

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SIC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	21690838	S	3442 Folsom ST	LA		STD	2			\$932,000	\$498.40	1870	1953	6,783/0.15	
2	NBP2101577	S	167 N Townsend AVE			STD	2		\$0	\$1,150,000	\$340.81	3374	2020	6,632/0.15	
3	SB21030974	S	15006 Avis AVE	LAWN	112	PRO	2		\$0	\$850,000	\$435.01	1954	1958/ASR	7,265/0.1668	
4	SB20153452	S	1438 W Gardena BLVD	GR	119	STD	2	\$58,800	4	\$1,115,000	\$332.94	3349	1990/ASR	5,025/0.1154	
5	SB20263470	S	25308 Cypress ST	LOM	121	STD	2		\$0	\$1,055,000	\$343.87	3068	1976/ASR	6,622/0.152	
6	SB21005855	S	217 Moonstone ST	MANH	142	STD	2	\$35,400		\$1,725,000	\$1,233.91	1398	1962/ASR	1,092/0.0251	
7	SB21033116	S	208 -210 Kelp ST	MANH	142	STD	2		\$0	\$1,880,000	\$1,464.17	1284	1957/ASR	1,309/0.0301	
8	SB21034677	S	2222 Curtis AVE #A & B	REDO	151	STD	2	\$84,552	4	\$1,741,711	\$683.02	2550	1952/ASR	7,528/0.1728	
9	SB21027701	S	1274 W 8th ST #1276	SP	183	STD	2	\$40,800		\$710,000	\$364.48	1948	1924/ASR	3,851/0.0884	
10	AR20254449	S	323 325 E Linda Vista AVE	ALH	601	STD	2		\$0	\$1,190,000	\$625.66	1902	1928/ASR	7,375/0.1693	
11	P1-3564	S	2099 2101 El Sereno AVE	ALTA	604	STD	2	\$20,100		\$825,000			1922	8,888/0.2	
12	DW21015255	S	131 E 109th ST	LA	606	STD	2		\$0	\$675,000	\$404.19	1670	1964/ASR	5,403/0.124	
13	CV21020225	S	1711 Keeler ST	BBK	610	STD	2		\$0	\$810,000	\$647.48	1251	1941/ASR	6,171/0.1417	
14	320004009	S	359 W Garfield AVE	GD	628	STD	2		0	\$907,000	\$641.90	1413	1921	5,141/0.118	
15	PW20230071	S	5009 Stratford RD	LA	632	STD	2	\$35,220		\$835,000	\$745.54	1120	1924/ASR	5,203/0.1194	
16	PF20070119	S	1313 S Primrose AVE	MMRO	639	STD	2	\$13,920		\$875,000	\$515.31	1698	1951/ASR	9,453/0.217	
17	21697454	S	1129 Wesley AVE	PAS	646	STD	2			\$930,000	\$555.56	1674	1920	7,512/0.17	
18	PW20164988	S	6209 Canobie AVE	WH	670	STD	2		\$0	\$600,000	\$587.08	1022	1947/ASR	5,190/0.1191	
19	PW21028205	S	13752 Penn ST	WH	670	STD	2	\$33,252		\$700,000	\$380.85	1838	1952/PUB	8,433/0.1936	
20	TR21034610	S	13729 /13 La Cuarta ST	WH	670	STD	2		\$0	\$1,050,000	\$482.98	2174	2021/ASR	7,584/0.1741	
21	CV21013973	S	1774 1st ST	LVRN	684	STD	2		\$0	\$718,000	\$562.26	1277	1963/ASR	4,915/0.1128	
22	21692830	S	10770 Wilkins AVE	LA	C05	STD	2			\$1,854,000	\$841.96	2202	1937	5,763/0.13	
23	21683990	S	832 N Genesee AVE	LA	C10	STD	2			\$1,498,000	\$853.08	1756	1923	6,500/0.14	
24	20600864	S	1111 S Crescent Heights BLVD	LA	C19	STD	2			\$1,660,000	\$451.70	3675	1934	6,372/0.14	
25	21678030	S	8418 W 4th ST	LA	C19	STD	2			\$1,670,000	\$557.60	2995	1926	6,250/0.14	
26	21675460	S	8019 Blackburn AVE	LA	C19	STD	2			\$1,765,000	\$453.49	3892	1937	5,878/0.13	
27	21692398	S	6260 Commodore Sloat DR	LA	C19	STD	2			\$1,850,000	\$433.56	4267	1928	6,499/0.14	
28	21679972	S	818 S Detroit ST	LA	C19	STD	2			\$1,870,000	\$469.61	3982	1925	6,458/0.14	
29	20670570	S	127 S Detroit ST	LA	C19	STD	2			\$2,135,000	\$543.81	3926	1930	6,600/0.15	
30	DW21006772	S	9500 Pace AVE	LA	C23	STD	2		\$0	\$720,000	\$347.16	2074	1925/ASR	4,646/0.1067	
31	PW20110775	S	1025 W 54th ST #2	LA	C34	PRO	2	\$43,800		\$575,000	\$359.38	1600	1923/ASR	5,173/0.1188	
32	IN21045927	S	4343 S Budlong AVE	LA	C34	STD	2		\$0	\$575,000	\$342.26	1680	1922/ASR	6,560/0.1506	
33	SB20240773	S	1120 W 87TH ST	LA	C34	STD	2	\$47,940		\$635,000	\$409.68	1550	1922/PUB	6,084/0.1397	
34	21690854	S	1642 W 48th ST	LA	C34	STD	2			\$635,000	\$332.81	1908	1909	5,757/0.13	
35	SR20199512	S	346 E Imperial HWY	LA	C34	STD	2	\$51,600		\$705,000	\$281.77	2502	1892/ASR	4,959/0.1138	
36	DW20254046	S	618 W Century BLVD	LA	C36	STD	2	\$12,000		\$580,000	\$459.59	1262	1922/ASR	4,304/0.0988	
37	PW21018302	S	243 E 118th ST	LA	C37	STD	2	\$49,800		\$690,000	\$358.63	1924	2009/ASR	5,610/0.1288	
38	19505228	S	220 W 112TH ST	LA	C37	STD	2			\$940,000	\$254.05	3700	2019	7,208	
39	21699748	S	1634 E Vernon AVE	LA	C42	STD	2			\$730,000	\$306.85	2379	2007	3,749/0.08	
40	DW21014753	S	8110 Comollette ST	DOW	D3	STD	2		\$0	\$820,000	\$509.63	1609	1932/SLR	5,782/0.1327	
41	PW21042697	S	7350 Nada ST	DOW	D3	STD	2	\$50,400		\$1,095,000	\$598.62	2747	1989/OTH	9,613/0.2207	
42	TR20245884	S	4317 Milburn DR	ELA	ELA	STD	2		\$0	\$825,000	\$537.81	1534	1928/PUB	4,178/0.0959	
43	320004603	S	11203 Emelita ST	NHLW	NHO	STD	2		0	\$1,080,000	\$462.33	2336	1929	7,001/0.1607	
44	DW20251441	S	2200 W 43rd ST	LA	PHHT	STD	2	\$51,072		\$790,000	\$374.05	2112	1937/PUB	7,193/0.1651	
45	20669748	S	118 W Bennett ST	CMP	RP	STD	2			\$712,000	\$353.17	2016	1958	11,457/0.26	
46	SR21011662	S	232 N Alexander ST	SF	SF	STD,TRUS	2	\$36,540		\$655,000	\$208.33	3144	1924/ASR	7,103/0.1631	
47	SB20253783	S	8972 Victoria AVE	SOG	T4	STD	2	\$38,400		\$590,000	\$472.76	1248	1923/ASR	6,242/0.1433	
48	21687046	S	20531 Aetna ST	WHLL	WHLL	STD	2			\$1,300,000	\$384.62	3380	1957	8,044/0.18	
49	PW20207520	S	1126 N Evergreen AVE	LA	699	STD	2	\$1,650	0	\$460,000	\$241.60	1904	1926/ASR	5,839/0.134	
50	DW20213400	S	204 W Colden AVE	LA	699	STD	2		\$0	\$532,000	\$344.11	1546	1918/PUB	5,200/0.1194	
51	PW21012812	S	1647 W 59th ST	LA	699	STD	2		\$0	\$540,000	\$504.67	1070	1928/ASR	3,371/0.0774	
52	DW21033082	S	6375 Converse AVE	LA	699	STD	2	\$50,400		\$570,000	\$324.60	1756	1906/ASR	7,057/0.162	
53	RS20247850	S	133 W 99th ST	LA	699	STD	2		\$1	\$965,000	\$258.99	3726	1918/PUB	5,210/0.1196	
54	TR21025389	S	20826 Roseton AVE	LW	26	STD	3	\$58,800		\$900,000	\$344.04	2616	1946/ASR	9,452/0.217	
55	OC21013594	S	820 S Grevillea AVE	ING	101	STD	3	\$51,600	4	\$805,000	\$452.50	1779	1922/PUB	5,000/0.1148	
56	SB21009697	S	15524 Van Ness AVE	GR	117	STD	3		\$0	\$690,000	\$415.66	1660	1953/ASR	5,418/0.1244	
57	SB20077442	S	842 Penn ST	ES	141	STD	3		\$0	\$1,530,000	\$853.32	1793	1943/PUB	7,269/0.1669	
58	SB21038665	S	714 Esplanade	REDO	157	STD	3	\$77,280		\$3,388,000	\$1,507.79	2247	1940/ASR	7,500/0.1722	
59	OC21021144	S	1108 Rosedale AVE	GD	626	PRO	3	\$34,200		\$1,128,700	\$505.01	2235	1936/ASR	7,779/0.1786	
60	AR21012813	S	4022 Walnut Grove AVE	RSMO	651	STD	3	\$34,200		\$894,600	\$592.45	1510	1947/ASR	7,414/0.1702	
61	AR21041935	S	55 E Highland AVE	SMAD	656	STD	3	\$81,600		\$1,678,000	\$522.90	3209	1951/ASR	12,474/0.2864	
62	SR21029865	S	10426 Helendale AVE	TUJ	659	PRO	3		\$0	\$1,078,000	\$403.14	2674	1930/ASR	12,839/0.2947	
63	20614406	S	1820 Hyperion AVE	LA	671	STD	3			\$1,575,000	\$428.69	3674	1937	4,021/0.09	
64	PV20101729	S	1901 Benecia	WCC	C05	STD	3	\$98,954		\$2,195,000	\$674.35	3255	1930/ASR	6,540/0.1501	
65	SB20230916	S	2621 Abbot Kinney BLVD	VEN	C11	STD	3	\$102,924	3	\$2,100,000	\$747.86	2808	1948/ASR	4,298/0.0987	
66	20648642	S	1338 S Cloverdale AVE	LA	C19	STD	3			\$1,452,500	\$460.38	3155	1936	6,907/0.15	
67	P1-2848	S	1207 N Citrus AVE	LA	C20	STD	3		\$0	\$1,124,474			1921/ASR	4,350/0.1	
68	MB20235412	S	1366 W 35th ST	LA	C23	STD	3		\$0	\$1,000,000	\$561.80	1780	1902/PUB	6,800/0.1561	
69	DW20102099	S	1326 E 50th ST	LA	C34	STD	3		\$0	\$695,000	\$360.48	1928	1907/ASR	5,013/0.1151	
70	CV20241405	S	600 W 49th ST	LA	C34	STD	3		\$0	\$1,560,000	\$300.00	5200	2020/BLD	6,796/0.156	
71	20671300	S	2824 Menlo AVE	LA	C34	STD	3			\$2,500,000	\$686.81	3640	1934	5,660/0.12	
72	IN20224116	S	217 W 94th ST	LA	C37	STD	3		\$0	\$565,000	\$382.27	1478	1923/ASR	5,420/0.1244	
73	DW21007956	S	10505 105 San Pedro ST	LA	C37	STD	3	\$54,120	0	\$630,000	\$325.75	1934	1947/ASR	4,040/0.0927	
74	PW20217340	S	644 E 120th ST	LA	C37	STD	3	\$36,600		\$680,000	\$308.53	2204	1945/ASR	7,502/0.1722	
75	21683978	S	2641 Alice ST	LA	CYPK	STD	3			\$875,000	\$316.80	2762	1904	5,803/0.13	
76	21675592	S	5243 Tilden AVE	SO	SO	STD	3			\$885,000	\$602.04	1470	1941	5,791/0.13	
77	DW20197917	S	2558 Southern AVE	SOG	T2	STD	3	\$55,200		\$779,000	\$329.81	2362	1925/PUB	8,143/0.1869	
78	PW20232461	S	7926 Garfield AVE	BG	T3	STD	3		\$1	\$681,000	\$453.09	1503	1950/ASR	9,004/0.2067	
79	DW21026004	S	6518 Jaboneria RD	BG	T3	STD	3	\$2,100		\$805,000	\$341.54	2357	1959/ASR	5,925/0.136	
80	PW20136315	S	7611 Seville AVE	WP	T5	TRUS	3		\$0	\$680,000	\$176.58	3851	1928/APP	6,098/0.14	
81	SB21018856	S	1555 W 204th ST	TORR	123	STD	4	\$94,620	6	\$1,300,000	\$346.30	3754	1944/ASR	6,551/0.1504	
82	21687102	S	317 S Lake ST	BBK	610	STD	4			\$1,155,000	\$469.32	2461	1949	7,701/0.17	
83	320002108	S	545 E Palmer AVE	GD	628	STD	4		\$0	\$1,190,000	\$445.53	2671	1953	6,741/0.1548	
84	AR21009337	S	1740 Raymond Hill												

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	G
102	21692664	S	9506 Park ST	BF	RG	STD	6			\$1,750,000	\$345.30	5068	1947	18,299/0.42	
103	20645574	S	4911 Inglewood BLVD	CULV	C28	STD	7			\$1,500,000	\$289.02	5190	1963	5,867/0.13	
104	WS20218937	S	67 S Allen AVE	PAS	648	STD	8	\$158,340	4	\$2,613,000	\$392.93	6650	1963/ASR	8,621/0.1979	
105	21689814	S	1618 Lucile AVE	LA	671	STD	8			\$3,100,000	\$484.75	6395	1926	7,343/0.16	
106	DW20205571	S	1222 E 78th ST	LA	C34	STD	8	\$72,000		\$830,000	\$331.60	2503	1938/ASR	5,495/0.1261	
107	SR21008870	S	17093 Chatsworth ST	GH	GH	STD	8	\$140,590		\$1,850,000	\$286.33	6461	1963/ASR	6,849/0.1572	
108	21693788	S	2622 Montana AVE	SM	C14	STD	10			\$4,600,000	\$1,452.02	3168	1940	14,416/0.16	
109	AR20171240	S	4801 S Central AVE	LA	C36	STD	14	\$137,090		\$1,750,000	\$179.27	9762	1947/PUB	13,505/0.31	
110	EV20177115	S	115 S Carondelet ST	LA	C42	STD	16	\$302,200	5	\$3,800,000	\$266.99	14233	1954/PUB	17,294/0.397	
111	SR20234002	S	6003 Klump AVE	NHLW	NHO	PRO	17	\$123,250	3	\$1,700,000	\$437.47	3886	1949/OTH	9,778/0.2245	

Customer Short

3442 Folsom St, Los Angeles 90063

STATUS: Closed

LIST/CLOSE:

north of Cesar Chavez south of the 10FWY

\$717,000/\$932,000 ↑



SQFT: 1,870
 LOT(src): 0.15/6,783 (A)
 PARKING SPACES:
 YEAR BLT(src): 1953
 DOM / CDOM: 16/16
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21690838
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA:

PRICE PER SQFT: \$498.40
 ORIGINAL \$: \$717,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/08/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/24/21

CLOSE PRICE: \$932,000

TERMS:

Two Fantastic Stand-Alone Craftsman Homes on one lot. FRONT HOUSE: character-rich 3BR+1BA, hidden behind privacy gates & beautiful shrubbery. Lovely front porch, combination LR/DR w/bay windows, wood-burning fireplace & built-in cabinetry. Updated kitchen quartz countertop, breakfast area w/south facing windows offering ENDLESS VIEWS towards Catalina. Backyard is a splendid place to relax & unwind. Expansive deck anchored by a blooming magnolia tree & lemon tree. BACK HOUSE: adorable 1BR+1BA accessed by the side walkway. Pretty wood pergola covered in aromatic wisteria vines. Neatly organized floorplan, comfortably laid out w/LR, dining area, open kitchen & BR w/updated BA. Each home feels private, mature trees, drought tolerant plants, an inviting place to call home. Rent this space out & get help paying off the mortgage, or have friends/family close by. Amenities include: front house w/mini-split ACs & central heating, updated sewer, copper plumbing, smart home system, wood flooring, basement, side-by-side W/D, storage/creative space & long driveway. LA County - no rent control. STR eligible. Delivered Vacant.

