PARK Blvd • Inglewood 90302

3 units • \$266,333/unit • 2,274 sqft • 4,403 sqft lot • \$505.72/sqft • Built in 1957

Between Centinela Ave & N. La Brea Ave

List / Sold: **\$799,000/\$1,150,000** ↑

20 days on the market

Listing ID: 22123701



Great fixer opportunity! Inglewood Triplex ready for its next chapter. Fix and flip, redevelop or update and move-in/rent out. Upstairs units are 1 bedroom + 1 bathroom with wood beamed ceiling, front facing balconies and shared yard space with back shed with washer/dryer space. Ground level consists of one single unit and three single car garages. Probate sale, court confirmation is not required.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$799,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016014018

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:** 22123701

Printed: 04/03/2022 3:28:17 PM

Closed • Triplex

715 Portola Ave • Torrance 90501

3 units • \$359,667/unit • 1,912 sqft • 5,520 sqft lot • \$575.31/sqft • Built in 1950

West of Van Ness, East of Crenshaw, North of Torrance Blvd on Portola

List / Sold:

\$1,079,000/\$1,100,000 ↑

4 days on the market

Listing ID: SB22024271



Well maintained triplex in desirable, charming Old Torrance neighborhood (715, 725 & 727 Portola). Located on a large corner lot with alley access. This investment opportunity offers two 1 bedroom, 1 bath units with inside dedicated laundry hookups. A detached two bedroom 1 bath unit above the three car garage, with a dedicated laundry room also. Long term tenants, easy to manage, solid investment property.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,079,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$42000 Gross Scheduled Income
- \$35510 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Gentle Sloping
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,490
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$750
- Cable TV: 00612682
- Gardener:
- Licenses: 50
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,100
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,100
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,650

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7354006005

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:** SB22024271

Printed: 04/03/2022 3:28:17 PM

Closed •

List / Sold:

\$1,199,000/\$1,415,000 ↑

18 days on the market

Listing ID: 22132929

1515 MYRA Ave • Los Angeles 90027

3 units • \$399,667/unit • 2,451 sqft • 6,747 sqft lot • \$577.32/sqft • Built in 1913

maps.google.com



Charming, two-structure triplex in prime Los Feliz consisting of a 2 bed, 1 bath freestanding house and a separate duplex with two large 1 bed, 1 bath stacked units. Ideally located on the border of Los Feliz and Silverlake, and completely untouched, this property is hitting the market for the first time in 59 years and needs some love! The front house - located at 4102 Cumberland - is a 2 bed, 1 bath Craftsman home sitting on a grassy square lot. The home features a large living room with charming river rock fireplace, two bedrooms with a jack-and-jill bathroom, separate dining room with fireplace, kitchen, and laundry room. The duplex is located next door to the main house - at 1515/1517 Myra - and features 2 stacked 1 bed, 1 bath units. Each large unit features a kitchen, living room, dining room, and bedroom. Perfect for homeowners looking for a mortgage helper or investors seeking a major value-add property! And with the many upgrades this property requires, the new owner will get top rents for the units in this extremely desirable location. The front house and lower unit of the duplex are both vacant; the upper unit is currently rented well below market value at \$700/mo. The entire property is rent-controlled; the tenant-occupied upper unit is not available for showing prior to acceptance of buyer offer, and cannot be delivered vacant - please do not disturb the tenant. Located in (and walkable to) coveted Franklin Avenue Elementary School, and walkable to Los Feliz and Silver Lake's hottest bars, restaurants and shops. With some thoughtful upgrades, this property could be what every homeowner/tenant in this market is looking for!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Heating: Floor Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,950
2:	1	1	1		Unfurnished	\$0	\$0	\$2,150
3:	1	1	1		Unfurnished	\$700	\$700	\$2,350
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
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5430022014

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 •

1746 ATCHISON St • Pasadena 91104
3 units • \$326,000/unit • 2,592 sqft • 8,994 sqft lot • \$459.88/sqft •
Built in 1957

Go North on Allen Ave. and west of Atchison St.

List / Sold: \$978,000/\$1,192,000 ↑

46 days on the market

Listing ID: 22120429



Great investment opportunity. Mid-Century modern Triplex on a large lot in a great neighborhood of Pasadena. Each unit consists of 2 bedrooms and 1 bath. Spacious living room, dining area and kitchen. All units have high beamed ceiling and each has their own open patio. There is a laundry room on the property and carport parking.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$978,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$35694 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Disposal
- Other Interior Features: Ceiling Fan(s), Beamed Ceilings, High Ceilings

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,018
- 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	\$1,211	\$1,211	\$2,300
2:	2	2	1		Unfurnished	\$1,211	\$1,200	\$2,300
3:	3	2	1		Unfurnished	\$1,054	\$1,054	\$2,300
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
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851014013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold:

\$1,350,000/\$1,450,000 ↑

7 days on the market

Listing ID: OC22028628

7929 Virginia St • Rosemead 91770

3 units • **\$450,000/unit** • **4,095 sqft** • **10,128 sqft lot** • **\$354.09/sqft** •
Built in 1959

Del Mar Ave & Garvey Ave



Great investment opportunity in Rosemead. Suitable for someone who wants to occupy the front house and use the rear units as supplemental income or for an investor looking to grow their portfolio. Unit mix consists of a detached 3 bed 2 bath house in the front with its own front yard. Rear structure consists of (2)Two: 2 bed-1bath units with one common wall. Property is nestled on a large lot with plenty of parking for tenants. The location provides easy access to nearby restaurants/shopping centers and freeways. Current rents are approximately 50% below market rents for area allowing for immediate upside in income. Stabilized Proforma: GOI- \$91,200, New Operating Expenses- \$33,537 (36%), NOI-\$57,663, CAP Rate- 4.3%, GRM-15. Property is also associated with listing ID OC22028325. Buyer to verify the accuracy of all information included but not limited to square footage, zoning, permits, rents, ect.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,350,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,074 (Estimated)
- Laundry: Common Area
- Cap Rate: 2.6
- \$52800 Gross Scheduled Income
- \$35149 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom

Exterior

- Lot Features: Cul-De-Sac, Paved
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$29,847
- Electric: \$2,902.00
- Gas: \$675
- Furniture Replacement:
- Trash: \$753
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,351
- Maintenance: \$2,640
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,436
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$3,200
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,200
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5287037003

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: OC22028628

Printed: 04/03/2022 3:28:17 PM

Closed • **Triplex**

List / Sold: **\$985,000/\$1,250,000** ↑

2657 Humbert Ave • **South El Monte 91733**

18 days on the market

3 units • **\$328,333/unit** • **2,574 sqft** • **18,332 sqft lot** • **\$485.63/sqft** •
Built in 1941

Listing ID: CV22011201

right on Humbert from Garvey



Rare opportunity in the City of South El Monte. Triplex sitting on a 18,000+ Sqft Lot! 3 units do need work but there is so much potential here. There are new builds being built down the street from these units. Don't miss out, this one will not last.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$985,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,188 (Estimated)
- Laundry: In Garage
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01144040
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 8102029024

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:](#) CV22011201

Printed: 04/03/2022 3:28:17 PM

Closed • **Triplex**

List / Sold: **\$654,999/\$600,000** ↓

311 N Fickett St • **Los Angeles 90033**

191 days on the market

3 units • **\$218,333/unit** • **1,856 sqft** • **3,786 sqft lot** • **\$323.28/sqft** •
Built in 1915

Listing ID: DW21156335

Cross Streets: Michigan Ave. & Cesar Chavez



Unit #311 has been recently renovated now has new Electrical, Roofing, Plumbing, Drywall in all interior walls with the exception of the bathroom, Kitchen Cabinets, Sink, Faucet and Countertop, Ceiling fans in Living Room, Kitchen and Bedroom, Washer & Dryer Hookups in Laundry Room, Laminate wood floors throughout the house. New sewer lines have been installed to the property to meet City of Los Angeles Requirements. Great Investment opportunity property requires TLC. Each unit has 1 bedroom 1 bath. First time in market in over 45 years. Great location near Downtown Los Angeles, freeways, schools, parks, shopping centers, and hospitals.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$680,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$32894 Gross Scheduled Income
- \$28324 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,569
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- Gardener:
- Licenses:
- Insurance: \$1,364
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
2:	1	1	1	0	Unfurnished	\$1,053	\$1,053	\$1,500

3: 1 1 1 0 Unfurnished \$589 \$589 \$1,500

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180008008

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: DW21156335

Printed: 04/03/2022 3:28:17 PM

Closed •

333 S State St • Los Angeles 90033

3 units • \$283,333/unit • 2,340 sqft • 7,864 sqft lot • \$376.07/sqft •

Built in 1923

North of 4th Street

List / Sold: \$850,000/\$880,000 ↑

0 days on the market

Listing ID: DW22017833



Welcome to 333 S State St! The 2 front units are fully remodeled on the inside they feature laminate flooring, new paint and a remodeled kitchen cabinets. The exterior of the property was freshly painted just a few weeks ago. With the Arts District and DTLA less than 5 Minutes away. It is a perfect opportunity to Air BnB the property! Act fast this property will not last!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$541 (Estimated)
- Laundry: Common Area
- \$12420 Gross Scheduled Income
- \$12420 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Other Interior Features: Crown Molding

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: 01206776
- 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	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	1	1	1	Unfurnished	\$1,035	\$1,035	\$1,300

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5174019040

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:](#) DW22017833

Printed: 04/03/2022 3:28:17 PM

Closed •

List / Sold:

\$2,085,000/\$2,250,000 ↑

11 days on the market

Listing ID: 22119359

38 20TH Ave • Venice 90291

**3 units • \$695,000/unit • 1,940 sqft • 2,626 sqft lot • \$1159.79/sqft •
Built in 1924**

Located South of Windward Ave, North of Venice Blvd between Pacific Ave and Speedway. The walk street is accessed from the West side of Pacific ave. * Do not park in the alley, use street or lot parking nearby*