CUSTOMER SHORT: Residential Income ML#: 21690838

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167 N Townsend Ave, Los Angeles 90063 STATUS: Closed

LIST/CLOSE:

\$1,150,000/\$1,150,000

Cross streets: Michigan & East 1st Street. Please see Map



SQFT: 3,374
 LOT(src): 0.15/6,632 (P)
 PARKING SPACES: 5
 YEAR BLT(src): 2020
 DOM / CDOM: 8/101
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: NDP2101577
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA:

PRICE PER SQFT: \$340.84
 ORIGINAL \$: \$1,150,000
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/12/21

CLOSE DATE: 03/30/21

CONCESSIONS:

PURCHASE CONTRACT: 02/20/21

CLOSE PRICE: \$1,150,000

TERMS: Cash, Conventional, FHA, VA Loan

MOVE-IN READY: Great- High Quality New Construction-Turnkey-Charming-Attractive 2-house property on Spacious Lot. Partial city view from 2nd floor. Live in one house and rent the other or for an extended family with separate water & gas/electric meters, outdoor areas, 2-car attached garage and deep driveway, plenty of additional parking.---Timeless-tasteful-thoughtfully-designed interiors with stainless steel appliances, soft closing cabinets, quartz counter tops, recessed LED lighting, tankless water heaters, central heating and cooling, fire sprinklers, carbon monoxide & fire smoke detectors hardwired, beautiful floorings (engineered hardwood, porcelain tile, carpet & tile), rain water harvesting system, seamless rain gutters and remote control electric gate. House #167 (2,174 sq.ft) 2-story 4-bd/3ba with 1-bedroom & 1-bath downstairs. House #165 (1,200 sq.ft) 1-story 3bd/2ba.---Potential rental income projection not guaranteed--House #167 \$3,500 - \$4,000 -and- House #165 \$2,500 - \$2,800.-Close to LAC-USC Medical Center, USC Health Science Campus and freeway access.

CUSTOMER SHORT: Residential Income ML#: NDP2101577

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15006 Avis Ave, Lawndale 90260

STATUS: Closed

LIST/CLOSE:

\$885,000/\$850,000 ↓

North of Marine Ave, east of Hawthorne Blvd



SQFT: 1,954
 LOT(src): 0.1668/7,265 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1958 (ASR)
 DOM / CDOM: 11/11
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Probate Listing
 ML#: SB21030974
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 112 - North Lawndale

PRICE PER SQFT: \$435.01
 ORIGINAL \$: \$885,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/13/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/25/21

CLOSE PRICE: \$850,000

TERMS: Cash, Cash to New Loan

Gorgeous duplex built in 1958 in excellent condition. Large Lawndale lot with 50 foot frontage. One 3 bedroom 1 1/2 bath unit (second bathroom has toilet and washbasin) and one 2 bedroom 1 bath unit. The units are private. There is a large well-kept backyard. Many recent upgrades. The rear unit has a fireplace, tankless water heater and is air-conditioned. There is a double garage with parking in front of the garage. Probate property.

CUSTOMER SHORT: Residential Income ML#: SB21030974

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1438 W Gardena Blvd, Gardena 90247

STATUS: Closed

LIST/CLOSE:

\$1,100,000/\$1,115,000 ↑

NORMANDIE AVE AND GARDENA BLVD

SQFT: 3,349
 LOT(src): 0.1154/5,025 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1990 (ASR)
 DOM / CDOM: 185/185
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB20153452
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 119 - Central Gardena

PRICE PER SQFT: \$332.94
 ORIGINAL \$: \$1,150,000
 STORIES: Two
 GSI: \$58,800
 OP EXPENSE: \$16,702
 NET INCOME: \$42,098

LIST DATE: 07/31/20

CLOSE DATE: 03/29/21

CONCESSIONS: \$1,105,000

PURCHASE CONTRACT: 02/08/21

CLOSE PRICE: \$1,115,000

TERMS: 1031 Exchange, Cash, Conventional

Newly listed for DUPLEX in City of Gardena. Kept in really good condition and ready to sell!!! Front unit offers 4 bedrooms and 2.5 bathrooms with 2145 sq ft and back unit offers 2 bedrooms and 2 bathrooms with 1204 sq ft. Front unit has dining room, family room, front yard and a small patio. Master bedroom is on the second floor and has a walk in closet and en-suite full bathroom and a balcony. They are 4 spacious bedrooms and a new tenant will be joining in the front unit in mid August. Second unit also has 2 story unit with 2 bedrooms and 2 bathrooms. All 2 bedrooms are upstairs and 1 bathroom on 1st floor and 1 bathroom on 2nd floor. They are already occupied and they love the property. Property is sold "As-Is Condition". It is really good opportunity for an investor who is looking for a safe and steady income and this is the last chance to own a beautiful DUPLEX in Gardena. Click the link below for video tour.
<https://www.youtube.com/watch?v=Ve0AuWbn1xE&feature=youtu.be>

CUSTOMER SHORT: Residential Income ML#: SB20153452

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25308 Cypress St, Lomita 90717

STATUS: Closed

LIST/CLOSE:

\$1,095,000/\$1,055,000 ↓

Major cross streets are Pennsylvania Ave and PCH.

SQFT: 3,068
 LOT(src): 0.152/6,622 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1976 (ASR)
 DOM / CDOM: 27/27
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB20263470
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 121 - Lomita

PRICE PER SQFT: \$343.87
 ORIGINAL \$: \$1,095,000
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/20/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/16/21

CLOSE PRICE: \$1,055,000

TERMS: Cash to New Loan

Great Lomita 2 on a lot - both units are detached - front home is a sharp 2 story 4 bedroom 2.5 baths remodeled home with granite counters in kitchen and baths - nice living room with fireplace - eating area off kitchen - private master bedroom and bath - laundry inside - front and rear yard for outdoor enjoyment plus large 2 car garage - Rear unit is atop the garages and is 2 bedroom 1 bath - laminate style flooring - individual laundry room - kitchen with tile counters and eating area - cozy low maintenance back yard - has it's own large 2 car garage - unusual to get a 4 car garage with 2 units - extra parking on driveway in front of garages - great property for investments (live in one and rent the other) - rent both - extended families occupy both - lots of options - convenient to shopping + medical + restaurants & more - Don't miss this chance to own this great 2 on a lot in Lomita - what are you waiting for?

CUSTOMER SHORT: Residential Income ML#: SB20263470

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

217 Moonstone St, Manhattan Beach 90266

STATUS: Closed

LIST/CLOSE:

\$1,399,000/\$1,725,000 ↑

West of Highland Ave., North of Rosecrans

SQFT: 1,398
 LOT(src): 0.0251/1,092 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1962 (ASR)
 DOM / CDOM: 7/7
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21005855
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 142 - Manhattan Bch Sand

PRICE PER SQFT: \$1,233.91
 ORIGINAL \$: \$1,399,000
 STORIES:
 GSI: \$35,400
 OP EXPENSE: \$19,755
 NET INCOME: \$15,645

LIST DATE: 01/20/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$8,000

PURCHASE CONTRACT: 01/27/21

CLOSE PRICE: \$1,725,000

TERMS: Cash, Cash to New Loan

Ocean View Duplex located west of Highland in Manhattan's North End, referred to as El Porto, known for some of the best surf in the South Bay. Both units comprise of 2 bedrooms and 1 bath The upper unit features open beam ceilings and both units have Ocean Views and a fireplace. There's a 2-car garage with 1 garage space of each unit. The door has been removed allowing for the possibility of tandem parking for 2 additional cars (depending on the car size). Just a short stroll to the beach, restaurants and all that the North End has to offer. Live in one and lease out the other or this could be a great income property. Prime for an update, there's a great opportunity to increase the value. Seller to pay for undergrounding utilities scheduled for this year. Hurry to see.

CUSTOMER SHORT: Residential Income ML#: SB21005855

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

**208 -210 Kelp St, Manhattan Beach
90266**

STATUS: Closed

LIST/CLOSE:

\$1,795,000/\$1,880,000 ↑

Best to come up the hill from Ocean Drive and park in front of the garage, Don't block the street.



SQFT: 1,284
 LOT(src): 0.0301/1,309 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1957 (ASR)
 DOM / CDOM: 5/5
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21033116
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 142 - Manhattan Bch
 Sand

PRICE PER SQFT: \$1,464.17
 ORIGINAL \$: \$1,795,000
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/19/21

CLOSE DATE: 04/01/21

CONCESSIONS: \$6,800

PURCHASE CONTRACT: 02/24/21

CLOSE PRICE: \$1,880,000

TERMS: Cash, Cash to New Loan, Conventional

White Water Ocean View! Enjoy summer sunsets and ocean breezes from this legal duplex that is currently being used as a single family residence with two kitchens. Great for extended family or it can easily be converted back into separate 2 Bedroom 1 1/2 bath upper unit and 1 Bed 1 bath lower unit. Meticulously maintained and upgraded with Milgard windows. New stucco with polybond mesh base to prevent cracking. Re-plumbed both supply and drain lines. Engineered hardwood floors in most areas. Trex and pressurized wood on both front and rear decks. Protective roof coating with copper flashing and cedar fascia boards. Both kitchens have granite countertops and copper sinks. Don't miss this rare opportunity to live at the beach. While you park in your own two car garage There is plenty of parking just down the street in the El Porto Parking lot for your guests. The area is in the process of moving the power lines underground to further improving the views.

CUSTOMER SHORT: Residential Income ML#: SB21033116

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**2222 Curtis Ave # A & B, Redondo Beach
90278**

STATUS: Closed

LIST/CLOSE:

\$1,449,000/\$1,741,711 ↑

West of Vail Ave. on Curtis Ave.



SQFT: 2,550
 LOT(src): 0.1728/7,528 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1952 (ASR)
 DOM / CDOM: 2/2
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB21034677
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 151 - N Redondo
 Bch/Villas North

PRICE PER SQFT: \$683.02
 ORIGINAL \$: \$1,449,000
 STORIES:
 GSI: \$84,552
 OP EXPENSE: \$34,394
 NET INCOME: \$50,158

LIST DATE: 02/18/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/02/21

CLOSE PRICE: \$1,741,711

TERMS: Conventional

A rare opportunity to purchase a residential income property in the heart of North Redondo Beach. This Two- 3 bedroom units property is on a 50 X 150 flat lot, a great layout and a perfect investment or live in one and rent the other. Well maintained and operated by same owner for many years. Big open outdoor space and lots of parking. Desirable location keeps you near everything.

CUSTOMER SHORT: Residential Income ML#: SB21034677

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1274 W 8th St # 1276, San Pedro 90731

STATUS: Closed

LIST/CLOSE:

\$729,000/\$710,000 ↓

N. of 9th and West of Walker



SQFT: 1,948
 LOT(src): 0.0884/3,851 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1924 (ASR)
 DOM / CDOM: 35/35
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21027701
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 183 - Vista Del Oro

PRICE PER SQFT: \$364.48
 ORIGINAL \$: \$729,000
 STORIES: One
 GSI: \$40,800
 OP EXPENSE: \$13,162
 NET INCOME: \$36,086

LIST DATE: 02/10/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/17/21

CLOSE PRICE: \$710,000

TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional

Great Duplex Located walking distance to Weymouth Village, close to shops, hospitals, ocean and Fwy. First unit (1274 W. 8th st) boasts one bedroom plus a bonus room that is ideal for 2nd bedroom or home office. Bathroom is a tub/shower combo. Large kitchen with lots of cabinets and counter space, living room is open and airy with adjoining dining area. in unit laundry with new washer/dryer, freshly painted with lots of windows and a lush green garden with mature trees. 2nd unit (1276 W. 8th street) features one bedroom, large hall closet, quaint open kitchen with plenty cabinet and counter space. Open and airy living room with adjoining dining area, newer solar shade on the west facing window. Washer/Dryer and a side door that leads to a private patio.

CUSTOMER SHORT: Residential Income ML#: SB21027701

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**323 325 E Linda Vista Ave, Alhambra
91801**

STATUS: Closed

LIST/CLOSE:

\$1,100,000/\$1,190,000 ↑

Chapel and Linda Vista



SQFT: 1,902
 LOT(src): 0.1693/7,375 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1928 (ASR)
 DOM / CDOM: 17/17
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: AR20254449
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 601 - Alhambra

PRICE PER SQFT: \$625.66
 ORIGINAL \$: \$1,100,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 12/09/20

CLOSE DATE: 03/30/21

CONCESSIONS: \$20,000

PURCHASE CONTRACT: 02/26/21

CLOSE PRICE: \$1,190,000

TERMS: Cash to New Loan

BOM!!!!!! STOP THE CAR! Newly remodeled multi-generational two-unit home located in Alhambra.

CUSTOMER SHORT: Residential Income ML#: AR20254449

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

**2099 2101 El Sereno Ave, Altadena
91001**
South of Woodbury

STATUS: Closed

LIST/CLOSE:
\$870,000/\$825,000 ↓

SQFT:
LOT(src): **0.2/8,888 (P)**
PARKING SPACES: **2**
YEAR BLT(src): **1922**
DOM / CDOM: **7/135**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **P1-3564**
B TRACT / MODEL: **Not Applicable**
VIEW: **No**
POOL / SPA: **No/No**
AREA: **604 - Altadena**

PRICE PER SQFT:
ORIGINAL \$: **\$870,000**
STORIES:
GSI: **\$20,100**
OP EXPENSE: **\$0**
NET INCOME: **\$19,140**

LIST DATE: 03/02/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/09/21

CLOSE PRICE: \$825,000

TERMS: 1031 Exchange, Cash to
New Loan, Conventional

TWO HOUSES ON A LOT! Great opportunity to fix and live in one house and rent the other one!!! These two beautiful California Cottage fixers have loads of potential. Located in an upcoming, desirable area of Altadena very close to JPL, DTLA, Old Town Pasadena, and major grocery stores and shops. Front house features 3 beds, 1 bath, dining room, large porch, washer and dryer hookups and a private backyard. Back house features 1 bed + 1 office den/storage, 1 Bath, a huge private backyard, washer and dryer hookups. Recent permitted upgrades on both houses include plumbing systems and new water heaters! Current tenants are month to month. Both properties are in decent condition but need updates. Don't miss this unique opportunity.

CUSTOMER SHORT: Residential Income ML#: P1-3564

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:39 PM

131 E 109th St, Los Angeles 90061

STATUS: Closed

LIST/CLOSE:
\$645,000/\$675,000 ↑

Off the 110 and 105 freeway



SQFT: **1,670**
LOT(src): **0.124/5,403 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1964 (ASR)**
DOM / CDOM: **13/13**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **DW21015255**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **606 - Atwater**

PRICE PER SQFT: **\$404.19**
ORIGINAL \$: **\$599,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: 01/22/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/05/21

CLOSE PRICE: \$675,000

TERMS: Conventional, FHA,
Submit

Newly renovated duplex central to freeways. Plenty of on-site parking. Front house has HVAC, 3 bedrooms 2 bathrooms. Back house is a 2 bedroom 1 bathroom with a double floating vanity. Come see all the upgrades. Freshly painted inside and out. Both units have their own washer and dryer hook ups inside. Check out our virtual tour! https://go360listing.com/property/index/133_e_109th_st/mls

CUSTOMER SHORT: Residential Income ML#: DW21015255

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7:30:39 PM

1711 Keeler St, Burbank 91504

STATUS: Closed

LIST/CLOSE:
\$799,000/\$810,000 ↑

Head north on Grismer Ave from San Fernando Blvd. Then left on Rogers Pl. Then right on Keeler St.



SQFT: **1,251**
LOT(src): **0.1417/6,171 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1941 (ASR)**
DOM / CDOM: **4/4**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **CV21020225**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **610 - Burbank**

PRICE PER SQFT: **\$647.48**
ORIGINAL \$: **\$799,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$9,987**
NET INCOME: **\$0**

LIST DATE: 02/03/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/25/21

CLOSE PRICE: \$810,000

TERMS: 1031 Exchange, Cash,
Submit

Get your toolbox ready! This property is a fixer throughout and in need of total restoration to bring it back to its full potential. The front house features 2 bedrooms and 1 bathroom with an attached storage room. Original hardwood floors for the most part have been saved by carpet over it. Floor heater in main house. No central a/c. The rear unit is a 1 bed 1 bath living space with attached garage currently used for storage with plumbing for another bathroom.

CUSTOMER SHORT: Residential Income ML#: CV21020225

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:39 PM

359 W Garfield Ave, Glendale 91204

STATUS: Closed

LIST/CLOSE:

\$929,000/\$907,000 ↓



SQFT: **1,413**
 LOT(src): **0.118/5,141 (SEE)**
 PARKING SPACES: **1**
 YEAR BLT(src): **1921**
 DOM / CDOM: **138/235**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **320004009**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **628 - Glendale-South of 134 Fwy**

PRICE PER SQFT: **\$641.90**
 ORIGINAL \$: **\$960,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **11/11/20**CLOSE DATE: **03/30/21**CONCESSIONS: **\$0**

PURCHASE CONTRACT:

CLOSE PRICE: **\$907,000**TERMS: **Conventional, Cash, Cash to New Loan**

On a tree lined street in Glendale, welcome to this 1,413-SqFt home featuring a main house offering 2 bed/2 bath, a detached studio, and a detached single car garage that has been dry walled with plumbing/electric installed. For the main house, brick steps lead up to the front porch & invites you into a warm living space with connected dining area featuring recessed lighting, plank flooring, a decorative stone fireplace. Granite countertops, warm chestnut colored cabinets & built-in stainless-steel appliances in the kitchen is fabulous for all your culinary creations. Off the kitchen is a convenient stackable laundry space & a full bathroom. The second bathroom features a dual vanity and a tiled shower over tub. The backyard is a shared space of a variety of fruit trees & main house patio. Into the studio, which has a strong rental history of \$1,400 a month, find a bright living space enhanced by plank flooring & recessed lights plus, a full kitchen with granite counters & full bathroom. The property includes 2 electric/gas meters & 1 water meter; both houses have their own addresses. Down the street from Starbucks & minutes away from The Americana, the Glendale Galleria, parks, & more!

CUSTOMER SHORT: Residential Income ML#: 320004009

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

5009 Stratford Rd, Los Angeles 90042

STATUS: Closed

LIST/CLOSE:

\$839,000/\$835,000 ↓

North of York / East of N Avenue 50



SQFT: **1,120**
 LOT(src): **0.1194/5,203 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1924 (ASR)**
 DOM / CDOM: **98/98**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PW20230071**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **632 - Highland Park**

PRICE PER SQFT: **\$745.54**
 ORIGINAL \$: **\$849,900**
 STORIES: **One**
 GSI: **\$35,220**
 OP EXPENSE: **\$14,225**
 NET INCOME: **\$31,380**

LIST DATE: **11/01/20**CLOSE DATE: **03/30/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **02/08/21**CLOSE PRICE: **\$835,000**TERMS: **Submit**

Come see this immaculate duplex in one of Los Angeles' most vibrant neighborhoods! With its spacious floor plan and recent upgrades (updated kitchens, baths, mini split AC system, and tankless water heaters), each 1 bedroom 1 bath unit provides a very comfortable living space to enjoy. Both units have their own private storage space located in the garage at the rear of the property, which also houses the community laundry room. The large lot provides plenty of parking and a perfect place for outdoor dining and entertaining. Located just two blocks from York Blvd and all its shops and restaurants, this property makes a great addition to any investment portfolio or a perfect place to call home.

CUSTOMER SHORT: Residential Income ML#: PW20230071

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1313 S Primrose Ave, Monrovia 91016

STATUS: Closed

LIST/CLOSE:

\$810,000/\$875,000 ↑

west of Myrtle and south of Huntington



SQFT: **1,698**
 LOT(src): **0.217/9,453 (A)**
 PARKING SPACES: **6**
 YEAR BLT(src): **1951 (ASR)**
 DOM / CDOM: **245/245**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PF20070119**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **639 - Monrovia**

PRICE PER SQFT: **\$515.31**
 ORIGINAL \$: **\$840,000**
 STORIES: **One**
 GSI: **\$13,920**
 OP EXPENSE: **\$13,930**
 NET INCOME: **\$537**

LIST DATE: **04/07/20**CLOSE DATE: **03/31/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/06/21**CLOSE PRICE: **\$875,000**TERMS: **1031 Exchange, Cash, Cash to New Loan**

Just off Historic Route 66 and near the Metro Gold Line and freeway, this darling duplex in the wonderful foothill community of Monrovia is charming. The two units total 1,698sf on a 9,453sf lot. Each unit features a nice front lawn and they have no common walls. Inside, the larger unit has 2 bedrooms and 1 bath, is freshly painted, remodeled and updated with a great open kitchen with large stone counters with bar for eating, stainless steel appliances, tile backsplash and dark wood cabinets and a fully remodeled bathroom featuring beautiful tile with a large, step-in glazed shower that is just stunning. Additional features include updated flooring throughout, recessed lighting, crown molding and central air conditioning. The smaller, 1 bedroom unit is occupied and has 1 bath and features an updated kitchen with new cabinets and counters, a large bedroom and nice, full bathroom and compact AC unit. The property also features dual pane windows and newer garage doors. A cute common courtyard leads to each units' own separate laundry room and large backyard with storage shed. Between the units are the separated, one-car garages - each unit also has two additional driveway parking spaces. The large 9,453 square foot lot features great, separated backyards that are fenced and private. Gas and electricity are metered separately for each unit. Don't miss this opportunity to live in one unit and rent the other and enjoy all the amenities of Monrovia just blocks away.

CUSTOMER SHORT: Residential Income ML#: PF20070119

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1129 Wesley Ave, Pasadena 91104

STATUS: Closed

LIST/CLOSE:

\$830,000/\$930,000 ↑

Northeast of the 710/210 & 134/210 freeway cross section



SQFT: 1,674
 LOT(src): 0.17/7,512
 PARKING SPACES:
 YEAR BLT(src): 1920
 DOM / CDOM: 10/10
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21697454
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 646 - Pasadena (NE)

PRICE PER SQFT: \$555.56
 ORIGINAL \$: \$830,000
 STORIES: One
 GSI:
 OP EXPENSE: \$3,430
 NET INCOME: \$15,770

LIST DATE: 02/25/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 03/08/21

CLOSE PRICE: \$930,000

TERMS:

Two freestanding homes for sale in Pasadena. This property offers great income potential, to live in one and rent out the other, or keep both as rentals. Situated along a charming street and on a large lot with yard, each unit has a garage and no common walls to provide privacy and one's individual sense of home. Structures are 804 and 870 square feet respectively, and each unit is 2 bed/1 bath. Buyer to verify all information including square footage, bedroom/bathroom count, permits, etc. Schedule a showing today. This property provides tremendous value and will not last.

CUSTOMER SHORT: Residential Income ML#: 21697454

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 7:30:39 PM

6209 Canobie Ave, Whittier 90601

STATUS: Closed

LIST/CLOSE:

\$595,000/\$600,000 ↑

Head down Hadley Street, turn left onto Canobie Avenue, house on left side before Broadway



SQFT: 1,022
 LOT(src): 0.1191/5,190 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1947 (ASR)
 DOM / CDOM: 156/156
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: PW20164988
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 670 - Whittier

PRICE PER SQFT: \$587.08
 ORIGINAL \$: \$585,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$2,604
 NET INCOME: \$0

LIST DATE: 08/19/20

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 01/22/21

CLOSE PRICE: \$600,000

TERMS: Cash, Cash to New Loan,
 Conventional, FHA

Good investment opportunity...RARE FIND... TWO HOUSES ON A LOT... 2 separate addresses 6209 & 6211. Whole property has fence around separating from side neighbors. Each unit has its own yard, separate laundry hook-up on each unit, separate electric & gas meters but only one water meter. Lot size & sqft bigger than what is showing in property profile. Property sold as is & will not provide termite work nor other repairs...lots of opportunities for continuous improvement. FRONT UNIT has 1 bedroom, 1bath, street parking, roof is 10 years old, Inside pictures were taken when unit was remodeled & vacant in 2013, backyard pics were taken recently, currently will need TLC... THE REMODELLED BACK UNIT has 2 bedrooms, 1bath, side parking spaces, storage structure at the back & has been redone-new flooring, new kitchen, new bathroom, new wall heater & etc.. except roof & other few items, see current photos. Located in a stable tree lined neighborhood in Whittier. This is ideal for owner to LIVE IN ONE WHILE RECEIVING INCOME ON THE OTHER UNIT. Buyers must do their due diligence to verify all information & permits. Close to Dexter Middle School & Whittier High School, accessible to freeway 605, many parks & shoppings.

CUSTOMER SHORT: Residential Income ML#: PW20164988

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:39 PM

13752 Penn St, Whittier 90602

STATUS: Closed

LIST/CLOSE:

\$625,000/\$700,000 ↑

Off of Painter & Penn



SQFT: 1,838
 LOT(src): 0.1936/8,433 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1952 (PUB)
 DOM / CDOM: 5/5
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW21028205
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 670 - Whittier

PRICE PER SQFT: \$380.85
 ORIGINAL \$: \$625,000
 STORIES:
 GSI: \$33,252
 OP EXPENSE: \$14,438
 NET INCOME: \$18,814

LIST DATE: 02/10/21

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/02/21

CLOSE PRICE: \$700,000

TERMS: Cash, Cash to New Loan,
 Conventional

This is a fantastic opportunity to own a duplex in the desirable Uptown Whittier area! Two separate addresses: 13752 & 13754 Penn St. Each unit is 2 bedrooms, 1 bathroom. The property is charming: partial original hardwood floors, situated on a mature tree-lined street, classic style, a lovely shade of green exterior paint, brick accents on exterior, wide variety of plants in the landscaping (the owner got rid of the old style ivy and replaced it with much better ground cover), a huge producing orange tree in the back yard, and more! Back unit has a cozy fireplace. Both units share laundry in the two-car garage. Interiors of both units are largely original but fully functional. PLEASE BE ADVISED: Buyer needs to familiarize themselves with recent, more stringent rent control laws. Google AB1482 and similar laws as well as COVID tenant protections. Also: Please do not disturb tenants! Drive by only. Thank you! Don't miss out on this incredible opportunity to own income-producing property in an area where property values (and rents) are on the rise!

CUSTOMER SHORT: Residential Income ML#: PW21028205

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:39 PM

**13729 /13727 La Cuarta St, Whittier
90602**

STATUS: Closed

LIST/CLOSE:

\$998,000/\$1,050,000 ↑

North West Corner of College Ave. and La Cuarta St.