Incredible Investment Opportunity in Venice! Delivered fully vacant and move-in ready, this quintessential Venice Beach triplex offers options for both investors and owner/users. Located 1 block from the beach on a walk street, it's minutes away from the Canals, the Venice Boardwalk, Windward Circle, and Abbot Kinney Blvd. This magical property has a compound feel with a private front patio surrounded by mature hedges. The secluded garden and deck are exclusive for the Main House, Unit # A, which is a 2 bed, 2 bath + office, loft-inspired beauty. The vaulted ceilings lead you to the airy second floor that hosts 1 bedroom and an open concept office/yoga room that sits perched above the living area. Hardwood floors, a full kitchen, laundry, and a large working fireplace are yours to enjoy in this modern yet hip property. The Back Studio, Unit # B, is attached to the main house and has a spacious deck that makes outdoor dining an option all year long. Units A & B have a common wall that currently has a door connecting the two, should someone like to reside in the entire front house. The wall in the back studio can also be reset into the 1 bedroom it had been when the sellers purchased it. Set up as the seller's Music Room, this studio has been soundproofed for jamming. Unit # C is a bright and breezy 1 Bedroom Apartment that sits above the 3 garages at the rear of the property. Each unit has its own full kitchen, laundry, hardwood flooring, and 1 enclosed garage space. The back area has a secured entrance from the garages with plenty of room to store bikes and surfboards. Come see it today! Move-in tomorrow!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$2,085,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Combination
- Laundry: Washer Included, Dryer Included, In Kitchen, Outside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Back Yard

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Insurance:
- Maintenance:

- Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00899496
 - Gardener:
 - Licenses:
- 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	\$2,500
3:	3	0	1		Unfurnished	\$0	\$0	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4226013018

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 •

4611 W 18TH St • Los Angeles 90019

3 units • \$500,000/unit • 2,572 sqft • 6,996 sqft lot • \$544.32/sqft • Built in 1954

North of Washington, East of La Brea

List / Sold:

\$1,500,000/\$1,400,000 ↓

24 days on the market

Listing ID: 22122193



Remodeled, gated, sunshine filled mid century triplex w/ 2 duplex units, one upstairs and one downstairs, in the street facing building + a single family single story house in the backyard. All three units have 2 beds + 1 full bath + living room + remodeled kitchen with eat-in area. Plenty of off-street parking. Major remodel finished in 2018 includes electrical, plumbing, roof, sewer, and A/C upgrades. All units feature new floors, recessed lights, updated kitchens and appliances + updated bathrooms + in-unit laundry. Each of the 3 units is filled with natural light. Backyard w/ spacious parking area + small grassy yard behind the back house. Herb garden in grassy gated front yard. One car garage. Central mid city location in true neighborhood where neighbors on the block look out for another and feel a strong sense of community and connection.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,500,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	2	1		Unfurnished	\$2,280	\$2,280	\$2,280

3:	1	2	1	Unfurnished	\$2,675	\$2,675	\$2,675
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• Rent Controlled | <ul style="list-style-type: none">• C16 - Mid Los Angeles area• Los Angeles County• Parcel # 5071022017 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,250,000/\$1,160,000 ↓

8 days on the market

Listing ID: 21773070

2553 W 12Th St • Los Angeles 90006

**3 units • \$416,667/unit • 4,120 sqft • 5,996 sqft lot • \$281.55/sqft •
Built in 1923**

West of Vermont Ave. South of Olympic Blvd. East of Normandie Ave. North of Pico.



**** FLIP FLIP FLIP!!** EXISTING 3 UNITS, 2 UNITS WILL BE DELIVERED VACANT. REMAINING 1 UNIT RELOCATION IS BEING DISCUSSED. ADU possibility with rear EXISTING BACK BUILDING(not permitted). **** DEVELOPERS - RARE R4 ZONING IN OPPORTUNITY ZONE!!** 65 X 92 DIMENSION!! ANY 4 UNITS OR DEVELOP BY RIGHT 14 UNITS, TOC WILL ALLOW 26 UNITS & HEIGHT OF 67 FT. (PAID REPORT CAN BE EMAILED). The property is zoned R4-1VL, TOC Tier 3, and is within an opportunity zone. The TOC density bonus of 70% allows more units to be built in that location. Buyer to verify all facts and do their own due diligence. **MOTIVATED SELLER!!**

Facts & Features

- Sold On 04/02/2022
- Original List Price of \$1,250,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 00616212 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$1,900
2:	1	1	1		Unfurnished	\$0	\$0	\$1,900
3:	1	2	1		Unfurnished	\$1,350	\$1,250	\$2,200
4:	1	4	4		Unfurnished	\$0	\$0	\$4,000
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
- Los Angeles County
- Parcel # 5078026017

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:](#) 21773070

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Closed •

List / Sold: **\$515,000/\$540,000** ↑

5875 Crocker St • Los Angeles 90003

38 days on the market

3 units • **\$171,667/unit** • **1,639 sqft** • **5,189 sqft lot** • **\$329.47/sqft** •
Built in 1936

Listing ID: PW22001576

E. Slauson Ave & San Pedro St



INFORMATION ABOUT RENTS HAS BEEN JUST UPDATED >> Actual Monthly Current rents are as follows: \$1,500 - \$800 - \$900 << Introducing 5875 Crocker St for sale. Property Consists of One Buildings Featuring a Total of 1 Two-Bedroom and 2 One-Bedroom Units. Adjacent to a large City of Los Angeles owned Affordable Housing potential Redevelopment site. Value-Add Opportunity – Approximately +/- 145% Upside in Rents. Convenient Access to Vernon Industrial Parks – Large Employment Center for Local Tenants. Rent and Vacancy Trends in Southeast Los Angeles are Among the Most Favorable Rates in Los Angeles Metro. Ample Parking – Two Covered Parking Plus 2~3 Additional Spaces. Individually Metered for Gas and Electric. Potential to ADD ADU per AB 68.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$515,000
- 1 Buildings
- 2 Total parking spaces
- \$365 (Estimated)
- \$38400 Gross Scheduled Income
- \$23951 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,297
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$950
- 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	1	Unfurnished	\$1,500	\$1,500	\$1,850
2:	1	1	1	1	Unfurnished	\$800	\$800	\$1,650
3:	1	1	1	1	Unfurnished	\$900	\$900	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6006029004

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:](#) PW22001576

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Closed • **Triplex**

List / Sold: **\$844,900/\$945,000** ↑

12058 Pine St • Norwalk 90650

8 days on the market

3 units • **\$281,633/unit** • **2,312 sqft** • **6,945 sqft lot** • **\$408.74/sqft** •
Built in 1913

Listing ID: PW22019576

Rosecrans to San Antonio Drive and turn right on Pine Street the property will be on the right.



Triplex on a quiet street in a pride of ownership neighborhood. Spacious well maintained house in front with some upgrades and private back yard. Two large units in the back two bedrooms each, which also have some upgrades. Both have front & back doors with outdoor space. Desirable four parking spaces in the back. This property is perfect for an owner occupant in the front house with two rental units in the back with rental income to help pay the mortgage or for an investor with upside potential for increasing the rents. Beautiful producing fruit tree in the yard. Close to shopping, restaurants and entertainment. This is your chance to stop paying rent or make a great investment.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$844,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$874 (Estimated)
- Laundry: Inside
- \$51600 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 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: 01220332
- 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	\$1,600	\$1,600	\$0
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$0
3:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$0

Of Units With:

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

Additional Information

- Standard sale
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8056023004

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:](#) PW22019576

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Closed • **Triplex**

List / Sold: **\$825,000/\$900,000** ↑

9527 Somerset Blvd • Bellflower 90706

5 days on the market

3 units • **\$275,000/unit** • **2,028 sqft** • **7,201 sqft lot** • **\$443.79/sqft** •
Built in 1955

Listing ID: OC22010823

Bellflower Blvd. to Somerset



Here is the triplex you have been looking for!! Located in a quiet residential area in the heart of Bellflower. Great for 1st time investor. Terrific rental opportunity. Close to shopping and minutes to major highways.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$825,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$41793 Gross Scheduled Income
- \$31121 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,671
- Electric: \$99,999.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$999,999
- Cable TV: 02004333
- Gardener:
- Licenses:
- Insurance: \$1,085
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$999,999
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6277011024

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:](#) OC22010823

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Closed •

577 W 4th St • San Pedro 90731

**4 units • \$237,250/unit • 3,198 sqft • 5,001 sqft lot • \$328.33/sqft •
Built in 1959**

Gaffey to 4th street and turn east towards Pacific

List / Sold: **\$949,000/\$1,050,000** ↑

12 days on the market

Listing ID: PW22024587



577 West 4th Street is a 4 unit apartment building located in the Barton Hill community of San Pedro and consists of (4) two bedroom, 1 bathroom apartments all with garages, inside laundry hookups and green courtyard space. This property received a new roof, new stucco, new windows and new garage doors, new rear gate and new exterior paint within the past 5 years. A new sewage line was installed within 1 year. Each unit has separate gas and electric meters. Demand for rentals in this community is HUGE, it's centrally located within minutes of the LA Waterfront, shopping, restaurants, freeway access and much more! A 3-5 minute walk outside the door leads to Starbucks, Rite-Aid, and a host of shopping and restaurants. The city of San Pedro is experiencing a huge wave of development including plans for a \$150 million dollar redevelopment of the San Pedro Waterfront and the Ports O' Call Village. 577 West 4th Street is a perfect opportunity for a 1031 exchange, 1st time investor or seasoned investor alike. With a GRM of 15.7 and a CAP rate of 4%, this is an excellent investment for your portfolio. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture upside in rents.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$949,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Unknown)
- Laundry: In Kitchen, Inside
- Cap Rate: 4
- \$60132 Gross Scheduled Income
- \$39313 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Level with Street, Near Public Transit, Park Nearby
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,816
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,472
- Cable TV: 01796348
- Insurance: \$1,597
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,884
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,612	\$1,612	\$1,750
2:	1	2	1	1	Unfurnished	\$1,237	\$1,237	\$1,750
3:	1	2	1	1	Unfurnished	\$959	\$959	\$1,750
4:	1	2	1	1	Unfurnished	\$1,203	\$1,203	\$1,750