SQFT: 2,174
 LOT(src): 0.1741/7,584 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 2021 (ASR)
 DOM / CDOM: 19/19
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: TR21034610
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 670 - Whittier

PRICE PER SQFT: \$482.98
 ORIGINAL \$: \$998,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/21/21

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/12/21

CLOSE PRICE: \$1,050,000

TERMS: Cash, Cash to New Loan, Conventional

LOCATION! LOCATION! These are two beautiful homes on one corner lot, in the highly desirable Michigan Park neighborhood Each house has separate water/ electrical /gas meters with separate addresses. Rent 1 live in the other. **FRONT HOUSE:** 1950 Cottage look with Amazing Curb Appeal. This 3 bedroom, 1 bath home. New paint interior and exterior. Living room with fireplace, new finished hardwood floors in both living room, Dining room and bedroom, low E windows in most all rooms, separate dining area, breakfast nook and kitchen. Upgraded bathroom. Walled rear yard for the kids or dog. Two car detached garage has a brand new roof, washer/dryer hookups and epoxy floor. **REAR HOUSE:** New construction with permits 2021! 3 bedroom 2 bath. This ADU home 1,139 Sqft, features 9 foot ceilings throughout, waterproof laminate flooring, a master bedroom with dual mirrored closets, private master bath with dual sinks and modern large shower stall with separate tub. All bedrooms closet have mirrored doors with lights in closets, all rooms having recesses lighting. High efficient central air and heat system. Tankless water heater. Laundry room inside. Low E vinyl doors and windows, living, open kitchen with island and dishwasher, Built in microwave over stove, stainless steel matching refrigerator included. Walled yard. Next to the Rear house few steps away is a 301 square feet fully finished storage room, perfect for TV room/office. Agent is part Owner. Buyers to do their own due diligence

CUSTOMER SHORT: Residential Income ML#: TR21034610

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1774 1st St, La Verne 91750

STATUS: Closed

LIST/CLOSE:

\$699,000/\$718,000 ↑

Property located between Bonita Av.(N), Arrow Av. (S), Wheeler Av. (W), A Street (E)



SQFT: 1,277
 LOT(src): 0.1128/4,915 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1963 (ASR)
 DOM / CDOM: 19/19
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: CV21013973
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 684 - La Verne

PRICE PER SQFT: \$562.26
 ORIGINAL \$: \$749,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/21/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/02/21

CLOSE PRICE: \$718,000

TERMS: Cash, Conventional, FHA

An amazing opportunity to own 2 separate and remodeled/Renovated units on a lot. These beautiful and quite charming turnkey units located in the Lordsburg neighborhood feature a main home with 2 bedrooms and 1 bath - 837 Sq. ft. and a separate detached cottage with 440 Sq. ft. with an open concept living area/bedroom (bedroom has no closet or primary wall) and bath with kitchenette with island. Both units have been renovated/updated to include: New roofs, New laminate plank flooring, new windows, electrical and updated plumbing, new interior and exterior paint, new stove/cook top, interior laundry hook ups, new white cabinetry, quartz countertops, tile backsplash and so much more. Each unit has its own indoor laundry hook up for stackable units. Enjoy the spacious outdoor areas that include an avocado tree & lemon tree. The large storage shed is also included. Income potential is outstanding with area rents from \$1,600-\$1,900 a month. Live in one and rent the other or use both as an investment opportunity. As a bonus, you are a short distance from downtown La Verne, La Verne University and the future extension of the Foothill Gold Line Light Rail which will provide access to Pasadena/Los Angeles. Tax rolls show 847 Sq. ft. however the actual combined Sq. ft. is 1,277 Sq. Ft. with permitted additional unit. This property is also listed under Residential, MLS #IV21013829. Both Units have their own electrical and addresses but one lot.

CUSTOMER SHORT: Residential Income ML#: CV21013973

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

10770 Wilkins Ave, Los Angeles 90024

STATUS: Closed

LIST/CLOSE:

\$1,995,000/\$1,854,000 ↓

East of Westwood, South of Wilshire.



SQFT: 2,202
 LOT(src): 0.13/5,763
 PARKING SPACES: 2
 YEAR BLT(src): 1937
 DOM / CDOM: 27/27
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21692830
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C05 - Westwood - Century City

PRICE PER SQFT: \$841.96
 ORIGINAL \$: \$2,250,000
 STORIES: One
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/20/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 03/19/21

CLOSE PRICE: \$1,854,000

TERMS:

AMAZING LOCATION! SO FEW HOMES ON THE MARKET IN THIS COVETED NEIGHBORHOOD. Charming 1930s side-by-side duplex on one of Westwood's prettiest streets, in the highly-rated Fairburn School district. Lives like two 2/1 homes with individual back gardens, roomy bedrooms, big walk-in closets, hardwood floors, separate laundry rooms, formal dining rooms, period details, and a shared 2-car garage with driveway. Both units are in mostly original condition. Both feel private and get plenty of sunlight. Ideal location for new condos, multi-family development, or spacious single family build. Or fix up this darling duplex to live in one side while collecting rent on the other. So close to UCLA and just blocks to cafes, public transportation, theaters & shops, Westwood Library, playground, top-rated schools, and multiple houses of worship. Welcome to the neighborhood!

CUSTOMER SHORT: Residential Income ML#: 21692830

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

832 N Genesee Ave, Los Angeles 90046

STATUS: Closed

LIST/CLOSE:

\$1,498,000/\$1,498,000

E. of Fairfax/N. of Melrose/S. of Sta. Monica



SQFT: 1,756
 LOT(src): 0.14/6,500
 PARKING SPACES: 2
 YEAR BLT(src): 1923
 DOM / CDOM: 43/43
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21683990
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C10 - West Hollywood
 Vicinity

PRICE PER SQFT: \$853.08
 ORIGINAL \$: \$1,650,000
 STORIES:
 GSI:
 OP EXPENSE: \$11,900
 NET INCOME: \$39,640

LIST DATE: 01/25/21

CLOSE DATE: 04/02/21

CONCESSIONS:

PURCHASE CONTRACT: 03/09/21

CLOSE PRICE: \$1,498,000

TERMS:

Opportunity knocks...This owner-user/development property awaits. World Renowned Melrose Ave. is within strolling distance. Santa Monica Blvd. to the north, and Fairfax Ave. to the west. Prime location, with good upside potential. 1923 Duplex consisting of two side-by-side, one bed, one bath units, on approx. 6,500 square ft. of R2 zoned land. Large, detached two car garage, set up as office/flex space. Both units mirror each other in layout. One unit delivered vacant, the other is tenant-occupied, subject to LA City Rent Control. Please do not walk on property without an appointment. Do not disturb tenants in occupied unit (834). Property sold as-is.

CUSTOMER SHORT: Residential Income ML#: 21683990

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1111 S Crescent Heights Blvd, Los Angeles 90035

STATUS: Closed

LIST/CLOSE:

\$1,750,000/\$1,660,000 ↓

North Of Pico Blvd. and South of Olympic Blvd on Crescent Heights.



SQFT: 3,675
 LOT(src): 0.14/6,372
 PARKING SPACES: 4
 YEAR BLT(src): 1934
 DOM / CDOM: 203/203
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 20600864
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$451.70
 ORIGINAL \$: \$1,850,000
 STORIES:
 GSI:
 OP EXPENSE: \$7,000
 NET INCOME: \$77,384

LIST DATE: 07/17/20

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/08/21

CLOSE PRICE: \$1,660,000

TERMS:

Beautiful 3,675 sq. ft. Spanish Art Deco Duplex w/ POOL located in the South Carthay Historical Preservation Overlay Zone adjacent to Beverly Hills. Incredible opportunity to own two large 3 bedroom/ 2 bath units surrounded by French windows. Both units include oversized formal dining rooms, breakfast rooms, coved ceilings, graceful archways, hardwood floors and original built-ins. Original tiled baths w/ separate shower stalls and bathtubs. Lovely courtyard entry. Downstairs unit has a 4th bonus room by the pool. Identical floor plans in each unit. Downstairs unit will be delivered VACANT and the upper unit is on a month-to-month lease. Detached 4 car garages on a 6,372 sq. ft. lot. Incredible location w/ easy access to Beverly Hills amenities including nearby parks and shops.

CUSTOMER SHORT: Residential Income ML#: 20600864

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

8418 W 4Th St, Los Angeles 90048

STATUS: Closed

LIST/CLOSE:

\$1,795,000/\$1,670,000 ↓

South of Third St., north of Wilshire, east of La Cienega, west of Crescent Heights



SQFT: 2,995
 LOT(src): 0.14/6,250
 PARKING SPACES: 4
 YEAR BLT(src): 1926
 DOM / CDOM: 32/154
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21678030
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$557.60
 ORIGINAL \$: \$1,795,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/09/21

CLOSE DATE: 03/30/21

CONCESSIONS:

PURCHASE CONTRACT: 02/10/21

CLOSE PRICE: \$1,670,000

TERMS:

TOWNHOUSE STYLE SPANISH DUPLEX IN BEVERLY GROVE DELIVERED FULLY VACANT. This charming duplex ideally located on Fourth Street features two side-by-side, two-story units. The west unit has been fully remodeled and features a beautifully redone kitchen with quartz counters and redone baths, new flooring, windows and window treatments, two fireplaces, recessed lighting, two ductless HVAC units, two generous bedrooms on the upper level including a master with a private balcony, and an ensuite bedroom on the first level with its own rear entry. Both units will be delivered vacant including the east unit which is in more original condition. There are four single detached garages, with all four being delivered vacant. Ideally located just a stone's throw from Third Street, The Grove, Farmer's Market and in the Hancock Park Elementary school district, this property is excellent for an owner/user or an investor.

CUSTOMER SHORT: Residential Income ML#: 21678030

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8019 Blackburn Ave, Los Angeles 90048

STATUS: Closed

LIST/CLOSE:

\$1,999,000/\$1,765,000 ↓

west of Fairfax, south of 3rd ST



SQFT: 3,892
 LOT(src): 0.13/5,878 (AP)
 PARKING SPACES:
 YEAR BLT(src): 1937
 DOM / CDOM: 32/32
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21675460
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$453.49
 ORIGINAL \$: \$1,999,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/04/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/05/21

CLOSE PRICE: \$1,765,000

TERMS:

Enter through a lovely, gated courtyard into this charming French Normandy duplex, awaiting to be renewed! Both units are delivered vacant! They each offer a great floor plan with grand living rooms featuring fireplaces and picturesque windows with stained glass details, ceiling moldings and hardwood floors throughout. The formal dining rooms overlook the courtyard and the kitchens have separate cozy breakfast rooms. There are three bedrooms and two baths in both units. Two two-car garages and a patio with room for outdoor activities. Bring your imagination and make it your own!

CUSTOMER SHORT: Residential Income ML#: 21675460

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6260 Commodore Sloat Dr, Los Angeles 90048

STATUS: Closed

LIST/CLOSE:

\$1,899,000/\$1,850,000 ↓

North of Olympic Blvd, east of Carrillo Drive



SQFT: 4,267
 LOT(src): 0.14/6,499
 PARKING SPACES:
 YEAR BLT(src): 1928
 DOM / CDOM: 5/5
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21692398
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$433.56
 ORIGINAL \$: \$1,899,000
 STORIES:
 GSI:
 OP EXPENSE: \$2,978
 NET INCOME: \$67,464

LIST DATE: 02/11/21

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 02/16/21

CLOSE PRICE: \$1,850,000

TERMS: Cash

Located within LA's magical Carthay Circle neighborhood, this classic 1928 Spanish Architectural duplex oozes with elegance and authenticity. Each unit is spacious with over 2000+ square feet, and features an expansive grand living room loaded with perfect time period details, with wood crown moldings, parquet wood floors and arched floor to ceiling windows that flood the home with natural light. Each unit features 3 bedrooms, 2 bathrooms and makes this a perfect opportunity for both the owner-user buyers as well as for investment property buyers. There is a large formal dining room with an additional bonus area that could make a perfect home office, den or breakfast nook area. Gourmet kitchen with adjoining laundry room. Upper unit tenant occupied. Additional property features are Central A/C, large usable backyard and 2 double garages. Easy access to shops, dining, museums and the soon to be completed Redline extension complimented by all the development coming to the area.

CUSTOMER SHORT: Residential Income ML#: 21692398

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818 S Detroit St, Los Angeles 90036

STATUS: Closed

LIST/CLOSE:

\$1,939,000/\$1,870,000 ↓

Located on east side of S Detroit St. Between Wilshire Blvd and Olympic Blvd. Closest major intersection is Wilshire Blvd and La Brea Ave.



SQFT: 3,982
 LOT(src): 0.14/6,458
 PARKING SPACES: 4
 YEAR BLT(src): 1925
 DOM / CDOM: 28/84
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21679972
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$469.61
 ORIGINAL \$: \$1,950,000
 STORIES:
 GSI:
 OP EXPENSE: \$20,267
 NET INCOME: \$85,333

LIST DATE: 01/13/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/10/21

CLOSE PRICE: \$1,870,000

TERMS:

Beautifully remodeled duplex perfect for a family. Remodeled for owner use, built with love and care. Three bedrooms two baths per unit, comes fully equipped with appliances. Walk-in pantry and closets, den/office next to kitchen. Engineered wood flooring with sound dampening material placed between upper and lower units. Custom kitchen and bathroom cabinets on the first floor. All windows are doubled paned for insulation and have custom blinds installed. Two 2-car garages in rear with gated parking in front. Minutes away from Beverly Center and the Grove, walking distance from La Brea. Downstairs occupied by wonderful young family. Upstairs unit vacant and ready to move-in. No showings for occupied unit until escrow. Video of both units available upon request.

CUSTOMER SHORT: Residential Income ML#: 21679972

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127 S Detroit St, Los Angeles 90036

STATUS: Closed

LIST/CLOSE:

\$2,375,000/\$2,135,000 ↓

1 block West of La Brea Avenue, between Beverly Boulevard & 3rd Street



SQFT: 3,926
 LOT(src): 0.15/6,600 (OTH)
 PARKING SPACES: 4
 YEAR BLT(src): 1930
 DOM / CDOM: 83/83
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 20670570
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$543.81
 ORIGINAL \$: \$2,375,000
 STORIES:
 GSI:
 OP EXPENSE: \$45,991
 NET INCOME: \$51,098

LIST DATE: 12/15/20

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 03/08/21

CLOSE PRICE: \$2,135,000

TERMS:

A magnificent Spanish Duplex located in a superb Hancock Park adjacent neighborhood, with a great upstairs owner's unit that will be delivered vacant. The building boasts stunning original details throughout, along with numerous interior upgrades such as: central air & heat, stainless steel appliances, in-unit washer and dryer, hardwood floors, and remodeled kitchens and bathrooms. The property contains two beautiful, incredibly spacious 2 bedroom + 2 bath units (almost 4,000 sq. ft.) with bright interiors, dining rooms, huge walk in closets, patio and balcony access, separate front and rear entrances, and each unit has a 2 car garage.

CUSTOMER SHORT: Residential Income ML#: 20670570

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

9500 Pace Ave, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:
\$720,000/\$720,000

105 Freeway exit Central & go North



SQFT: 2,074
 LOT(src): 0.1067/4,646 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1925 (ASR)
 DOM / CDOM: 22/22
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW21006772
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C23 - Metropolitan

PRICE PER SQFT: \$347.16
 ORIGINAL \$: \$715,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/12/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/03/21

CLOSE PRICE: \$720,000

TERMS: Cash to New Loan

Fantastic Spanish style Duplex!! Rent one and live in the other one. Back unit is brand new and the front unit has been recently remodeled with high quality materials. Front unit: 3 bedrooms and 3 bathrooms. Very spacious and elegant, each bedroom has its own bathroom. All new bathrooms, newer windows; new electrical work, new main panel, new sub panel, new outlets, new wiring, new recessed lights, new ceiling fans. New closet doors. New copper plumbing, new sewer line all the way to the street, new gas lines all the way from the street. Remodeled kitchen, new cabinets, new counter tops, new ceramic floors. Laundry hook ups, newer roof in 80% of the house, new paint inside and out, new doors and moldings, sprinklers and landscape lighting, 1 car garage. Rear Unit: 2 bedrooms and 1 bathroom, this unit was built in 2018, two story building, ceramic tile floor and waterproof laminated floors. Beautifully done unit. The property is fenced all around, it has new concrete driveway, new paint job, new garage.