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

10829 Elliott Ave • El Monte 91733

4 units • **\$304,500/unit** • **3,192 sqft** • **6,328 sqft lot** • **\$377.13/sqft** •
Built in 1959

Santa Anita

List / Sold:

\$1,218,000/\$1,203,800 ↓

96 days on the market

Listing ID: TR21220838



Great income property, all units have 2 bedrooms and 1 bathroom. This property is well maintained and upgrades including the bathrooms for unit #1 and unit #3. Convenience locations to Shopping, Restaurants, and Freeway.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,218,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,070 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$76800 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Cooktop

Exterior

- Lot Features: Lot 6500-9999
- Fencing: Stucco Wall
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,431
- Cable TV: 01931901
- Gardener:
- Licenses:
- Insurance: \$1,278
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,225	\$1,225	\$1,600
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,600

3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,600
4:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,600

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
- 619 - El Monte area
- Los Angeles County
- Parcel # 8104008015

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: TR21220838

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Closed •

List / Sold:

\$1,525,000/\$1,960,000 ↑

7 days on the market

Listing ID: CV22044797

11415 Fairview St • El Monte 91732

4 units • \$381,250/unit • 4,839 sqft • 17,897 sqft lot • \$405.04/sqft • Built in 1950

North of I-10 & West of I-605; Near Intersection of Cedar Ave & Fairview St



We are pleased to exclusively offer for sale this "4" unit property in the city of El Monte. Currently reflected as 5 units per the LA County Assessor, the subject now consists of 1(5Bed/2Bath) house *originally a 2 unit structure, 2(3Bed/2Bath) units, & 1(2Bed/1Bath) unit. There are 3 single level structures on the property for a total rentable square footage of 4,839 SqFt (per the assessor) of which are situated on a 17,897 SqFt lot. All units are separately metered for Electricity, Gas & Water! The owner only pays for the trash expense. All tenants are long term and currently paying. Given the discrepancy in unit count, no loan or appraisal contingency will be accepted. Buyer and Buyer's agent to check with the proper city authorities regarding legal unit count and any modifications made.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,475,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- 2 Total carport spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$90780 Gross Scheduled Income
- \$63191 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,866
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,384
- Cable TV: 01836555
- Gardener:
- Licenses:
- Insurance: \$1,936
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	5	2	0	Unfurnished	\$2,460	\$2,460	\$3,200
2:	1	3	2	1	Unfurnished	\$2,080	\$2,080	\$2,450
3:	1	3	2	1	Unfurnished	\$1,590	\$1,590	\$2,450
4:	1	2	1	1	Unfurnished	\$1,435	\$1,435	\$1,795

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
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8538007019

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:** CV22044797

Printed: 04/03/2022 3:28:18 PM

Closed •

13626 Franklin St • Whittier 90602

4 units • \$387,500/unit • 5,551 sqft • 7,930 sqft lot • \$320.66/sqft •
Built in 1994

n/a

List / Sold:

\$1,550,000/\$1,780,000 ↑

17 days on the market

Listing ID: PW22027999



* First time on the market from original developer * Built in 1994 * 100% two bedroom, two story townhomes * 2 - 2 bd / 1.5ba and 2 - 2 bd/ 2.5ba * Central Heating and air conditioning in each unit * Extra large units averaging 1,375 sqft ft * Ample onsite parking including 8 garages and 2 surface spots * Over 20% upside in rental income * Private balconies with city views * Highly desirable Uptown Whittier Location

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,550,000
- 1 Buildings
- 10 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$105600 Gross Scheduled Income
- \$66005 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,427
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00617694
- 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	\$2,500	\$2,500	\$2,595
2:	1	2	2	0	Unfurnished	\$1,950	\$1,950	\$2,695
3:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,695
4:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$2,595

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
- 670 - Whittier area
- Los Angeles County
- Parcel # 8142003029

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:](#) PW22027999

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Closed • **Quadruplex**

List / Sold: **\$2,900,000/\$2,900,000**

543 N Virgil Ave • Los Angeles 90004

0 days on the market

4 units • **\$725,000/unit** • **4,888 sqft** • **7,004 sqft lot** • **\$593.29/sqft** •
Built in 2021

Listing ID: BB22062571

Located on Virgil, South of Clinton St.



Sold before processing.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- \$155 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.15
- \$192000 Gross Scheduled Income
- \$150499 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$37,661
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,955
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$0	\$0	\$4,200
2:	1	3	3	0	Unfurnished	\$0	\$0	\$4,200
3:	1	2	1	0	Unfurnished	\$0	\$0	\$3,400
4:	1	3	2	2	Unfurnished	\$0	\$0	\$4,200

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5539030003

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:** BB22062571

Printed: 04/03/2022 3:28:18 PM

Closed •

List / Sold:

\$1,400,000/\$1,250,000 ↓

79 days on the market

Listing ID: WS21256525

7924 Comstock Ave • Whittier 90602

4 units • \$350,000/unit • 4,090 sqft • 5,585 sqft lot • \$305.62/sqft • Built in 1964

Cross street: Walnut St



4-unit apartment building located in N. Whittier area.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,400,000
- 1 Buildings
- 5 Total parking spaces
- \$1,382 (Estimated)
- Laundry: Outside
- \$67800 Gross Scheduled Income
- \$62700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,500
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,500
3:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$1,800
4:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8141027008

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:** WS21256525

Printed: 04/03/2022 3:28:18 PM

Closed •

7920 Comstock Ave • Whittier 90602

**4 units • \$350,000/unit • 4,090 sqft • 5,481 sqft lot • \$305.62/sqft •
Built in 1964**

Cross street: Walnut St

List / Sold:

\$1,400,000/\$1,250,000 ↓

79 days on the market

Listing ID: WS21256524



4-unit apartment building located in N. Whittier area.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,400,000
- 1 Buildings
- 5 Total parking spaces
- \$1,414 (Estimated)
- Laundry: Outside
- \$67800 Gross Scheduled Income
- \$62700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,500
2:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,500
3:	1	2	2	1	Unfurnished	\$1,300	\$1,300	\$1,800
4:	1	2	2	1	Unfurnished	\$1,750	\$1,750	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8141027009

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:** WS21256524

Printed: 04/03/2022 3:28:18 PM

Closed •

2631 S Manhattan Pl • Los Angeles 90018

4 units • \$337,500/unit • 5,226 sqft • 6,525 sqft lot • \$236.32/sqft • Built in 1924

West of Western Ave, South of 10 Fwy



List / Sold:
\$1,350,000/\$1,235,000 ↓

63 days on the market

Listing ID: TR22001501

Spanish Revival Style Quadruplex, Located In The Jefferson Park Neighborhood Of Los Angeles, Near The Intersection Of Western Ave And Adam Blvd. Close Proximity To Korean Town, USC, LA County Museum Of Art, Hospital, Schools, Easy Access To Freeway 10 & 110, Walking Distant To Shops, Restaurants. Each Unit Features Aspects Of The Spanish Revival Style With Wooden Ceiling Beams And Trusses Along With Colorful Tilework From That Era. A Large Fireplace Can Also Be Found In Each Unit Anchoring The Living Room To Continue The Warm Rustic Appeal. All 4 Units Are About 1,300 SQ FT Each. One Unit Is Rented Through Sec 8. Property To Be Sold "As Is". Drive By Only, Do not Disturb Tenants, Seller Is Participating In A 1031 Exchange At No Cost To Buyer(s). Please Present Offer Subject To Inspection And Approval. Property Located in the Jefferson Park HPOZ.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,350,000
- 1 Buildings
- 5 Total parking spaces
- \$664 (Estimated)
- \$64920 Gross Scheduled Income
- \$44413 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Up Slope from Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,507
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,018
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,568
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,526	\$1,526	\$2,000

2:	1	2	1	1	Unfurnished	\$1,321	\$1,321	\$2,000
3:	1	2	1	1	Unfurnished	\$1,313	\$1,313	\$2,000
4:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$2,000

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 # 5052032002

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: TR22001501

Printed: 04/03/2022 3:28:18 PM

Closed •

412 BROOKS Ave • Venice 90291

**4 units • \$487,500/unit • 2,355 sqft • 4,999 sqft lot • \$823.32/sqft •
Built in 1964**

Two blocks east of Abbot Kinney Blvd.

List / Sold:

\$1,950,000/\$1,938,930 ↓

54 days on the market

Listing ID: 22119704



We are proud to present this very rare opportunity to acquire a quadplex in the heart of Venice, CA. Three units to be delivered vacant. This quadplex in the heart of Venice, is conveniently located just steps from Abbot Kinney Blvd., close to beaches, trendy shops, and Marina Del Rey. It's Ideal for an owner-user or entry-level investment. This 4-unit, 2,355 SqFt multifamily building sits on a 4,999 SqFt lot, and it has a unit mix of (4) 1-Bed / 1-Bath units. With the upside in rent potential of 445%, its excellent location is perfectly positioned for an investor who wants a value-add property in a highly appreciating location. This property is perfect for an investor who wants to capitalize on the upside potential in rental income and the historically strong appreciation of this Venice market. It is also perfect for an owner-occupied buyer who wants to live in one of the units and collect rent on the other three. Furthermore, this property's zoning (LARD1.5) also offers an investor the potential for future redevelopment of 4 units/condos. Lastly, since this property has 4-units, it qualifies for residential financing. Three of these units will be delivered vacant.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Laundry: In Kitchen
- \$107031 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$29,769
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,600	\$1,600	\$3,000
2:	1	1	1		Unfurnished	\$0	\$0	\$3,000
3:	1	1	1		Unfurnished	\$1,097	\$1,600	\$3,000
4:	1	1	1		Unfurnished	\$0	\$0	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4239010020

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 •

534 Broadway St • Venice 90291

4 units • \$872,500/unit • 4,428 sqft • 5,201 sqft lot • \$763.32/sqft •
Built in 1964

3 Blocks west of Lincoln

List / Sold:

\$3,490,000/\$3,380,000 ↓

124 days on the market

Listing ID: 21796120



Located in the quiet streets by the beachside of Venice. 4 Blocks away from the beach, 1 block from Abbott Kinney, the shopping streets and Westminster Elementary School. Like Rodeo Drive of Beverly Hills and Montana Street in Brentwood or even 3rd Street Promenade in Santa Monica, Abbott Kinney is full of coffee shops, bars, restaurants and fashion boutiques for night time or weekend outings. Property is vacant and move-in ready. Public transportation off of Lincoln Blvd. and supermarkets like Ralphs, Erewhon and Whole Foods are within a mile of the site. Per public records, the building shows 12 bedrooms, but is actually 10. Buyer to verify room count and square footage. Newly painted and roof is painted with elastomeric paint. Owners do not own any of the furniture, but staged furniture can be bought from the stager (Negotiation outside of escrow).