CUSTOMER SHORT: Residential Income ML#: DW21006772

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1025 W 54th St # 2, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:
\$529,321/\$575,000 ↑

West 54th Street, west of Vermont Ave, East of Budlong



SQFT: 1,600
 LOT(src): 0.1188/5,173 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1923 (ASR)
 DOM / CDOM: 251/327
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Probate Listing
 ML#: PW20110775
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$359.38
 ORIGINAL \$: \$549,321
 STORIES: One
 GSI: \$43,800
 OP EXPENSE: \$1,260
 NET INCOME: \$30,300

LIST DATE: 06/12/20

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/19/21

CLOSE PRICE: \$575,000

TERMS: Cash to New Loan,
 Owner May Carry, Subject To Court

Reduced price probate fixer. Duplex total of 2 Bedroom 2 Bathroom with great potentials, both units with plenty of sft. space for improvement, full living room, dining room areas. A great investment to occupy and generate rental income. No tenant buyout necessary, units will be delivered vacant at the close. Minutes from Downtown L.A., USC, Trade Tech, Coliseum, and all public transportation. Buyer to verify all information and permits. Court confirmation is required. Confirmation sale set for February 19, 2021, at 8:30 am, in Dept. 79. Call to set up a showing. Fax/email pre-approval letter and proof of funds.

CUSTOMER SHORT: Residential Income ML#: PW20110775

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

4343 S Budlong Ave, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:
\$589,000/\$575,000 ↓

4343 s budlong ave. L.A



SQFT: 1,680
 LOT(src): 0.1506/6,560 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 0/0
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: IN21045927
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$342.26
 ORIGINAL \$: \$589,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/04/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/04/21

CLOSE PRICE: \$575,000

TERMS: Cash to New Loan

Duplex with 2 - 1 bedroom, 1 bathroom units. Gated property with room for parking several cars in the back. The property is in need of significant repairs but has excellent potential for the savvy investor.

CUSTOMER SHORT: Residential Income ML#: IN21045927

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1120 W 87TH St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:
\$649,999/\$635,000 ↓

Between Vermont/Normandie/Budlong



SQFT: 1,550
 LOT(src): 0.1397/6,084 (P)
 PARKING SPACES: 2
 YEAR BLT(src): 1922 (PUB)
 DOM / CDOM: 40/40
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB20240773
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$409.68
 ORIGINAL \$: \$649,999
 STORIES: One
 GSI: \$47,940
 OP EXPENSE: \$7,774
 NET INCOME: \$40,166

LIST DATE: 11/16/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$13,000

PURCHASE CONTRACT: 01/20/21

CLOSE PRICE: \$635,000

TERMS: Cash, Cash to New Loan,
 Conventional, Fannie Mae, FHA,
 Freddie Mac, Submit, VA Loan

Bungalow style duplex with long driveway and 2-car garage. Garage is located at back of property and can be access from alley. Garage also has a sink and toilet. Front unit #1120 has 3-bds., 2 bath; Back unit #1122 has 2-bd., 1 bath with laundry room converted to office. Front unit has basement space that can be access from master bedroom. Front unit rents for \$2500, back unit rents for \$1495. Centrally located and close to Rams Stadium. Property area is not rent controlled and has investment potential for the right buyer. Property is R-3 Zoned to build up.

CUSTOMER SHORT: Residential Income ML#: SB20240773

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1642 W 48Th St, Los Angeles 90062

STATUS: Closed

LIST/CLOSE:

\$650,000/\$635,000 ↓

East of Western and South of 48th. Corner lot



SQFT: 1,908
 LOT(src): 0.13/5,757
 PARKING SPACES: 2
 YEAR BLT(src): 1909
 DOM / CDOM: 8/8
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21690854
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C34 - Los Angeles
 Southwest

PRICE PER SQFT: \$332.81
 ORIGINAL \$: \$650,000
 STORIES: Two
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/08/21

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 02/16/21

CLOSE PRICE: \$635,000

TERMS:

SOLD AS IS. Please do not disturb occupants. Both units are owner occupied. Downstairs 3 brd unit remodel is incomplete. Needs TLC. Upstairs 1 brd unit is ready to occupy. Five years 2 car garage, small backyard with fruit trees. Property is near newly constructed Metro Link to LAX and the Rams Stadium. Both units will be delivered vacant. Please comply with all COVID19 instructions and rules. Gloves and masks must be worn. Minimum of two (same family) people inside at a time including agent. Total three max. at a time.

CUSTOMER SHORT: Residential Income ML#: 21690854

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

346 E Imperial Hwy, Los Angeles 90061

STATUS: Closed*

LIST/CLOSE:

\$715,000/\$705,000 ↓

from 110 fwy exit on imperial hwy



SQFT: 2,502
 LOT(src): 0.1138/4,959 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1892 (ASR)
 DOM / CDOM: 81/81
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SR20199512
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles
 Southwest

PRICE PER SQFT: \$281.77
 ORIGINAL \$: \$750,000
 STORIES: Two
 GSI: \$51,600
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 09/23/20

CLOSE DATE: 03/30/21

CONCESSIONS: \$14,100

PURCHASE CONTRACT: 12/13/20

CLOSE PRICE: \$705,000

TERMS: Cash to New Loan, Conventional

Great Income Property. Consist of two units, 3 bed and 1 bath each. High maintenance. granite counter tops, interior laundry hookups. Laminated floors. Remote controlled security gated entry into a long driveway for extra parking and a huge back yard. Beautiful newly built red wood patio in the backyard with portable BBQ and sink. Neatly manicured lawn with roses. Location allows for easy access to freeways 110 & 105. Income producer duplex in the heart of South Los Angeles. Live on one unit and rent the other. Come to see in person any Sunday for better appreciation. Only one unit will b vacant.

CUSTOMER SHORT: Residential Income ML#: SR20199512

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618 W Century Blvd, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$580,000/\$580,000

Cross Streets--- Century Blvd/ Hoover Blvd



SQFT: 1,262
 LOT(src): 0.0988/4,304 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 30/30
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW20254046
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C36 - Metropolitan
 Southwest

PRICE PER SQFT: \$459.59
 ORIGINAL \$: \$580,000
 STORIES: One
 GSI: \$12,000
 OP EXPENSE: \$6,972
 NET INCOME: \$12,000

LIST DATE: 12/03/20

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 01/07/21

CLOSE PRICE: \$580,000

TERMS: Cash, Conventional, FHA, Submit

Great Opportunity for First Time Buyers or Investor! Is a good starter home. 2 units attached, 1 bed 1 bathroom and 2 bed 1 bath. All bedrooms have carpet and bathrooms have tile. Both kitchens have tile flooring and counter tops. Laundry inside 2 bed unit. Carpet throughout both living rooms. Property is very secured has high fencing. It has a lot of space for parking. Property is being sold with 1 bed 1 bath tenant. Easy Access to the freeway and public transportation and schools and shopping.

CUSTOMER SHORT: Residential Income ML#: DW20254046

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243 E 118th St, Los Angeles 90061

STATUS: Closed

LIST/CLOSE:

\$675,000/\$690,000 ↑

105Fwy, Central Ave (exit 9) north from exit to Imperial Hwy., west to Avalon left to 188th, right to address.



SQFT: 1,924
 LOT(src): 0.1288/5,610 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 2009 (ASR)
 DOM / CDOM: 10/10
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW21018302
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$358.63
 ORIGINAL \$: \$675,000
 STORIES: One
 GSI: \$49,800
 OP EXPENSE: \$7,980
 NET INCOME: \$46,080

LIST DATE: 02/02/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/27/21

CLOSE PRICE: \$690,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

Investor opportunity located near LAX as well as the 105, 110 and 710 freeways. This unique duplex features a three-bedroom one bath layout for each of the units. The kitchen is spacious with granite counter and glass tile backsplash. The property located on a large lot with some space in the rear for the possible addition of an ADU, with enough remaining space to accommodate carport parking. Located a short distance from the local elementary school (118th Street Elementary). Great property with potential upside with rental income.

CUSTOMER SHORT: Residential Income ML#: PW21018302

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220 W 112TH St, Los Angeles 90061

STATUS: Closed

LIST/CLOSE:
\$940,000/\$940,000

Imperial Hwy to Athens Way to W 112th St



SQFT: **3,700**
 LOT(src): **7,208 sq.**
 PARKING SPACES:
 YEAR BLT(src): **2019**
 DOM / CDOM: **97/97**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **19505228**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$254.05**
 ORIGINAL \$: **\$940,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$16,945**
 NET INCOME: **\$64,535**

LIST DATE: **08/29/19**
 PURCHASE CONTRACT: **04/20/20**

CLOSE DATE: **04/02/21**
 CLOSE PRICE: **\$940,000**

CONCESSIONS:
 TERMS:

220 W 112th Street is a newly constructed Duplex in the gentrifying market of South Los Angeles. Located just off Highways 110 and 105, this investment property has proximity to Los Angeles International Airport, and the new NFL Stadium being built in Inglewood. With state-of-the-art finishes to the interior units, an investor will be able to achieve market rents for the area, and thus enjoy great cash on cash return on their investment. Important to note that these units are individually metered for ALL utilities, making this a low maintenance, cash cow moving forward. Having been built in 2019, this opportunity is NOT subject to rent-control.

CUSTOMER SHORT: Residential Income ML#: 19505228

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1634 E Vernon Ave, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:
\$735,000/\$730,000 ↓

West of Long Beach Ave



SQFT: **2,379**
 LOT(src): **0.08/3,749**
 PARKING SPACES:
 YEAR BLT(src): **2007**
 DOM / CDOM: **19/19**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **21699748**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$306.85**
 ORIGINAL \$: **\$735,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$13,420**
 NET INCOME: **\$49,184**

LIST DATE: **03/02/21**
 PURCHASE CONTRACT: **03/21/21**

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$730,000**

CONCESSIONS:
 TERMS:

Actual Current CAP 6.69% with 11.74 GRM. Cash Cow!!! Non-rent controlled Duplex, built in 2007. Both units are occupied by good standing Section 8 tenants. Each with individual washer & dryer, tenants pay all utilities including the water. There is a sub-meter for water by Vitality. Each unit comes with 2 car tandem parking. The lower unit's monthly rent is \$2,576 & the upper unit's monthly rent is \$2,641. Minutes away to Starbucks, Norms, Northgate market, IN & OUT, Wells Fargo, Bank of America & many more markets & restaurants. Owner only pays for tax, insurance, gardening & maintenance.

CUSTOMER SHORT: Residential Income ML#: 21699748

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8110 Comolette St, Downey 90242

STATUS: Closed

LIST/CLOSE:
\$795,000/\$820,000 ↑

Paramount south of Imperial.. go east on Comolette.



SQFT: **1,609**
 LOT(src): **0.1327/5,782 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1932 (SLR)**
 DOM / CDOM: **3/3**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW21014753**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **D3 - Southwest Downey, S of Firestone, W of Downey**

PRICE PER SQFT: **\$509.63**
 ORIGINAL \$: **\$795,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **01/23/21**
 PURCHASE CONTRACT: **01/28/21**

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$820,000**

CONCESSIONS: **\$0**
 TERMS: **Cash to New Loan**

THIS IS THE ONE YOU'VE BEEN WAITING FOR!! 2 HOMES on ONE lot! This property has SO MUCH INCOME POTENTIAL!! (3) bedroom, 1 bath front home is 1120 sq. ft with TWO (2) car garages - one of the garages has been converted to living space (not permitted) and has a separate entrance (MUST SEE PHOTOS to APPRECIATE). The (2) bedroom UPDATED back house is 568 Sq. ft and also has its own inside laundry room. Be sure to see photo 52. The property also includes mature fruit trees, patio, and yard. This property has SO MANY RENTAL POSSIBILITIES with all that Downey has to offer...Award-Winning schools, multiple shopping complexes two golf courses and close to freeways.

CUSTOMER SHORT: Residential Income ML#: DW21014753

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7350 Nada St, Downey 90242

STATUS: Closed

LIST/CLOSE:
\$1,150,000/\$1,095,000 ↓

Go north on Old River School Rd make a left on Nada and its on you left hand side.



SQFT: **2,747**
 LOT(src): **0.2207/9,613 (A)**
 PARKING SPACES: **10**
 YEAR BLT(src): **1989 (OTH)**
 DOM / CDOM: **12/12**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **PW21042697**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **D3 - Southwest Downey, S of Firestone, W of Downey**

PRICE PER SQFT: **\$398.62**
 ORIGINAL \$: **\$1,150,000**
 STORIES: **One**
 GSI: **\$50,400**
 OP EXPENSE: **\$18,748**
 NET INCOME: **\$31,652**

LIST DATE: **03/01/21**
 PURCHASE CONTRACT: **03/22/21**

CLOSE DATE: **04/01/21**
 CLOSE PRICE: **\$1,095,000**

CONCESSIONS: **\$0**
 TERMS: **1031 Exchange, Cash, Conventional, FHA, Government Loan, VA Loan**

This property was built in 1989 and has 2 separate houses. Both houses are 3 bedroom 2 bathroom homes, both with fireplaces in the spacious living rooms and 2 car attached garages. Both homes have master bedrooms with their own private bathrooms. The front house is 1370 sqft with inside laundry and a walk in closet in the master bedroom. The back house is 1377 sqft with laundry in the attached garage. Both houses have central air and heating and their own separate backyards. The property can fit up to 10 cars due to its long driveway. The lot is 9613 sqft, this property is perfect for the owner to live in one and rent the second unit or as an investment property. Centrally located to the 5, 605, 105 and 710 freeways. It is in close proximity to entertainment, shopping and dining including the Promenade at Downey and Downey Land Shopping Center.

CUSTOMER SHORT: Residential Income ML#: PW21042697

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4317 Milburn Dr, East Los Angeles 90063 STATUS: Closed

GSPS



SQFT: **1,534**
 LOT(src): **0.0959/4,178 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1928 (PUB)**
 DOM / CDOM: **45/45**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **TR20245884**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$537.81**
 ORIGINAL \$: **\$850,000**
 STORIES: **Two**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST/CLOSE:
\$850,000/\$825,000 ↓

LIST DATE: **11/23/20**
 PURCHASE CONTRACT: **01/07/21**

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$825,000**

CONCESSIONS: **\$10,000**
 TERMS: **Cash, Conventional**

City Terrace Duplex completely remodeled with gorgeous views of the Pasadena mountains. Live in one unit and rent the second unit or purchase a great investment property with a great rent return. The Duplex is situated in a highly desirable area of Los Angeles. Approximately 15 minutes to Downtown Los Angeles and minutes from multiple Freeways (10fwy/60fwy/710fwy/101fwy). Walking distance to Cal State Los Angeles. There was no expense spared in remodeling this duplex. The top unit is a three-bedroom with two baths. Beautiful kitchen with all new cabinets and new flooring. The living space for the top unit is approximately 1000 sq feet. The bottom unit is a two-bedroom with two baths and also new appliances, new flooring, with new ceiling fans. The bottom unit is approx 535 square feet. The entire home was constructed with new plumbing, new electrical, New HVAC System, new roof, with exterior connections for a washer and dryer. Both units have separate gas meters and electric meters. One water meter for both units. Buyer to satisfy self with all aspects of the property including square footage, permits, rooms, ADU potential, etc. An excellent opportunity that won't last.