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$3,799,500
- 1 Buildings
- Laundry: Outside
- \$211560 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2		Unfurnished	\$4,995	\$0	\$8,990
2:	2	2	1		Unfurnished	\$3,995	\$0	\$7,990
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4239020009

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: 21796120

Printed: 04/03/2022 3:28:18 PM

Closed •

List / Sold: **\$3,000,000/\$3,000,000**

618 Pacific St • Santa Monica 90405

29 days on the market

**4 units • \$750,000/unit • sqft • 5,634 sqft lot • No \$/Sqft data •
Built in 1965**

Listing ID: 222000633

5 blocks North of Ocean Park Blvd., 3 blocks south of Pico, 1.5 blocks West of Lincoln



Extraordinary Santa Monica 4-plex in great location, close to beach, shopping, dining and transportation. All units have been updated. Exceptional property with potential for owner to live on-site and manage other 3 units. Beautiful 2+2 is located on first floor, in front of the building, offers front and side patios. Features newer engineered wood floors, and renovated kitchen with beautiful quartz counters, and stainless steel appliances. Kitchen opens directly to spacious dining room with slider and large living room. Both/2 full bathrooms have been remodeled and there is an indoor laundry closet in owners bathroom. This 4-plex also offers a remodeled upper level 2 + 1.5 bath unit with indoor laundry closet. There are also 2 additional upper and lower, 1 bedroom, 1 bath units that have gorgeous newer finishes as well. Additional amenities include a separate laundry room with coin operated units in the back of the property, for the 1 bedroom units and ample on property parking for 8 cars. 3 blocks south of Pico, 1.5 blocks West of Lincoln. 2+2 unit with patio-

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Multi-Level Bedroom
- Floor: Wood
- Appliances: Microwave, Water Heater

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	2		Unfurnished	\$4,500		
2:		1	1		Unfurnished	\$2,750		
3:		2	1		Unfurnished	\$3,650		
4:		1	1		Unfurnished	\$1,790		
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4289005015

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 •

1889 W 23RD St • Los Angeles 90018

4 units • **\$275,000/unit** • **2,652 sqft** • **6,651 sqft lot** • **\$418.55/sqft** •
Built in 1914

Off 10 Fwy, Take Exit towards Normandie Ave., Right on W 23rd St.

List / Sold:

\$1,100,000/\$1,110,000 ↑

6 days on the market

Listing ID: 22125813



Located in the Southern part of Los Angeles, this property is in the lovely neighborhood of Adams-Normandie! It has easy access to freeways, near the USC area, and is minutes away from Downtown LA! 1889 W 23rd St is a 2,652 square foot Fourplex home on a 6,651 square foot lot, consisting of 5 bedrooms and 4 bathrooms. This property also entails large windows throughout home, providing you with plenty of lighting. Large backyard has a carport with assigned parking spaces for each of the units. Live in the 2 bed/1 bath modern finish remodeled home, as this unit will be delivered vacant. Many improvements have been done to the property and is ready for its next investor or first-time home buyer! Such improvements pertain to new exterior walls and stucco, New windows, New roof, New interior and exterior plumbing, New electrical in some units, New stairs via backway. This property entails a large front yard space for your greeneries and a driveway on the side for your parking space.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,100,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$9800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$19,000
- 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	1	1		Unfurnished	\$864	\$864	\$1,200

2:	1	1	1	Unfurnished	\$831	\$831	\$1,000
3:	1	1	1	Unfurnished	\$780	\$780	\$1,000
4:	1	2	1	Unfurnished	\$0	\$0	\$2,100
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|--|---|
| <ul style="list-style-type: none"> • Standard sale • Rent Controlled | <ul style="list-style-type: none"> • C16 - Mid Los Angeles area • Los Angeles County • Parcel # 5058023003 |
|--|---|

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**

3858 S Budlong Ave • Los Angeles 90037

4 units • **\$325,000/unit** • **3,642 sqft** • **6,000 sqft lot** • **\$326.19/sqft** •
Built in 1923

Budlong and 38th

List / Sold:

\$1,300,000/\$1,188,000 ↓

23 days on the market

Listing ID: SR22025359



GREAT OPPORTUNITY FOR AN INVESTOR! A Quadplex with GREAT LOCATION Five minutes walking distance to (USC) and Exposition Park Rose Garden, Natural History Museum of Los Angeles County, California Science Center, Coliseum and Bank of California Stadium. A few minutes from Downtown, Los Angeles Convention Center and Crypto Arena! This building has plenty of parking on the back. Some Work has been done to the property and units such plumbing and flooring .All Units have a full living area, kitchen and dinning room all units are very spacious. (1) 2/1 will be delivered vacant and (3) 1/1. with tenants.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Floor Furnace
- \$511 (Estimated)
- Laundry: Individual Room, Inside
- \$28400 Gross Scheduled Income
- \$23585 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Converted Bedroom, Den, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Bamboo
- Appliances: Gas Range, Gas Water Heater, Range Hood
- Other Interior Features: 2 Staircases, Balcony, Block Walls, Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Fencing: Good Condition, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$4,815
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01327139
- Gardener:
- Insurance: \$1,941
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,674
- Other Expense:
- Other Expense Description:

- Licenses:

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	1	1	0	Unfurnished	\$850	\$850	\$2,000
3:	1	1	1	0	Unfurnished	\$850	\$850	\$2,000
4:	1	1	1	0	Unfurnished	\$760	\$760	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037016004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$2,910,000/\$2,910,000**

4157 S Normandie Ave • Los Angeles 90037

0 days on the market

4 units • **\$727,500/unit** • **6,624 sqft** • **6,216 sqft lot** • **\$439.31/sqft** •
Built in 2022

Listing ID: BB22063340

Located on Normandie, East of Western Ave



Sold before processing.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$2,910,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- \$309 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.37
- \$204000 Gross Scheduled Income
- \$156192 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,648
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$2,650
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	0	Unfurnished	\$0	\$0	\$4,500
2:	1	5	4	0	Unfurnished	\$0	\$0	\$4,500
3:	1	4	4	2	Unfurnished	\$0	\$0	\$4,000
4:	1	4	4	2	Unfurnished	\$0	\$0	\$4,000

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 4
- Disposal: 4

- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5021016033

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:** BB22063340

Printed: 04/03/2022 3:28:18 PM

Closed •

List / Sold: **\$600,000/\$594,000** ↓

9528 S NORMANDIE Ave • Los Angeles 90044

44 days on the market

**4 units • \$150,000/unit • 2,358 sqft • 5,939 sqft lot • \$251.91/sqft •
Built in 1969**

Listing ID: 21112641

S Normandie and 96th street



Incredible Investment Opportunity to own a mixed use property on a very visible corner lot. The property has ample parking and consist of two 2 bedroom 1 bath residential units 1357 & 1359 96th street that are currently tenant occupied. The property also consist of two commercial spaces that have been remodeled over the past couple of years. Unit 9530 S Normandie Ave is vacant and was once used as a Barber Shop. It currently consist of 2 separate rooms & a 1/2 bath. The main room is approx. 350 sq.ft. & the secondary room is approx. 88 sq.ft. Unit 9532 is currently rented and is being used as a kitchen for a Caterer and was once a Burger Stand. It also has a 1/2 bath and secondary room. This property has Great Up Side Potential and will not last. Trust sale that does not require court confirmation.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$600,000
- 3 Buildings
- Heating: Wall Furnace
- \$37800 Net Operating Income

Interior

- Rooms: Office
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community
- 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	\$850	\$850	\$1,750
2:	1	2	1		Unfurnished	\$1,175	\$1,175	\$1,750
3:	1	1	1		Unfurnished	\$0	\$0	\$1,900

4:	1	1	1	Unfurnished	\$800	\$800	\$1,500
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• Rent Controlled | <ul style="list-style-type: none">• C36 - Metropolitan Southwest area• Los Angeles County• Parcel # 6056012001 |
|---|--|

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: **\$940,000/\$960,000** ↑

1135 W 106th St • Los Angeles 90044

83 days on the market

4 units • \$235,000/unit • 3,294 sqft • 9,210 sqft lot • \$291.44/sqft •

Listing ID: PW21231735

Built in 1961

North on Vermont, West (make a left) on W. 106th Street



Fabulous investment opportunity. Look at the rents, good income! 2 Buildings, 4 units on a large lot. Long time tenants. Good rental property for an investor. Units are in okay condition, but they could some fixing and upgrading. The entire property has areas of deferred maintenance. Property sold in as-is condition. No showings. Drive by only...PLEASE do not disturb the tenants. Please make offers subject to inspection.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$940,000
- 3 Buildings
- 4 Total parking spaces
- \$1,999 (Estimated)
- \$78720 Gross Scheduled Income
- \$78320 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$0
2:	1	2	1	1	Unfurnished	\$1,585	\$1,585	\$0
3:	1	2	1	1	Unfurnished	\$1,585	\$1,585	\$0
4:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$0

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6060017014

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:](#) PW21231735

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Closed •

List / Sold: **\$1,200,000/\$1,295,000**

115 E 31st St • Los Angeles 90011

61 days on the market

**4 units • \$300,000/unit • 3,420 sqft • 6,283 sqft lot • \$378.65/sqft •
Built in 1984**

Listing ID: 21100353

Head South West on S Main St and take a left onto E 31st St



Fully remodeled and clean three-unit building, with ready to issue permits for a 4th ADU garage conversion. Built in 1984 which means this property does NOT fall under LA's rent stabilization ordinance and you can raise rent 5% a year + CPI, or over a 10% rental increase once COVID restrictions are lifted. Pro Forma 5.8% cap rate after ADU is complete. The front unit is a large (approx 1,200 sq ft) 3 bed/1 bath leased for \$2,790. Unit B is a 2 bed/1 bath leased for \$1,795, fully remodeled. Unit C is a remodeled 2 bed/1 bath currently rented for \$1,790. On top of that, permits are ready to convert the garage into a legal studio/4th unit. RTI permits sold with property. All you need to do is pull the permits and start construction! All units remodeled with high-quality floors, appliances, and finishes. There on-site parking for each unit, and laundry inside each unit. Close to DTLA, USC, Fashion District, and lots of new development. This is one is a no-brainer! Owner is motivated, make all offers.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,295,000
- 1 Buildings
- 1 Total parking spaces
- \$69240 Net Operating Income

Interior

- Appliances: Refrigerator, Gas Oven

Exterior

Annual Expenses

- Total Operating Expense: \$20,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,795	\$2,790	\$2,795

2:	1	2	1	Unfurnished	\$1,795	\$1,790	\$1,795
3:	1	2	1	Unfurnished	\$1,795	\$1,790	\$1,795
4:	1	0	1	Unfurnished	\$0	\$0	\$1,100
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128005040

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 •

2832 Macon St • Cypress Park 90065

**4 units • \$457,250/unit • 3,928 sqft • 6,155 sqft lot • \$430.24/sqft •
Built in 1920**

E/Cypress, W/Isabel

List / Sold:

\$1,829,000/\$1,690,000 ↓

91 days on the market

Listing ID: CV21249055



Completely remodeled 4 units plus ADU in a prestigious area of Cypress Park, Each unit has been recently renovated with new plumbing, HVAC, Kitchen, Bathroom, flooring and too much to list. All units have separate gas, water, and electric meters, except for ADU detached in the back. Seller does not have permits for ADU, however buyer and buyers agent to verify any permits and use of this unit. Seller is a California Corporation and one of the officers is a licensed Real Estate Agent.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,899,000
- 2 Buildings
- 6 Total parking spaces
- \$488 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$10800 Gross Scheduled Income
- \$10444 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,280
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,080
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5455008027

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:](#) CV21249055

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Closed •

11317 LOUISE Ave • Lynwood 90262

4 units • **\$318,750/unit** • **3,389 sqft** • **11,980 sqft lot** • **\$390.97/sqft** •
Built in 1953

Louise Avenue & Martin Luther King Jr. Blvd

List / Sold:

\$1,275,000/\$1,325,000 ↑

19 days on the market

Listing ID: 22119349



CALL FOR OFFERS DATE FRIDAY JANUARY 28th. This property consist of a highly desirable unit mix including a 3 bedroom unit and three 2 bedroom units. The property underwent significant renovations in the last 3 years and has been professionally managed. Renovations include quartz countertops, new cabinets, new flooring, stainless steal appliances, and lighting fixtures. The exterior has been fully reimagined including being re-landscaped, new exterior facade and a modern security fence. For an investor looking for immediate cash flow, this fits the bill as all the work has been done but the rents are below market. This property could also appeal to an owner user since there is a large 3 bedroom unit in the front. This wont last long. NO SHOWINGS PRIOR TO ACCEPTED OFFER. INSPECTION WITH ACCEPTED OFFER ONLY. DRIVE BY ONLY, PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,275,000
- 4 Buildings
- Heating: Wall Furnace
- \$56151 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$31,743
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,853	\$1,853	\$2,100
2:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,100

3:	1	2	1	Unfurnished	\$1,853	\$1,853	\$2,100
4:	1	3	1	Unfurnished	\$1,995	\$1,995	\$2,450
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
- RM - Lynwood area
- Los Angeles County
- Parcel # 6194023040

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: 22119349

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Closed • **Quadruplex**

List / Sold: **\$749,999/\$810,000** ↑

212 W Raymond St • **Compton 90220**

19 days on the market

4 units • **\$187,500/unit** • **1,760 sqft** • **7,490 sqft lot** • **\$460.23/sqft** •

Listing ID: DW22003505

Built in 1924

Compton- S. of Rosecrans, E. of Central, W. of Alameda. Main Cross-streets are Alondra and Alameda



Great opportunity to acquire a 4 unit property with a great lot size, in the City of Compton! The property consists of (4) units each unit has 1 Bedroom and 1 Bathroom. Gated entry, long driveway and ample parking for all tenants. Centrally located near 91,105, 110, 710 freeways. Near Shopping Centers, Restaurants & Entertainment; Gateway Town Center, Crystal Casino & Compton Community College.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$749,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$969 (Estimated)
- \$5500 Gross Scheduled Income
- \$5100 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Entry
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- 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	1	1	0	Unfurnished	\$1,350	\$1,350	\$0
2:	1	1	1	0	Unfurnished	\$1,500	\$1,350	\$0
3:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$0

4: 1 1 1 0 Unfurnished \$1,400 \$1,400 \$0

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
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6163016003

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:](#) DW22003505

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Closed •

List / Sold:

\$1,300,000/\$1,350,000 ↑

8 days on the market

Listing ID: SB22000515

2713 W Rosecrans Ave • Gardena 90249

**5 units • \$260,000/unit • 4,133 sqft • 6,308 sqft lot • \$326.64/sqft •
Built in 1958**

North side of Rosecrans Ave E. of Crenshaw, W. of Van Ness



GREAT INVESTMENT OPPORTUNITY! This 5 unit Gardena apartment building has a great unit mix: (1) 3 bedroom/2 bath (1) 2 bedroom/1 bath, and (3) 1 bedroom/1 bath. The 3 bedroom unit has fireplace and remodeled kitchen with new cabinets & flooring. Each unit is separately metered for gas and electric. Significant recent upgrades including new roof, copper plumbing and kitchen upgrades in 2 of the units. The 3bed/2 bath unit is not occupied allowing a possible owner/user or it can easily be rented in this high demand rental market. This property presents a VALUE-ADD OPPORTUNITY with approximately 26% in upside potential in increased rents, which makes an ideal opportunity for an investor to own and generate excellent cash flow. Apartment features include: patios, carpet and ceramic tile flooring. This property was built in 1958 and is set on 6,308 sq. foot (per assessor) lot. There is a Laundry room on premises creating an additional income stream and 5 covered security gated parking spaces.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,300,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$1,417 (Estimated)
- Laundry: Community
- \$89280 Gross Scheduled Income
- \$52421 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$32,395
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,316
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,787
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,850
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,000
3:	1	1	1	1	Unfurnished	\$995	\$995	\$1,500
4:	1	1	1	1	Unfurnished	\$945	\$945	\$1,500
5:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,500

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
- 115 - North Gardena area
 - Los Angeles County
 - Parcel # 4059019023

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:

\$2,450,000/\$2,400,000 ↓

19 days on the market

Listing ID: WS22020820

241 S Curtis Ave • Alhambra 91801

**5 units • \$490,000/unit • 5,789 sqft • 7,550 sqft lot • \$414.58/sqft •
Built in 1979**

S Curtis Ave



Unit B newly leased at market rates! Rare opportunity for a lucky buyer to own this excellent 5 unit complex in the city of Alhambra! Under the care of the same owner for the past 20 years it is now time to pass this one to the next fortunate buyer. Unit A is a large 4 bed 3 bath setup with the back units all being at least 2 bedroom and 2 baths. Long term, stable tenants have been a staple in this property for years. Each unit revamped as tenants left now in truly excellent shape for an already newer 1979 build. Super convenient to the shops like Costco, Home Depot and Target and just minutes away from CSULA and downtown LA and all that the city offers!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$2,450,000
- 1 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Forced Air
- \$2,081 (Estimated)
- Laundry: Individual Room
- \$126360 Gross Scheduled Income
- \$91380 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Water Heater Central, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,980
- Electric: \$420.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01931743
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$2,750	\$2,750	\$2,750
2:	1	2	3	2	Unfurnished	\$2,450	\$2,450	\$2,700
3:	1	2	2	2	Unfurnished	\$1,780	\$1,780	\$2,100
4:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,100
5:	1	2	2	2	Unfurnished	\$1,750	\$1,750	\$2,100

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5343017002

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold:

\$1,695,000/\$1,700,000 ↑

119 days on the market

Listing ID: SR21222225

2135 N Lincoln St A-E • Burbank 91504

5 units • **\$339,000/unit** • **3,629 sqft** • **5,224 sqft lot** • **\$468.45/sqft** •
Built in 1947

Between Thornton and Empire



Back on the market. This is a Trust sale. Main house was blt. in 1947, however 4 1-1ba units were blt in 1963. Supra will be installed on 3-5-22. Available units for showing are the main house known as Apt. A, which has open door into Apt. B (the lower unit) This section was never rented. Apt. B was used as an office for the owners for many yearsw. Easily sealed for separation. The main house consists of 2 br, walk-thru den with closet den and 2 ba unit is part of the original home built in 1947. All permits are available with offer. Approx. 1500 sq. ft. - the connected 1 br-lb1 unit. Property consists of main 2 br, den and 2 bath with huge kitchen area. Bottom apt. B was used as owner's office. Top 3 units are 1 br-1ba rented on month-to-month basis. Close to the Empire Center with shopping, restaurants, public transportation. Burbank airport and the 5 fwy/. Please contact listing agent for more info. Perfect set up for owner occupant plus 4 units. There are 5 units altogether. Buyer must do his due diligence. Do NOT disturb tenants. It is my understanding that the City of Burbank will allow an additional unit Buyer must investigate on his own for expansion, etc.. All cash offers preferred. Great opportunity to set your own rents with main house and bottom apts. Upper 3 uits are presently occupied on month-to-month basis. Owner did not die on the premises. Please submit offer with proof of funds and You can call for showings on either Monday or Tuesdays when caretaker is available. Call listing agent for appt. . . Property sold "As is". Call L.A. for more info. Independent t appraisal of 1.7 is available for viewing. Subject to cancellaltion of previous escrow due to buyers inability to meet contractual obligations.