CUSTOMER SHORT: Residential Income ML#: TR20245884

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 7:30:39 PM

11203 Emelita St, North Hollywood 91601

STATUS: Closed

LIST/CLOSE:
\$1,079,000/\$1,080,000 ↑



SQFT: **2,336**
 LOT(src): **0.1607/7,001 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1929**
 DOM / CDOM: **74/74**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **320004603**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$462.33**
 ORIGINAL \$: **\$1,079,000**
 STORIES:
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **01/14/21**
 PURCHASE CONTRACT:

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$1,080,000**

CONCESSIONS: **\$0**
 TERMS: **Cash To Existing Loan**

Two separate homes with two separate addresses on a corner lot in NOHO District; 11203 Emelita St. and 5841 Fair Ave. 11203 Emelita st. Spanish character home that has the following features: An inviting porch to a cozy living room, a formal dining room with built in china. 2 bedrooms plus a large family room (recently added) with walking closet and full bathroom which can be used as a third/master bedroom. Family room offers skylights, new glass door, which opens to the side yard and has direct access to the attached garage. Completely remodeled first bathroom, newer second bathroom, Central air and heat, newer double windows throughout the house. Updated plumbing and Electrical system. Updated kitchen with pull out cabinets, Spanish tiles, original hardwood floors. Attached 2 car garage, laundry area in the garage. Beautiful side private yard for this house. It is currently occupied by the owner, that will be delivered vacant at the close of escrow. Second house is located on 5841 Fair Ave offers 2 bedrooms, 1 bath, Large living room, dining area, updated bathroom. Central air and heat, double newer windows throughout the house, newer laminated floors, recessed lighting, new paint inside and outside Long carport freshly painted with laundry area. Nice privat

CUSTOMER SHORT: Residential Income ML#: 320004603

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 7:30:39 PM

2200 W 43rd St, Los Angeles 90008

STATUS: Closed

W 43rd St

LIST/CLOSE:
\$799,000/\$790,000 ↓



SQFT: **2,112**
 LOT(src): **0.1651/7,193 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1937 (PUB)**
 DOM / CDOM: **52/52**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW20251441**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **PHHT - Park Hills Heights**

PRICE PER SQFT: **\$374.05**
 ORIGINAL \$: **\$799,000**
 STORIES:
 GSI: **\$51,072**
 OP EXPENSE: **\$307**
 NET INCOME: **\$0**

LIST DATE: **11/25/20**
 PURCHASE CONTRACT: **02/16/21**

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$790,000**

CONCESSIONS: **\$0**
 TERMS: **Cash, Conventional**

GREAT INVESTMENT OPPORTUNITY THAT PRODUCE CASH FLOW with good standing tenants occupying the BEAUTIFUL detached duplex. The front house is a charming 2 bedroom + 2 bath with A BONUS ROOM! Including a formal dining area, kitchen has granite countertops, living room, sprinklers in the front yard, with hook-ups for washer and dryer, along with a front porch. The back unit is detached 2nd story that is a 2 bedroom + 1 bath. Also including a SPACIOUS gated backyard, with hook-ups for washer and dryer, along with a nice view. THREE car garage spaces. Buyers to do their own due diligence and satisfy themselves in all aspects of the property with sources such as title, public records, etc. Property will be delivered with tenants. Conveniently located close to 10/110 freeways, USC, EXPO Line, LA Coliseum, Banc of California Stadium, Exposition Park, DTLA, Leimert Park, Culver City, and minutes away from Inglewood. For more details CALL/TEXT listing agent!

CUSTOMER SHORT: Residential Income ML#: DW20251441

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:39 PM

118 W Bennett St, Compton 90220

STATUS: Closed

LIST/CLOSE:

\$700,000/\$712,000 ↑

North of Greenleaf Blvd / South of Alondra Blvd / East of Wilmington and West of Alameda Street



SQFT: 2,016
 LOT(src): 0.26/11,457
 PARKING SPACES: 3
 YEAR BLT(src): 1958
 DOM / CDOM: 18/18
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 20669748
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: RP - Compton S of
 Rosecrans, E of Central, W of
 Ala

PRICE PER SQFT: \$353.17
 ORIGINAL \$: \$700,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 12/11/20

CLOSE DATE: 03/30/21

CONCESSIONS:

PURCHASE CONTRACT: 01/04/21

CLOSE PRICE: \$712,000

TERMS:

Compton's newest opportunity with lots of possibilities. Perfect detached duplex on a huge lot (11,457) Zoned CORM which provide room to build additional units in the future. Buy it today with plans for a long-term play. Both units have 2-bedroom 1-bath with laundry hook ups in each unit. Property is great for investors and owner occupant buyer. Seller will delivered both units vacant at the sales price of \$685k no less.

CUSTOMER SHORT: Residential Income ML#: 20669748

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232 N Alexander St, San Fernando 91340 STATUS: Closed

LIST/CLOSE:

\$655,000/\$655,000

Maclay turn north on 3rd to Alexander



SQFT: 3,144
 LOT(src): 0.1631/7,103 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1924 (ASR)
 DOM / CDOM: 8/8
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard, Trust
 ML#: SR21011662
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: SF - San Fernando

PRICE PER SQFT: \$208.33
 ORIGINAL \$: \$655,000
 STORIES:
 GSI: \$36,540
 OP EXPENSE: \$12,580
 NET INCOME: \$31,377

LIST DATE: 01/18/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/03/21

CLOSE PRICE: \$655,000

TERMS: Cash, Conventional

This duplex in San Fernando has had the same tenants for decades. Located on a corner lot and zoned SFR3, there is potential here. Or just leave it the way it is. Each detached (stand-alone home) unit has 2 bedrooms and 1 bath with a detached garage. And each unit has its own private back yard, protected by a block wall. One faces Alexander st the other on 3rd st. An alley bounds the 3rd st home. Old Town San Fernando with the shops on Maclay as well as Downtown San Fernando Shopping. The City of San Fernando is an independent city w/in LA County with its own city council and police dept. With plenty of history, shopping, parks, and sites to entertain, San Fernando is a city that works on quality of life and healthy living. This is a must-see (tho a driveby only) duplex that is sure to entice your investment interests.

CUSTOMER SHORT: Residential Income ML#: SR21011662

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

8972 Victoria Ave, South Gate 90280

STATUS: Closed

LIST/CLOSE:

\$599,900/\$590,000 ↓

Major cross streets are Long Beach Blvd and State



SQFT: 1,248
 LOT(src): 0.1433/6,242 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1923 (ASR)
 DOM / CDOM: 56/56
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB20253783
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: T4 - South Gate E of 710

PRICE PER SQFT: \$472.76
 ORIGINAL \$: \$599,900
 STORIES: One
 GSI: \$38,400
 OP EXPENSE: \$10,790
 NET INCOME: \$37,440

LIST DATE: 12/08/20

CLOSE DATE: 03/30/21

CONCESSIONS: \$15,000

PURCHASE CONTRACT: 02/02/21

CLOSE PRICE: \$590,000

TERMS: Cash to New Loan, Conventional

units are side by side. Both 2 bed 1 bath. Each unit has their own washer and dryer hook ups to the exterior of each home Each home has a 1 car garage and their own front and back yard! Large driveway which fits several cars. Large lot with so much potential! Upgrade existing units, or build new additional units!!! Great price for a great opportunity! Must see! PRESALE CITY INSPECTION AATTACHED, PLEASE REVIEW SUPPLEMEMNTS, PROPERTY SOLD AS IS property available for showings Sat 1/23 and Sun 1/24 from 12-1

CUSTOMER SHORT: Residential Income ML#: SB20253783

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

20531 Aetna St, Woodland Hills 91367

STATUS: Closed

LIST/CLOSE:

\$1,288,000/\$1,300,000 ↑

2 Blocks North of Oxnard, 1 Block East of Kelvin



SQFT: 3,380
 LOT(src): 0.18/8,044
 PARKING SPACES: 2
 YEAR BLT(src): 1957
 DOM / CDOM: 23/23
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21687046
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: Yes/Yes
 AREA: WHLL - Woodland Hills

PRICE PER SQFT: \$384.62
 ORIGINAL \$: \$1,288,000
 STORIES: Multi/Split
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/01/21

CLOSE DATE: 04/02/21

CONCESSIONS:

PURCHASE CONTRACT: 02/24/21

CLOSE PRICE: \$1,300,000

TERMS:

INCREDIBLE OPPORTUNITY. Unique, duplex-like S.F. with endless possibilities & potential. Downstairs is a 3 bed, 2 bath w/remodeled kitchen, baths & hardwood floors. Double sliding doors open to sparkling pool & hot tub. This 'unit' can also be a 4 bedroom, 3 bathroom by utilizing the 6th upper level bed/bath with SWEEPING views. Upper level w/private exterior entrance is sleek & modern with high, vaulted ceilings in the living room & kitchen & massive windows with BREATHTAKING CITY & MOUNTAIN VIEWS. Can be a 2 bedroom, 1 bath OR 3 bed, 2 bath, depending on how the 6th flexible bed/bath is used. Totally cool cork floors, luxurious bathroom, massive closets. Expansive deck with VIEWS. Endless possibilities...perfect as a home with separate or connected offices or a duplex-like property. Exterior stairwell & inconspicuous interior stairwell with privacy door allows upper & lower levels to be easily connected or separated. A great investment!

CUSTOMER SHORT: Residential Income ML#: 21687046

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:39 PM

1126 N Evergreen Ave, Los Angeles 90033

STATUS: Closed

LIST/CLOSE:

\$579,000/\$460,000 ↓

Evergreen Ave Ganahl St



SQFT: 1,904
 LOT(src): 0.134/5,839 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1926 (ASR)
 DOM / CDOM: 154/154
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW20207520
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$241.60
 ORIGINAL \$: \$579,000
 STORIES: One
 GSI: \$1,650
 OP EXPENSE: \$13,100
 NET INCOME: \$1,650

LIST DATE: 10/02/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/21/21

CLOSE PRICE: \$460,000

TERMS: Cash, Conventional, FHA

1126 N. Evergreen Ave, Los Angeles ... YOU HAVE ARRIVED!!!! Rare investment opportunity in an up and coming neighborhood. Minutes away from Downtown Los Angeles, renowned eateries, landmark beaches and Hollywood. Everything is centrally located to 1126 N Evergreen making it ideal for anyone looking for that city vibe. This 1926 gem has incredible architecture providing many options for those looking for a project. Come take in N. Evergreen, you will not be disappointed!

CUSTOMER SHORT: Residential Income ML#: PW20207520

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:39 PM

204 W Colden Ave, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$525,000/\$532,000 ↑

East of Broadway, South of 92nd St



SQFT: 1,546
 LOT(src): 0.1194/5,200 (P)
 PARKING SPACES: 0
 YEAR BLT(src): 1918 (PUB)
 DOM / CDOM: 18/18
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW20213400
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$344.11
 ORIGINAL \$: \$525,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 10/07/20

CLOSE DATE: 03/31/21

CONCESSIONS: \$7,000

PURCHASE CONTRACT: 10/27/20

CLOSE PRICE: \$532,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

Duplex in the city of Los Angeles. First unit features 2 bedrooms and 1 bathroom. Second unit features 1 bedroom and 1 bathroom. Both units have their own laundry hookups. Both units are in good condition and spacious backyard. Centrally located near freeways just a few minutes from downtown Los Angeles

CUSTOMER SHORT: Residential Income ML#: DW20213400

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:39 PM

1647 W 59th St, Los Angeles 90047

STATUS: Closed

LIST/CLOSE:

\$539,900/\$540,000 ↑

S. of Slauson / W. of Western Ave



SQFT: 1,070
 LOT(src): 0.0774/3,371 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1928 (ASR)
 DOM / CDOM: 37/37
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: PW21012812
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$504.67
 ORIGINAL \$: \$539,900
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/20/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$2,000

PURCHASE CONTRACT: 02/26/21

CLOSE PRICE: \$540,000

TERMS: Cash, Conventional, FHA, Submit

Welcome to 1647 W 59th St, Los Angeles! Located minutes from DTLA and USC. Property consists of two units with separate entrances in the front and rear. The front unit has 2 bedrooms and 1 bath. Rear unit has 1 bedroom and 1 bath. Each unit with separate gas and electric meters. Great access to public transportation. Schools and shops nearby. Great opportunity for first time homebuyer or for investment purpose. Front unit will be delivered vacant. Come see it today!

CUSTOMER SHORT: Residential Income ML#: PW21012812

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:39 PM

6375 Converse Ave, Los Angeles 90001

STATUS: Closed

LIST/CLOSE:

\$589,999/\$570,000 ↓

North of Florence.



SQFT: 1,756
 LOT(src): 0.162/7,057 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1906 (ASR)
 DOM / CDOM: 15/15
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21033082
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$324.60
 ORIGINAL \$: \$589,999
 STORIES: One
 GSI: \$50,400
 OP EXPENSE: \$5,098
 NET INCOME: \$10,200

LIST DATE: 02/17/21

CLOSE DATE: 04/03/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/04/21

CLOSE PRICE: \$570,000

TERMS: 1031 Exchange, Cash, Conventional, FHA, FHA 203(k)

Welcome to 6375 Converse Ave, located in the Thriving City of Los Angeles! This gorgeous 2-unit property, featuring a total living space of 1756 SqFt and is perched on a 7,057 SqFt lot. The front unit is full of charm, featuring semi-open concept living, 2 generous sized bedrooms, 1 large restroom, an open kitchen area with plenty of storage, and pantry space. The second unit is located on top of the detached 3-car garage, and features open concept living, with 2 generous sized bedrooms, and 2 full restrooms. With alley access, a long drive way, an abundance of Front, Side, and Back yard areas, this property truly is ONE of a Kind, and ready for you to make it Home! Contact the listing agent today for a private tour! :)

CUSTOMER SHORT: Residential Income ML#: DW21033082

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 7:30:39 PM

133 W 99th St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$950,000/\$965,000 ↑

From Century Blvd, North on Main, West on 99th St



SQFT: 3,726
 LOT(src): 0.1196/5,210 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 2018 (PUB)
 DOM / CDOM: 67/67
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: RS20247850
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$258.99
 ORIGINAL \$: \$1,000,000
 STORIES: Two
 GSI: \$1
 OP EXPENSE: \$1
 NET INCOME: \$1

LIST DATE: 11/27/20

CLOSE DATE: 04/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/07/21

CLOSE PRICE: \$965,000

TERMS: Cash, Cash to New Loan

The front unit, 133 w 99th St, is 4 bedrooms, 3 bathrooms with attached one car garage. Back unit, 135 w 99th St, is 5 bedrooms, 3 bathrooms with attached two car garage. A laundry room is located on the second floor of each unit. This property would be a nice addition to an income portfolio or the owner can live in one unit and rent the other.