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Electric, Gas, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$731 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$84420 Gross Scheduled Income
- \$71409 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom, Den, Entry, Kitchen, Laundry, Master Bathroom, Master Bedroom, Multi-Level Bedroom
- Appliances: Built-In Range, Dishwasher, Disposal
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Near Public Transit, Paved, Ranch
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Awning(s), Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$13,011
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$720
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$6,624
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,941
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	7	6	4	Unfurnished	\$30,780	\$30,780	\$104,400

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet: 5
 - Dishwasher:
 - Disposal: 5
- Drapes:
 - Patio: 0
 - Ranges: 5
 - Refrigerator:
 - Wall AC: 4

Additional Information

- Trust sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2464012042

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 •

361 W PALMER Ave • Glendale 91204

**5 units • \$379,800/unit • 2,485 sqft • 6,999 sqft lot • \$764.19/sqft •
Built in 1950**

Off San Fernando Rd

List / Sold:

\$1,899,000/\$1,899,000 ↓

38 days on the market

Listing ID: 22127439



Located ideally between Downtown Glendale, Atwater Village, and Downtown Los Angeles is a very rare opportunity for this 5 unit building with up to 28% potential upside in value. Current monthly rent total is \$8,025/mo (\$96,300/year). The unit mix is 1 unit with 2 beds 1 bath and 4 units with 1 bed 1 bath. Tenants pay for their own electricity and gas. Owner has made many updates and upgrades.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,999,000
- 3 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Central
- \$64728 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$33,174
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,900
2:	1	1	1		Unfurnished	\$1,550	\$1,550	\$1,900
3:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,900
4:	1	1	1		Unfurnished	\$1,575	\$1,575	\$1,900
5:	1	2	1		Unfurnished	\$1,750	\$1,750	\$2,900

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

Of Units With:

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

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

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5640008012

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: 22127439

Printed: 04/03/2022 3:28:18 PM

Closed •

List / Sold:

\$1,550,000/\$1,505,000 ↓

2 days on the market

Listing ID: 22119521

10763 KLING St • North Hollywood 91602

**5 units • \$310,000/unit • 3,588 sqft • 7,773 sqft lot • \$419.45/sqft •
Built in 1931**

One block West of Lankershim Blvd. and one block South of Camarillo St.



10763-65 Kling Street, five value-add units in the family-friendly Toluca Lake submarket. Situated just West of Lankershim Blvd, the subject property is located minutes from the heart of the North Hollywood Arts District. This perfect owner-user investment property is comprised of (1) 2-bdrm. and 2-bath single-family residence and (4) 1-bdrm. units in a two-story back building. Please note, the SFR and (1) 1-bdrm. unit will be delivered VACANT upon COE. 10763 Kling presents the perfect value-add opportunity as current rents are approx. 29% below market compared to renovated units in the area. Property amenities include on-site laundry (for the front house), communal back yard, five parking spaces and each unit is separately metered for gas and electricity.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,550,000
- 2 Buildings
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$60055 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$34,194
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,100	\$3,100	\$3,100
2:	1	1	1		Unfurnished	\$1,995	\$1,995	\$1,995

3:	1	1	1	Unfurnished	\$1,442	\$1,442	\$1,995
4:	1	1	1	Unfurnished	\$830	\$830	\$1,995
5:	1	1	1	Unfurnished	\$690	\$690	\$1,995
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2421022020

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: 22119521

Printed: 04/03/2022 3:28:18 PM

Closed • Apartment

List / Sold: **\$815,000/\$815,000** ↓

9745 Maple St • Bellflower 90706

51 days on the market

5 units • **\$163,000/unit** • **2,720 sqft** • **4,315 sqft lot** • **\$299.63/sqft** •
Built in 1937

Listing ID: DW22014623

OFF OF BELLFLOWER BLVD, NORTH OF 91 FRWY



5 UNITS CONSISTING OF 2720 SQFT. 3 UNITS HAVE APPROX 384 SQFT, 1 UNIT HAS APPROX 864 SQFT AND 1 UNIT HAS APPROX 704 SQFT. OWNER PAYS THE WATER, ELECTRICITY AND TRASH. NO PARKING ON PROPERTY. STREET PARKING ONLY. RENTS ARE GOOD AND TENANTS PAY ON TIME. NICE STREET, MIX OF RESIDENTIAL AND APARTMENTS, GREAT AREA OF BELLFLOWER. IN SUPPLEMENTS IS AN INSPECTION REPORT COMPLETED BY A PREVIOUS BUYER AND PERMITS THAT WERE ON FILE WITH LA COUNTY. 5TH UNIT WAS CONVERTED FROM WHAT ONCE WAS A GARAGE. THERE WERE TWO STORE FRONTS THAT WERE ANNEXED INTO THE FRONT TWO UNITS MAKING THEM BIGGER THAN THE OTHERS. THIS PROPERTY IS ZONED COMMERCIAL RESIDENTIAL.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$970,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$778 (Estimated)
- \$68532 Gross Scheduled Income
- \$58532 Net Operating Income
- 1 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood

Exterior

- Lot Features: Zero Lot Line
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,000
- Electric: \$4,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00683217
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$1,259	\$1,259	\$1,259

2:	1	0	0	0	Unfurnished	\$1,042	\$1,041	\$1,042
3:	1	1	0	0	Unfurnished	\$1,368	\$1,368	\$1,368
4:	1	0	0	0	Unfurnished	\$1,042	\$1,042	\$1,042
5:	1	0	0	0	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 5
- 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 # 7110031007

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:** DW22014623

Printed: 04/03/2022 3:28:19 PM

Closed • Commercial/Residential

4922 Santa Ana St • Cudahy 90201

5 units • \$380,000/unit • 4,443 sqft • 20,415 sqft lot • \$405.13/sqft •
Built in 1923

Santa Ana St and Wilcox Ave

List / Sold:

\$1,900,000/\$1,800,000 ↓

8 days on the market

Listing ID: SB22010609



5 units well maintained in the city of Cudahy! All units are 2 bedroom 1 bath each in fair conditions and may just need a little TLC. Perfect opportunity for investors to add to portfolio and add value to existing units and raise rents to market! 4 of the 5 units have attached garages and parking spaces are available as well. Property sits on a lot size over 20,000 sqft with plenty of room to expand! Conveniently located near transportation, shopping centers, downtown LA and more!

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,900,000
- 5 Buildings
- 4 Total parking spaces
- \$3,570 (Estimated)
- Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
- \$126000 Gross Scheduled Income
- \$107823 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,177
- Electric: \$4,800.00
- Gas: \$2,500
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01207957
- Gardener:
- Licenses:
- Insurance: \$4,349
- Maintenance:
- Workman's Comp:
- Professional Management: 1320
- Water/Sewer: \$3,708
- Other Expense:
- Other Expense Description:

Unit Details

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

4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100
5:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard, Trust sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6224017015

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: SB22010609

Printed: 04/03/2022 3:28:19 PM

Closed •

List / Sold:

\$2,100,000/\$2,415,000 ↑

14 days on the market

Listing ID: BB22029418

228 N Jackson St • Glendale 91206

**6 units • \$350,000/unit • 7,040 sqft • 7,479 sqft lot • \$343.04/sqft •
Built in 1969**

Cross Street California Ave. and Lexington Drive



Location. Location. Location. Near Downtown Glendale. Great unit mix with parking. Tremendous upside potential.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,022 (Estimated)
- Laundry: Common Area
- \$134796 Gross Scheduled Income
- \$89059 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,075
- Electric: \$874.00
- Gas: \$2,524
- Furniture Replacement:
- Trash: \$923
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,630
- Maintenance:
- Workman's Comp:
- Professional Management: 6415
- Water/Sewer: \$5,564
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,033	\$2,033	\$2,400
2:	4	2	1	1	Unfurnished	\$7,550	\$7,550	\$8,400
3:	1	1	1	1	Unfurnished	\$1,650	\$1,650	\$1,800

Of Units With:

- Separate Electric: 6
- Drapes:

- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 6

- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5642018047

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:](#) BB22029418

Printed: 04/03/2022 3:28:19 PM

Closed •

List / Sold:

\$1,200,000/\$1,250,000 ↑

13 days on the market

Listing ID: 22134243

314 S AVENUE 19 • Los Angeles 90031

6 units • **\$200,000/unit** • **5,192 sqft** • **8,250 sqft lot** • **\$240.76/sqft** •
Built in 1905

Located South of N Broadway, North of Mozart Street, and East of S Avenue 19.



Offer Deadline 3/16/22 at noon. The 6 unit apartment building is located at 314-316 South Avenue 19 in Los Angeles CA 90031. The investment opportunity is located in Lincoln Heights. The property consists of three structures. Located in the front is a two story 4 unit building that is approximately 3,896 square feet that was built in 1965. The lot size of the property is 8,250 square feet and is zoned LARD2-1 with a Tier 1 TOC. The unit mix consists of three 2 bedroom/ 1 bath units and one 3 bedroom/2.5 bath units. In the back of the property there are two standalone units. The first standalone unit is approximately 792 square feet consisting of 2 bedrooms and 1 bathroom that was built in 1905. The second standalone unit is approximately 504 square feet consisting of 2 bedrooms and 1 bathroom that was built in 1905. The property has a two car garage in the front of the building and four covered parking spots in the rear.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,200,000
- 3 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$72567 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$29,093
- 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	\$0	\$0	\$2,300

2:	1	2	1	Unfurnished	\$1,036	\$1,036	\$1,460
3:	1	3	2	Unfurnished	\$1,706	\$1,706	\$2,700
4:	1	2	1	Unfurnished	\$1,167	\$1,167	\$2,700
5:	1	2	1	Unfurnished	\$1,300	\$1,300	\$2,700
6:	1	2	1	Unfurnished	\$1,136	\$1,136	\$2,700

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
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5447031010

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 •

1111 S COCHRAN Ave • Los Angeles 90019
6 units • **\$508,333/unit** • **4,960 sqft** • **6,583 sqft lot** • **\$597.28/sqft** •
Built in 1953
South of Olympic and North of San Vicente



List / Sold:
\$3,050,000/\$2,962,500 ↓

63 days on the market

Listing ID: 22117211

Incredible opportunity to own such a well cared for property. Unit mix is 2- 2 bed + 1 bath unit and 4- 1 bed + 1 bath. All units went through sizeable renovations several years ago bringing them up to date with quality, but still keeping the original integrity of the units. Most have original crown moldings, other upgrades include drought tolerant landscape, newer roof, copper plumbing, central air/heat, dual pane windows, upgraded electrical systems. refinished hardwood floors (chocolate hardwood and original oak), tile floors in kitchens, upgraded hard surface counter tops, dual stainless sinks, disposals, smooth ceilings, recessed lights, upgraded bathrooms and in-unit washer and dryers. There are 5 parking spaces in a covered carport. Prime rental area near most major hubs. Property is located in H.P.O.Z. Please do not go onto the property nor disturb the tenants.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$3,150,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$59,477
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,473
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,291
- Maintenance: \$17,563
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,117
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,595	\$2,595	\$3,000

2:	1	1	1	Unfurnished	\$1,995	\$1,995	\$2,350
3:	1	2	1	Unfurnished	\$2,895	\$2,895	\$3,000
4:	1	1	1	Unfurnished	\$1,909	\$1,909	\$2,350
5:	1	1	1	Unfurnished	\$1,995	\$1,995	\$2,350
6:	1	1	1	Unfurnished	\$2,111	\$2,111	\$2,350

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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085011018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,949,000/\$1,875,000 ↓

140 days on the market

826 W Colden Ave • Los Angeles 90044

6 units • \$324,833/unit • 5,616 sqft • 10,410 sqft lot • \$333.87/sqft •

Built in 1950

Listing ID: 21760562

North of Century Blvd, South of Manchester Ave, East of Vermont Ave, West of Figueroa St.



826 W Colden Ave is a non-rent controlled 6-unit property located in the rapidly developing area of South Los Angeles. The property consists of four 2+1's and two 4+2 units. All six units have been tastefully renovated, including stainless steel appliances and reimagined kitchens and bathrooms. Additionally, the property is fully parked and is individually metered for gas and electricity. There is also on-site laundry with owned machines for extra income. Most importantly, all tenants receive Section 8 assistance providing the Landlord with complete rental collection security. 826 W Colden Ave is central to major employment, freeways, and points of interest alike. Most errands can be accomplished by foot or with a short car ride. Moreover, the property lies a mere 2.9 miles from the brand new SoFi Stadium Development, 4.5 miles from the LA Memorial Coliseum and University of Southern California campus, and 6.1 miles from LA International Airport. Tenants with young children will enjoy walking them across the street to Ninety-Fifth Street Elementary and the 3 minute drive to Algin Sutton Recreation Center. This is an excellent opportunity to acquire an investment property with steady and reliable cash flow without the hassle of LA City Rent Control restrictions.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,949,000
- 1 Buildings
- Laundry: Individual Room, Community
- \$106036 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$39,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01830738
- 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	4	2	Unfurnished	\$2,550	\$5,100	\$5,900
2:	4	2	1	Unfurnished	\$1,825	\$7,300	\$8,000

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6054001008

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: 21760562

Printed: 04/03/2022 3:28:19 PM

Closed •

6641 BECK Ave • North Hollywood 91606

**6 units • \$299,167/unit • 6,119 sqft • 6,750 sqft lot • \$290.90/sqft •
Built in 1961**

North of Victory Boulevard; East of Lankershim Boulevard.

List / Sold:

\$1,795,000/\$1,780,000 ↓

16 days on the market

Listing ID: 22119633



INVESTMENT HIGHLIGHTS Desirable North Hollywood Asset; Extra large 6-unit property with 6,119 square feet of interior space; Gated and Secured; Copper Plumbing, Seismic Retrofit Completed; Building has been recently painted; Some new windows; No delinquencies in rent collections; New construction projects within feet of the subject property; Considerable upside in rents.]

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,795,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$72311 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$41,192
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	3	2		Unfurnished	\$1,810	\$7,239	\$10,400
2:	1	2	1		Unfurnished	\$1,218	\$1,218	\$2,000
3:	1	1	1		Unfurnished	\$1,191	\$1,191	\$1,750
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2320024021

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: 22119633

Printed: 04/03/2022 3:28:19 PM

Closed •

List / Sold:

\$1,775,000/\$1,725,000 ↓

139 days on the market

Listing ID: 21761706

6019 8Th Ave • Los Angeles 90043

**6 units • \$295,833/unit • 5,660 sqft • 7,066 sqft lot • \$304.77/sqft •
Built in 1962**

North of Hyde Park Blvd, South Slauson Ave, East Crenshaw Blvd, West of Van Ness Ave.



6019 8th Avenue is a 6-unit property located in the rapidly improving area of South Los Angeles. The property consists of three 2+1's, two 3+2's, and one 2+2. Five of the six units have been tastefully renovated, including stainless steel appliances and reimagined kitchens and bathrooms. Additionally, the property is fully parked and is individually metered for gas and electricity. There is also on-site laundry with owned machines for extra income. 6019 8th Avenue is central to major employment, freeways, and points of interest alike. Most errands can be accomplished by foot or with a short car ride. Moreover, the property lies a mere 2.8 miles from the brand new SoFi Stadium development, 4 miles from the LA Memorial Coliseum and University of Southern California campus, and 3.9 miles from the Kenneth Hahn State Recreation Area. Tenants with young children will enjoy walking them to either 59th Street Elementary School or Hyde Park Elementary School. The property is also a short 5 minute drive to the Van Ness Recreation Center and a variety of dining and shopping options. This is an excellent opportunity to acquire an investment property with steady and reliable cash flow with additional future upside.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$1,849,000
- 1 Buildings
- Laundry: Community, Individual Room
- \$87506 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$38,725
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01830738
- 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	\$1,775	\$1,775	\$1,800

2:	1	3	2	Unfurnished	\$1,116	\$1,116	\$2,350
3:	1	2	2	Unfurnished	\$1,877	\$1,877	\$1,900
4:	1	2	1	Unfurnished	\$1,800	\$1,800	\$1,800
5:	1	2	1	Unfurnished	\$1,777	\$1,777	\$1,800
6:	1	3	2	Unfurnished	\$2,302	\$2,302	\$2,350

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
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006001013

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

9327 San Antonio Ave • South Gate 90280

6 units • **\$331,667/unit** • **4,570 sqft** • **8,349 sqft lot** • **\$415.75/sqft** •
Built in 1955

north of Tweedy and south of Firestone

List / Sold:

\$1,990,000/\$1,900,000 ↓

27 days on the market

Listing ID: MB21256009



This is a well maintained 6 unit property with new roof and new windows including other upgrades. It consist of 5-2 Bedroom units with 1 bath and a single unit with 1 bath. Great rental income property fully operating. It has a coin washer and dryer for extra income. Drive by ONLY and it will be shown only with an accepted offer.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$1,990,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Community, See Remarks
- \$127920 Gross Scheduled Income
- \$71857 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,310
- Electric: \$962.00
- Gas:
- Furniture Replacement:
- Trash: \$1,910
- Cable TV: 01423507
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,400
- Other Expense: \$6,362
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,850

2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,850
3:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,850
4:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,850
5:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,100
6:	1	0	1	1	Unfurnished	\$1,150	\$1,150	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6209019013

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: MB21256009

Printed: 04/03/2022 3:28:19 PM

Closed •

List / Sold: **\$999,000/\$1,350,000** ↑

1242 Lilac Pl • Los Angeles 90026

51 days on the market

7 units • **\$142,714/unit** • **4,604 sqft** • **5,546 sqft lot** • **\$293.22/sqft** •

Listing ID: SR21263635

Built in 1921

Between Sunset Blvd and Stadium Way



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO PURCHASE 7 UNITS ON A STREET TO STREET LOT IN ECHO PARK, CLOSE TO DODGER STADIUM. SITTING OFF OF LILAC PLACE ARE 5 STUDIO UNITS AND (2) 1 BEDROOM UNITS, (DUPLEX) OFF OF VIN SCULLY AVE. SEPARATE GAS & ELECTRIC METERS. 2 WATER METERS. POSSIBLE DEVELOPMENT SITE WITH THIS R4 LOT. BUYERS SHOULD CHECK WITH THE CITY FOR CURRENT BUILDING REQUIREMENTS AND RESTRICTIONS. PROPERTY CURRENTLY IN REAP AND HAS LOS ANGELES CITY NOTICE AND ORDER TO COMPLY. VIOLATIONS, ABATEMENT NOTICES AND LEASE AVAILABLE UPON REQUEST. ALL AUCTION ATTENDEES MUST WEAR A FACE MASK. NO COURT CONFIRMATION.

Facts & Features

- Sold On 03/31/2022
- Original List Price of \$999,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Other)
- Laundry: See Remarks
- \$2326.95 Gross Scheduled Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Gentle Sloping
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Unfurnished	\$529	\$371	\$0
2:	1	0	0	0	Unfurnished	\$750	\$375	\$0
3:	1	0	0	0	Unfurnished	\$535	\$375	\$0
4:	1	0	0	0	Unfurnished	\$640	\$384	\$0

5:	1	0	0	0	Unfurnished	\$0	\$0	\$0
6:	1	1	0	0	Unfurnished	\$733	\$476	\$0
7:	1	1	0	0	Unfurnished	\$630	\$347	\$0

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5406012029

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: SR21263635

Printed: 04/03/2022 3:28:19 PM

Closed •

List / Sold:

\$2,100,000/\$2,280,000 ↑

10 days on the market

Listing ID: PF22037024

1426 S Cochran Ave • Los Angeles 90019

8 units • **\$262,500/unit** • **6,994 sqft** • **6,850 sqft lot** • **\$325.99/sqft** •
Built in 1967

South of Pico West of La Brea



Nice looking gated 8 Unit Apartment Building in Wilshire Vista Area of Mid LA. Building completed Soft Story Retrofit in April of 2020. Building has 11 Bedrooms with 9 baths. There are 6 One bedroom one bath units, One 2 bedroom 1 bath unit and a 3 bedroom 2 bath unit. Probate Administrator has full authority to accept offer without going to court. A couple of units have been remodeled. Partial copper plumbing and some units have wood flooring, others with Laminate flooring. Coin operated laundry room. Current Annual gross income of \$163,164 per year. All tenants are current on rents with no rental issues. Building is self managed with low expenses. For the new buyer the Cap rate is 5.72% and a cash on cash return of 6.45%. Bring all offer at 12.87 GRM this could be deal for someone!