CUSTOMER SHORT: Residential Income ML#: RS20247850

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20826 Roseton Ave, Lakewood 90715

STATUS: Closed

LIST/CLOSE:

\$925,000/\$900,000 ↓

South 605 / West Pioneer



SQFT: 2,616
 LOT(src): 0.217/9,452 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1946 (ASR)
 DOM / CDOM: 4/4
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: TR21025389
 B TRACT / MODEL: East
 Lakewood (ELK)
 VIEW:
 POOL / SPA: No/No
 AREA: 26 - Lakewood East

PRICE PER SQFT: \$344.04
 ORIGINAL \$: \$925,000
 STORIES: One
 GSI: \$58,800
 OP EXPENSE: \$10,050
 NET INCOME: \$56,180

LIST DATE: 02/06/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/10/21

CLOSE PRICE: \$900,000

TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional

A rare opportunity for an investor to enter the highly sought after Lakewood apartment market. Very few apartment buildings in Lakewood change hands due to the excellent rental market fundamentals/demographics of the area. Residential home and duplex. Residential home located on Roseton Ave. the duplex is located on Walcroft Ave. One lot. Home is 2 bd, 1 ba. large fenced in yard. The duplex are 2 bd, 1 ba each with attached garages and fenced.

CUSTOMER SHORT: Residential Income ML#: TR21025389

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

820 S Grevillea Ave, Inglewood 90301

STATUS: Closed

LIST/CLOSE:

\$825,000/\$805,000 ↓

Less than 1 mile from SoFi Stadium. West of LaBrea Ave, East of Inglewood Ave, North of Arbor Vitae, South of Manchester Blvd



SQFT: 1,779
 LOT(src): 0.1148/5,000 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1922 (PUB)
 DOM / CDOM: 18/107
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: OC21013594
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 101 - North Inglewood

PRICE PER SQFT: \$452.50
 ORIGINAL \$: \$825,000
 STORIES: Two
 GSI: \$51,600
 OP EXPENSE: \$14,598
 NET INCOME: \$35,454

LIST DATE: 01/20/21

CLOSE DATE: 04/02/21

CONCESSIONS: \$5,000

PURCHASE CONTRACT: 02/08/21

CLOSE PRICE: \$805,000

TERMS: Cash, Cash to New Loan, Conventional, FHA, Submit, VA Loan

820 S. Grevillea Ave is a 3-unit multi-family home located in the Arbor Vitae mixed-use neighborhood of Inglewood. Each unit is well maintained and comes with its own garage. The largest unit (front) features 1 bed/1 bath plus a den. The second unit above the garages is 1 bed/1 bath. The third unit is a bachelor that includes a separate dining room and 1 bath. Very desirable neighborhood approximately 1 mile away from the SoFi Stadium, Hollywood Park developments, the Forum, and the future Inglewood Basketball and Entertainment Center where the Los Angeles Clippers will be playing. LAX airport is located less than 3 miles away. Close proximity to shopping, schools, parks, and other necessary services. Conveniently close to the 405 and 105 Freeways. Cap rate is approximately 4.3%. The bachelor unit can be delivered vacant. 820 S. Grevillea has substantial appreciation potential! Residential 30-year fixed financing available! Don't let this excellent investment opportunity get away!

CUSTOMER SHORT: Residential Income ML#: OC21013594

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15524 Van Ness Ave, Gardena 90249

STATUS: Closed

LIST/CLOSE:

\$711,000/\$690,000 ↓

Corner of Van Ness and 156th street



SQFT: 1,660
 LOT(src): 0.1244/5,418 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1953 (ASR)
 DOM / CDOM: 7/7
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB21009697
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 117 - McCarthy

PRICE PER SQFT: \$415.66
 ORIGINAL \$: \$711,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/15/21

CLOSE DATE: 04/02/21

CONCESSIONS: \$1,000

PURCHASE CONTRACT: 01/29/21

CLOSE PRICE: \$690,000

TERMS: Conventional, FHA

A Wonderful Investment Opportunity!!! This is your chance to own income property at a triplex that has been well maintained with pride of ownership. This Triplex is located in a family friendly neighborhood of Gardena. Ideal for families and students. Directly across the street from 156th Street Elementary School, and approximately 1 mile to El Camino Community College. Sitting on the corner of 156th street and Van Ness Avenue. The rear property 15524 is a separate home, it has a new roof, driveway parking, a fenced in yard, a private patio, and laundry hook-ups! Great for an owner occupied landlord. The duplex 15526 Unit A and Unit B have new windows. This triplex (property) is to be sold "As Is". Please submit all offers "Subject to interior inspection." Please do not disturb tenants.

CUSTOMER SHORT: Residential Income ML#: SB21009697

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842 Penn St, El Segundo 90245

STATUS: Closed

LIST/CLOSE:

\$1,598,000/\$1,530,000 ↓

Cross Streets: E Walnut Ave and E Maple Ave



SQFT: 1,793
 LOT(src): 0.1669/7,269 (P)
 PARKING SPACES: 0
 YEAR BLT(src): 1943 (PUB)
 DOM / CDOM: 299/299
 UNITS TOTAL: 3
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB20077442
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 141 - El Segundo

PRICE PER SQFT: \$853.32
 ORIGINAL \$: \$1,598,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 04/27/20

CLOSE DATE: 03/30/21

CONCESSIONS: \$1,725

PURCHASE CONTRACT: 02/23/21

CLOSE PRICE: \$1,530,000

TERMS: Cash, Cash to New Loan, Conventional

842-844-846 Penn St -Three well-maintained units with vintage charm and modern upgrades in a large lot. This triplex has hardwood floors throughout, double-pane windows, forced air heat with wall thermostats. Electric and gas are separately metered. 842 Penn St is one bedroom/ one bath unit. The kitchen and bathroom recently upgraded and has a back patio area. 844 Penn St is one bedroom/ one bath unit with a back patio area. 846 Penn St is two bedrooms/ one bathroom unit. Kitchen and bathroom recently upgraded and has covered patio and large, fenced, private backyard (Can also be purchased together with the Triplex: 848 Penn St, MLS ID: SB20077447)

CUSTOMER SHORT: Residential Income ML#: SB20077442

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714 Esplanade, Redondo Beach 90277

STATUS: Closed

LIST/CLOSE:

\$3,388,000/\$3,388,000

east side of Esplanade. west of Catalina Avenue, north of Knob Hill, south of Topaz



SQFT: 2,247
 LOT(src): 0.1722/7,500 (SEE)
 PARKING SPACES: 2
 YEAR BLT(src): 1947 (ASR)
 DOM / CDOM: 1/1
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB21038665
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 157 - S Redondo Bch W of PCH

PRICE PER SQFT: \$1,507.79
 ORIGINAL \$: \$3,388,000
 STORIES: One
 GSI: \$77,280
 OP EXPENSE: \$6,040
 NET INCOME: \$71,240

LIST DATE: 03/01/21

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/02/21

CLOSE PRICE: \$3,388,000

TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional

****THREE (3) UNITS with TWO (2), BACK TO BACK, STREET ADDRESSES. **** THIS IS RARE *STREET TO STREET* PROPERTY. Esplanade through to Catalina Avenue. The only single lot of its kind on Esplanade. Across the street is the Topaz ramp and you are at the beach for great surfing, the bike path, volleyball courts, and all the beach fun. This property consists of 3 units. A west facing SFR at 714 ESPLANADE: 2 bedroom, 2 bath, 2 car garage, a large backyard, 2 fireplaces and an additional structure that can become an art studio or pool house! (this is not part of the square footage). The duplex, which faces Catalina Avenue, at 713 SOUTH CATALINA: one- 1 bedroom, 1 bath and a Studio with separate kitchen, bath and dressing area. The SFR hasn't had any current upgrades. The duplex has newer Milguard e-glass windows, upgraded kitchens, and new flooring. This is an R-3 LOT. You can possibly build 3 units (seller to verify), keep in it's current configuration, or remodel the home increasing the ocean views and have solid income revenue on the duplexes! The backyard is large enough for a swimming pool. This could be a personal Redondo Beach resort with duplex income to help pay the bills. Think of it. There are few properties that can boast this.

CUSTOMER SHORT: Residential Income ML#: SB21038665

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1108 Rosedale Ave, Glendale 91201

STATUS: Closed

LIST/CLOSE:

\$1,200,000/\$1,128,700 ↓

W Glenoaks Blvd to Rosedale Ave to 1108 Rosedale Ave



SQFT: 2,235
 LOT(src): 0.1786/7,779 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1936 (ASR)
 DOM / CDOM: 9/9
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Probate Listing
 ML#: OC21021144
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 626 - Glendale-Northwest

PRICE PER SQFT: \$505.01
 ORIGINAL \$: \$1,200,000
 STORIES: One
 GSI: \$34,200
 OP EXPENSE: \$17,600
 NET INCOME: \$30,000

LIST DATE: 02/13/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/22/21

CLOSE PRICE: \$1,128,700

TERMS: Cash, Cash to New Loan

Grandview Neighborhood Triplex For Sale! Don't miss out on this Great Triplex For Sale located above Glenoaks Boulevard, in Glendale Northwest area. There are 3 separate buildings on this lot: One 2 Bedroom 1 bath house at the front of the property, One 2 car garage building at the end of the driveway, and a separate Two 1 Bedroom 1 Bath Units building, one shared wall, at the back of the property with 2 additional parking spots behind the two 1 bedroom 1 bath units building accessible from the alley from Newby St. Each of the units has its own electric and gas meter. There is a single water meter for this Triplex property. The 2 bedroom house and one of the 1 bedroom units are currently rented month to month and each tenant has been living in the unit for over one year. This Triplex property is available for sale "as is" in its present condition. Information regarding this property should be verified by Buyer(s) and their Agent(s). Accuracy of square footage, lot size, and all other information is not guaranteed and should be verified by Buyer(s) and their Agent(s). NO TRESPASSING! DO NOT DISTURB OCCUPANTS! Don't hesitate, inquire about this Triplex today!

CUSTOMER SHORT: Residential Income ML#: OC21021144

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

**4022 Walnut Grove Ave, Rosemead
91770**
north of valley

STATUS: Closed

LIST/CLOSE:
\$889,000/\$894,600 ↑

SQFT: 1,510
LOT(src): 0.1702/7,414 (A)
PARKING SPACES: 3
YEAR BLT(src): 1947 (ASR)
DOM / CDOM: 26/26
UNITS TOTAL: 3
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: AR21012813
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 651 - Rosemead/S. San Gabriel

PRICE PER SQFT: \$592.45
ORIGINAL \$: \$925,000
STORIES: One
GSI: \$34,200
OP EXPENSE: \$13,143
NET INCOME: \$21,057

LIST DATE: 01/19/21
PURCHASE CONTRACT: 02/18/21

CLOSE DATE: 03/30/21
CLOSE PRICE: \$894,600

CONCESSIONS: \$0
TERMS: Cash, Cash to New Loan

PRIME LOCATION WALKING DISTANCE TO VALLEY BLVD. NEAR RESTURANTS , MARKETS AND NEAR FREEWAY 10 . EXCELLENT CONDITION AND VERY WELL KEPT IN ALL UNITS . ALL CURRENT RENTS ARE BELOW MARKET RENTS . THIS PROPERTY HAS UPSIDE POTENTIAL . COMPLETELY REMODELED IN 2005 . SURROUNDED BY BLOCK WALL / SECURITY GATE . UPDATED KITCHEN , FLOORING , BATH ROOM AND ELECTRICAL IN ALL THREE UNITS . . LARGE PARKING AREA IN BACK . MULTIPLE GREEN SPACES . EACH UNITS IS VERY SPACIOUS AND EXCELLENT FLOOR PLAN. EACH UNIT HAS SEPARATE ELECTRICAL METER AND GAS METER. EACH UNIT HAS ITS OWN SEPARATE ADDRESS NUMBERS . VERY LOW MAINTENANCE AND EASY TO MANAGE . PROPERTY TO BE SOLD "AS IS" PRESENT CONDITION. BUYER AND SELLING AGENT TO VERIFY ALL BUIDING PERMITS. VERY MOTIVATED SELLER'S . SUBMITS ALL OFFERS !!

CUSTOMER SHORT: Residential Income ML#: AR21012813

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55 E Highland Ave, Sierra Madre 91024
N/Sierra Madre Blvd, E/Baldwin, S/Grandview Ave

STATUS: Closed

LIST/CLOSE:
\$1,698,000/\$1,678,000 ↓

SQFT: 3,209
LOT(src): 0.2864/12,474 (A)
PARKING SPACES: 4
YEAR BLT(src): 1951 (ASR)
DOM / CDOM: 16/120
UNITS TOTAL: 3
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: AR21041935
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 656 - Sierra Madre

PRICE PER SQFT: \$522.90
ORIGINAL \$: \$1,698,000
STORIES: One
GSI: \$81,600
OP EXPENSE: \$30,311
NET INCOME: \$51,289

LIST DATE: 03/01/21
PURCHASE CONTRACT: 03/17/21

CLOSE DATE: 03/30/21
CLOSE PRICE: \$1,678,000

CONCESSIONS: \$0
TERMS: Cash, Conventional

Unique and Rare Multifamily Home in Sierra Madre! Listed for the first time in over 40 years, this highly desirable triplex is an ideal blend of investment potential and living possibilities. Pride of ownership is evident in each unit with exceptionally neat landscaping and meticulously maintained interiors. Driving up to the property, you immediately notice natural exterior paint tones, a brick paver driveway, and two distinct structures consisting of one duplex and one single-family unit. Perfect for on-the-go individuals, each 2BR/1BA unit in the duplex features a 1-car garage, modern conveniences, and daily comforts. Entering, you find honey-hued hardwood floors, neutral colors, and a large living and dining space. Each kitchen features ample cabinetry, gas range, and granite countertops. Both bedrooms are generously sized and share a full bathroom! The 3BR/2BA single-family home is located further back behind a gate. Explore to find an open floor plan, a living room w/fireplace, and a dining area w/herringbone patterned hardwood floors and French doors to an amazing patio and a detached 2-car garage. Remodeled for convenience, the eat-in kitchen has gorgeous wood cabinetry, gas range, built-in microwave, and granite countertops. The spacious master bedroom includes an en suite. Other features: laundry hookups in each unit, central A/C & heat, and more! With tons of potential for positive cash flow and monthly residuals, this triplex will not last. Schedule a tour today!