Facts & Features

- Sold On 03/29/2022
- Original List Price of \$2,100,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Public Records)
- Laundry: Common Area, Individual Room
- Cap Rate: 5.72
- \$163164 Gross Scheduled Income
- \$120128 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,982
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,119
- Cable TV: 00899496
- Gardener:
- Licenses: 193
- Insurance: \$2,658
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,490
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,806	\$21,672	\$1,900
2:	1	1	1	0	Unfurnished	\$759	\$9,468	\$1,900
3:	1	1	1	1	Unfurnished	\$1,523	\$18,276	\$1,900
4:	1	1	1	1	Unfurnished	\$1,564	\$18,768	\$1,900
5:	1	2	1	1	Unfurnished	\$2,270	\$27,240	\$2,650
6:	1	1	1	1	Unfurnished	\$1,814	\$21,768	\$1,900
7:	1	1	1	0	Unfurnished	\$1,295	\$15,540	\$1,900
8:	1	3	2	2	Unfurnished	\$2,565	\$30,780	\$3,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5070012009

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 •

1050 W 88Th St • Los Angeles 90044

8 units • \$218,625/unit • 6,480 sqft • 9,123 sqft lot • \$269.91/sqft •
Built in 1959

From Vermont Ave. make a right on 88th St.

List / Sold:

\$1,749,000/\$1,749,000 ↓

90 days on the market

Listing ID: 21792670



Facts & Features

- Sold On 03/31/2022
- Original List Price of \$1,999,000
- 1 Buildings

- \$52485 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$65,715
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02054893
- Gardener:
- Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,433	\$8,600	\$8,600
2:	2	1	1		Unfurnished	\$1,225	\$2,450	\$2,450
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047009011

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: 21792670

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Closed •

2437 Centinela Ave • Santa Monica 90405

9 units • **\$388,778/unit** • **2,904 sqft** • **17,830 sqft lot** • **\$878.79/sqft** •
Built in 1938

From Pico head South on Centinela. Property is on the left.

List / Sold:

\$3,499,000/\$2,552,000 ↓

220 days on the market

Listing ID: SR21139157



Opportunity knocks!!! Developers' & Investors' dream. Do not miss your chance to own a one-of-a-kind property in one of SoCal's most desirable cities, Santa Monica. This unique lot is 17,830 Sqft (very hard to come by) and is located within a 1-mile of the Expo line (the metro system that connects Santa Monica to Downtown L.A./USC). 55% of the units are currently rented. Will be delivered with 4 vacant units. Conveniently located close to amazing renowned restaurants, shops, nightlife, and much more. Location is prime and equidistant to Westwood, Brentwood, Century City. Also located within proximity to UCLA, SMC, St. Johns Medical Center, Google/Amazon offices.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$5,499,999
- 1 Buildings
- Levels: One
- 15 Total parking spaces
- \$79044 Gross Scheduled Income
- \$45660 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 9 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Tear Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,144
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,900
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$18,420
- Maintenance:
- Workman's Comp:
- Professional Management: 6300
- Water/Sewer: \$4,212
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,450
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,400

3:	1	1	1	1	Unfurnished	\$1,043	\$1,043	\$1,043
4:	1	1	1	1	Unfurnished	\$823	\$823	\$823
5:	1	1	1	1	Unfurnished	\$1,091	\$1,091	\$1,091
6:	1	1	1	1	Unfurnished	\$0	\$0	\$0
7:	1	1	1	1	Unfurnished	\$0	\$0	\$0
8:	1	1	1	1	Unfurnished	\$0	\$0	\$0
9:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4270010019

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: **\$2,800,000/\$2,800,000**

525 N San Gabriel Ave • Azusa 91702

13 days on the market

**10 units • \$280,000/unit • 8,318 sqft • .28 acre(s) lot • \$336.62/sqft •
Built in 1963**

Listing ID: CV22005658

North San Gabriel Exit off of 210 Freeway



We are proud to exclusively present the opportunity to acquire 525 North San Gabriel Avenue, a 10-unit investment opportunity located in the desirable city of Azusa, California. Built in 1963, the property sits on a 12,257 square foot parcel and has a building size of 8,318 square feet. The building consists of two-one bedroom/one bathroom floorplans of approximately 650 square feet and eight-two bedroom/one bathroom floorplans of approximately 877 square feet. Parking consists of fifteen single car garages accessible by way of a rear alley. The property features newer vinyl windows, copper plumbing and drought resistant landscaping. Select units feature private balconies/patios and all units are individually metered for gas and electricity and have individual hot water heaters. The property is located approximately one half mile from Azusa Pacific University and Citrus College and is ideally situated with easy access to Route 210. Because of its central location and proximity to Downtown Los Angeles, the city is well served by the Azusa Downtown Gold Line, providing its residents many alternative ways of traveling to work, entertainment, dining, shopping, and home. In addition to the city's progressive economy, business opportunity, restaurants and recreation, the property is an excellent opportunity for an investor looking to acquire a well-kept asset with over 44% rental upside in an outstanding location poised for continued growth.

Facts & Features

- Sold On 03/30/2022
- Original List Price of \$2,800,000
- 1 Buildings
- 15 Total parking spaces
- \$0 (Other)
- Cap Rate: 3.31
- \$148140 Gross Scheduled Income
- \$92626 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,237
- Electric: \$1,543.00
- Gas: \$1,543
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 00409987
- Insurance: \$3,581
- Maintenance: \$7,343
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,543
- Other Expense:

- Gardener:
 - Licenses: 2021
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$1,260	\$2,520	\$1,595
2:	8	2	1	8	Unfurnished	\$1,228	\$9,825	\$1,825

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 607 - Azusa area
 - Los Angeles County
 - Parcel # 8611006008

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 •

4117 W Adams Blvd • Los Angeles 90018

**12 units • \$241,583/unit • 7,380 sqft • 12,994 sqft lot • \$389.57/sqft •
Built in 1940**

On Adams between Crenshaw and Arlington.

List / Sold:

\$2,899,000/\$2,875,000 ↓

30 days on the market

Listing ID: 21799732



4117 W Adams Blvd is a 12-unit property located in the highly desirable West Adams neighborhood of Los Angeles. The property consists of ten 1+1's, and two studios. Eight of the twelve units have been tastefully renovated, including stainless steel appliances and reimagined kitchens and bathrooms. The property is landscaped with drought tolerant plants, and there is a private outdoor seating area for residents. Additionally, the property has ample parking and is individually metered for gas and electricity. There is also on-site laundry room for added income. Superbly located near the heart of the West Adams commercial corridor, 4117 W Adams Blvd provides residents with many of the great things LA has to offer right outside their front door. The property is central to major employment, freeways, and points of interest alike. Most errands can be accomplished by foot or with a short car ride. Moreover, the property lies a mere 10-minute drive from trendy Downtown Culver City, Downtown Los Angeles, and the University of Southern California. Tenants with young children will enjoy the nearby proximity to a variety of different schools and the 3-minute drive to Benny H. Potter West Adams Avenues Memorial Park. This is an excellent opportunity to acquire an investment property with steady and reliable cash flow with additional future upside.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$2,899,000
- 2 Buildings
- Laundry: Individual Room, Community
- \$128348 Net Operating Income

Interior

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

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$62,129
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01830738
- 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	\$1,675	\$1,675	\$1,825
2:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,825
3:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,825
4:	1	1	1		Unfurnished	\$834	\$834	\$1,825
5:	1	0	1		Unfurnished	\$1,352	\$1,352	\$1,550
6:	1	1	1		Unfurnished	\$1,650	\$1,650	\$1,825
7:	1	1	1		Unfurnished	\$905	\$905	\$1,825
8:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,825
9:	1	1	1		Unfurnished	\$894	\$894	\$1,825
10:	1	1	1		Unfurnished	\$829	\$829	\$1,825
11:	1	0	1		Unfurnished	\$1,550	\$1,550	\$1,550
12:	1	1	1		Unfurnished	\$1,675	\$1,675	\$1,825
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5059008002

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:

\$15,650,000/\$15,200,000 ↓

21 days on the market

Listing ID: 22117203

1309 AMHERST Ave • Los Angeles 90025

28 units • **\$558,929/unit** • **26,155 sqft** • **21,784 sqft lot** • **\$581.15/sqft** •
Built in 1972

Corner of Texas Avenue and Amherst Avenue. One block South of Wilshire Blvd.



1309 Amherst Avenue is a rare multifamily investment opportunity in the heart of LA's vibrant Westside. Consisting of 28 units surrounding a beautifully landscaped and serene courtyard setting, the building boasts an ideal unit mix consisting of mostly large 1 bedroom & 2 bedroom units. Each of these units is extremely spacious, has a terrific floor plan, and offer an abundance of natural light. Current ownership has invested significant capital into the property and 20 of the 28 units have been remodeled. The unit mix includes (12) 2-bed, 2-bath units, (15) 1-bed, 1-bath units, and (1) efficiency unit. This is a trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor. Additional property features include on-site parking for 47 cars, copper plumbing, controlled access entry, an 11 camera video surveillance system, and an on-site laundry facility. All soft story seismic retrofitting has been completed by ownership. A quick walk to the high-end dining and nightlife on Wilshire Blvd., this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents and to acquire a prestigious turnkey asset in one of the best rental locations in all of Los Angeles.

Facts & Features

- Sold On 04/01/2022
- Original List Price of \$15,650,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Community
- \$406513 Net Operating Income

Interior

- Appliances: Disposal, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$317,608
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,649	\$1,649	\$1,895
2:	15	1	1		Unfurnished	\$2,046	\$30,692	\$37,425
3:	12	2	2		Unfurnished	\$2,448	\$29,370	\$37,140
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263026028

Michael Lembeck

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