CUSTOMER SHORT: Residential Income ML#: AR21041935

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10426 Helendale Ave, Tujunga 91042
East of Foothill Blvd & North of Apperson Street

STATUS: Closed*

LIST/CLOSE:
\$950,000/\$1,078,000 ↑

SQFT: 2,674
LOT(src): 0.2947/12,839 (A)
PARKING SPACES: 2
YEAR BLT(src): 1930 (ASR)
DOM / CDOM: 11/11
UNITS TOTAL: 3
BLDG TOTAL: 2

SALE TYPE: Probate Listing
ML#: SR21029865
B TRACT / MODEL:
VIEW:
POOL / SPA: Yes/No
AREA: 659 - Sunland/Tujunga

PRICE PER SQFT: \$403.14
ORIGINAL \$: \$950,000
STORIES: Two
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 02/12/21
PURCHASE CONTRACT: 02/26/21

CLOSE DATE: 03/30/21
CLOSE PRICE: \$1,078,000

CONCESSIONS: \$0
TERMS: Cash, Cash to New Loan

JUST LISTED! Make sure you see this beautiful Tujunga property with many options. The large main house has a great functional floor plan and has 3 bedrooms / 2 bath. There is also a detached guest house which has 1 bedroom / 1 bath, with a kitchen. Then there is also a studio apartment upstairs with a kitchen and its own separate entrance. Weather you have a large family, are looking to generate rental income, or just need more space, you must see this property. Make an appointment today!

CUSTOMER SHORT: Residential Income ML#: SR21029865

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1820 Hyperion Ave, Los Angeles 90027
On Hyperion, at Fernwood, West of Griffith Park Bl, just north of where Fountain and Hyperion merge.

STATUS: Closed

LIST/CLOSE:
\$1,700,000/\$1,575,000 ↓

SQFT: 3,674
LOT(src): 0.09/4,021
PARKING SPACES:
YEAR BLT(src): 1937
DOM / CDOM: 132/132
UNITS TOTAL: 3
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: 20614406
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: 671 - Silver Lake

PRICE PER SQFT: \$428.69
ORIGINAL \$: \$1,700,000
STORIES:
GSI:
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 08/03/20
PURCHASE CONTRACT: 12/15/20

CLOSE DATE: 03/31/21
CLOSE PRICE: \$1,575,000

CONCESSIONS:
TERMS:

Terrific mixed-use opportunity! Three unit building. The burgeoning Hyperion Corridor is budding with new promise - get in on it now!

CUSTOMER SHORT: Residential Income ML#: 20614406

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

1901 Benecia, Westwood - Century City 90025

Off W. Olympic Blvd



SQFT: **3,255**
 LOT(src): **0.1501/6,540 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **1930 (ASR)**
 DOM / CDOM: **271/271**
 UNITS TOTAL: **3**
 BLDG TOTAL: **3**

SALE TYPE: **Standard**
 ML#: **PV20101729**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C05 - Westwood - Century City**

LIST/CLOSE:
\$2,295,000/\$2,195,000 ↓
 PRICE PER SQFT: **\$674.35**
 ORIGINAL \$: **\$2,595,000**
 STORIES: **Multi/Split**
 GSI: **\$98,954**
 OP EXPENSE: **\$30,343**
 NET INCOME: **\$89,925**

LIST DATE: **05/27/20**
 PURCHASE CONTRACT: **02/23/21**

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$2,195,000**

CONCESSIONS: **\$0**
 TERMS: **1031 Exchange**

Major Price Adjustment! This is great opportunity to own a Trophy Location Tri-Plex that personifies Westwood Character, with a Classic Spanish Style Triplex located on a Corner Lot. Centrally, located minutes from Westwood Village, Beverly Hills and Century City. This charming multi-unit property is easy to own and manage. The units consist of a two bedroom, one and a half bath unit, two bedroom and one bath unit, and one bed one bath unit.

CUSTOMER SHORT: Residential Income ML#: PV20101729

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

2621 Abbot Kinney Blvd, Venice 90291

STATUS: Closed

Located on Abbot Kinney Blvd, at the intersection with Coeur D Alene Ave.



SQFT: **2,808**
 LOT(src): **0.0987/4,298 (A)**
 PARKING SPACES: **6**
 YEAR BLT(src): **1960 (ASR)**
 DOM / CDOM: **38/38**
 UNITS TOTAL: **3**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB20230916**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **C11 - Venice**

LIST/CLOSE:
\$2,250,000/\$2,100,000 ↓
 PRICE PER SQFT: **\$747.86**
 ORIGINAL \$: **\$2,250,000**
 STORIES:
 GSI: **\$102,924**
 OP EXPENSE: **\$34,866**
 NET INCOME: **\$64,664**

LIST DATE: **11/03/20**
 PURCHASE CONTRACT: **01/14/21**

CLOSE DATE: **03/31/21**
 CLOSE PRICE: **\$2,100,000**

CONCESSIONS: **\$0**
 TERMS: **Cash to New Loan**

2621 Abbot Kinney Boulevard is a Venice triplex located west of Lincoln Blvd on one of the most famous streets in Los Angeles. The property was built in 1960 and consists of 2,808 SF of living space situated on a 4,298 SF lot. The building offers a great unit mix consisting of (1) 3-bed/2.5-bath unit, (1) 2-bed/ 1-bath unit & (1) 1-bed/1-bath unit. 2621 Abbot Kinney Blvd also includes washer and dryer hookups in each unit, a two-car garage, and additional driveway parking. Located on Abbot Kinney Boulevard in one of the most desirable rental markets in California, this is an incredible investment opportunity to acquire a well-maintained asset with significant growth potential.

CUSTOMER SHORT: Residential Income ML#: SB20230916

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

1338 S Cloverdale Ave, Los Angeles 90019

STATUS: Closed

South of San Vicente Blvd and East of Fairfax Blvd



SQFT: **3,155**
 LOT(src): **0.15/6,907 (A)**
 PARKING SPACES:
 YEAR BLT(src): **1936**
 DOM / CDOM: **56/56**
 UNITS TOTAL: **3**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **20648642**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **C19 - Beverly Center- Miracle Mile**

LIST/CLOSE:
\$1,320,000/\$1,452,500 ↑
 PRICE PER SQFT: **\$460.38**
 ORIGINAL \$: **\$1,320,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **10/21/20**
 PURCHASE CONTRACT: **12/16/20**

CLOSE DATE: **03/31/21**
 CLOSE PRICE: **\$1,452,500**

CONCESSIONS:
 TERMS:

Originally built in 1936, this triplex is located on a quiet tree-lined street in the Miracle Mile area - central to everything. The property consists of three units: two are one bedroom with one bath and the third unit is two bedrooms and two baths. Charming art deco style details throughout with wood floors, archways, and of the period tiled baths. Garages are located behind the property. Maybe a bit rough around the edges, but the rents are under market and this could be an owner/user opportunity and a great investment in a great location.

CUSTOMER SHORT: Residential Income ML#: 20648642

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

1207 N Citrus Ave, Los Angeles 90038

STATUS: Closed

1 block W of Highland/1 block N of Lexington/S of Fountain



SQFT:
 LOT(src): **0.1/4,350 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1921 (ASR)**
 DOM / CDOM: **61/61**
 UNITS TOTAL: **3**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **P1-2848**
 B TRACT / MODEL: **Not Applicable**
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **C20 - Hollywood**

LIST/CLOSE:
\$1,099,000/\$1,124,474 ↑
 PRICE PER SQFT:
 ORIGINAL \$: **\$1,099,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **01/09/21**
 PURCHASE CONTRACT: **03/11/21**

CLOSE DATE: **03/30/21**
 CLOSE PRICE: **\$1,124,474**

CONCESSIONS: **\$40,526**
 TERMS: **Cash to New Loan**

Tremendous opportunity to own a charming 1920's, light-filled TRIPLEX with 2 vacant units located in a great Hollywood location! Rated with a walking score of 96 and just blocks from supper clubs, art and furniture galleries, Hancock Park, Melrose Shopping District, & the Hollywood and Highland Metro stop, these 3 units with individually fenced, private patios and original period details will appeal to both investors and owner users alike. The front duplex consists of side by side, 1 BR, 1 BA units with hardwood floors, private patios, ample storage, Batchelder fireplace on one side, and remodeled kitchen with farmhouse sink, new double paned windows, and ductless heat/air system in the other. The loft-style detached back unit boasts varnished concrete floors, vaulted ceilings, a den and patio. All units have separate utility meters and washer/dryers. Two of the units have parking spots. Upgrades include copper plumbing and bolted foundation. Ideal for an owner user occupant. Solid 1031 investment or live in one and rent the others. Amazing opportunity!

CUSTOMER SHORT: Residential Income ML#: P1-2848

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

1366 W 35th St, Los Angeles 90007

STATUS: Closed

LIST/CLOSE:

\$1,050,000/\$1,000,000 ↓

W. Jefferson Blvd and Normandie Ave.



SQFT: 1,780
 LOT(src): 0.1561/6,800 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1902 (PUB)
 DOM / CDOM: 5/5
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: MB20235412
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C23 - Metropolitan

PRICE PER SQFT: \$561.80
 ORIGINAL \$: \$1,050,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$19,647
 NET INCOME: \$0

LIST DATE: 10/16/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/12/20

CLOSE PRICE: \$1,000,000

TERMS: Cash to New Loan, Conventional

Attention all investors! Come see this great opportunity near USC. Great for student housing. Per title LAR4 zoning, Per ZIMA LARD2, please do your own due diligence and confirm all information with city.

CUSTOMER SHORT: Residential Income ML#: MB20235412

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1326 E 50th St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:

\$669,000/\$695,000 ↑

HOOPER AND VERNON



SQFT: 1,928
 LOT(src): 0.1151/5,013 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1907 (ASR)
 DOM / CDOM: 41/41
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: DW20102099
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$360.48
 ORIGINAL \$: \$669,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 05/28/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/18/20

CLOSE PRICE: \$695,000

TERMS: Cash, Conventional, FHA

BACK ON THE MARKET. The buyer did not perform. Beautiful three separate units. Front unit has 3 bedrooms and two full bathrooms. It has a private master bedroom with its own gorgeous brand new bathroom. New kitchen cabinets and granite counter tops. Nice and modern laminate flooring. It has a second brand new bathroom. Recess lights. It looks just perfect! New electrical wiring and house has cooper plumbing. The interior remodeling was done with permits and plans approved by the city of Los Angeles. The new roof was installed only a few months ago. The middle unit has one bedroom and one bathroom. It is also remodeled with new kitchen cabinets and granite. New bathroom and flooring. The roof was installed one year ago. New recess lights and electrical wiring and plumbing. Third unit is a small one bedroom unit. The third unit was remodeled around a year ago. New kitchen and granite. Cute brand new bathroom. Recess lights and modern laminate flooring. New roof was installed at the time of remodeling. Each unit has it's own little patio. All units have new interior doors and closets. Each unit has separate electrical and gas meters. Centrally located and very close to downtown LA. Show to your buyers. They will love them. Units in excellent condition ready to move in. EASY TO SHOW!!

CUSTOMER SHORT: Residential Income ML#: DW20102099

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600 W 49th St, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:

\$1,599,000/\$1,560,000 ↓

West of Figueroa



SQFT: 5,200
 LOT(src): 0.156/6,796 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 2020 (BLD)
 DOM / CDOM: 35/35
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: CV20241405
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$300.00
 ORIGINAL \$: \$1,599,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 11/17/20

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/22/20

CLOSE PRICE: \$1,560,000

TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional

NEW CONSTRUCTION..... featuring 3 units it is the perfect investment in a high demand area of L.A. ! These beautifully designed units consist of a very spacious 5 bedrooms 4.5 bath Single Family Residence in the front (2,000 Sq'), and a Duplex with 4 bedrooms 3 bath each unit in the back (3,200 Sq'). Large open floor plan, beautiful custom kitchen cabinets, all bedrooms are very spacious, with beautiful bathroom decor tiles and finishes, four car garage, separately metered for water, gas, and electric. The property is centrally located within 1.8 miles from USC, and minutes away from Downtown L.A., stores, restaurants, attractions, and much more, making it a very desirable property. THIS IS A MUST SEE.....

CUSTOMER SHORT: Residential Income ML#: CV20241405

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2824 Menlo Ave, Los Angeles 90007

STATUS: Closed

LIST/CLOSE:

\$2,725,000/\$2,500,000 ↓

2824 Menlo Avenue, LA 90007



SQFT: 3,640
 LOT(src): 0.12/5,660
 PARKING SPACES:
 YEAR BLT(src): 1934
 DOM / CDOM: 55/55
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 20671300
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles
 Southwest

PRICE PER SQFT: \$686.81
 ORIGINAL \$: \$2,725,000
 STORIES:
 GSI:
 OP EXPENSE: \$56,634
 NET INCOME: \$138,746

LIST DATE: 12/16/20

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 02/09/21

CLOSE PRICE: \$2,500,000

TERMS:

We are pleased to offer for sale this three (3) unit, eleven (11) bedroom, student housing investment opportunity, located walking distance to the internationally renowned University of Southern California (USC). The subject property is constructed of wood frame and stucco in 1907, with approximately 3,640 rentable square feet on a 5,660 square foot lot. The investment is comprised of two (2) structures, with a unit mix consisting of one (1) 5-bedroom + 2-bathroom unit, one (1) 4-bedroom + 2-bathroom unit, & one (1) 2-bedroom + 1-bathroom unit. The Property is 100% occupied with USC students, and 2 of the 3 units are pre-leased for the 2021-2022 academic school year. There's a combination of vintage architectural detail and best-in-class modern interior standards. The property includes spacious, fully updated & remodeled units, updated copper plumbing, and an outdoor common area with a 6-8 person hot tub.

CUSTOMER SHORT: Residential Income ML#: 20671300

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217 W 94th St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$569,000/\$565,000 ↓

217 W 94th St.



SQFT: 1,478
 LOT(src): 0.1244/5,420 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1923 (ASR)
 DOM / CDOM: 77/77
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: IN20224116
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$382.27
 ORIGINAL \$: \$599,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 10/23/20

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 01/08/21

CLOSE PRICE: \$565,000

TERMS: Cash to New Loan

Excellent rental opportunity. Property is a triplex with a detached 2 bed, 1 bath front house and two 1 bed, 1 bath units in the rear structure. All units are occupied and one of the 1 bedroom units was recently updated. Room for plenty of parking behind the rear building. Nice front lawn area by the house. Located near local transportation and freeways.

CUSTOMER SHORT: Residential Income ML#: IN20224116

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10505 10507 S San Pedro St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$620,000/\$630,000 ↑

S. San Pedro St. & 105 St



SQFT: 1,934
 LOT(src): 0.0927/4,040 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1947 (ASR)
 DOM / CDOM: 30/30
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21007956
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$325.75
 ORIGINAL \$: \$620,000
 STORIES: One
 GSI: \$54,120
 OP EXPENSE: \$9,660
 NET INCOME: \$44,460

LIST DATE: 01/13/21

CLOSE DATE: 04/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/03/21

CLOSE PRICE: \$630,000

TERMS: 1031 Exchange, Cash,
 Cash To Existing Loan, Cash to
 New Loan, Conventional, Fannie
 Mae, FHA 203(b), FHA 203(k),
 Freddie Mac

BACK IN THE MARKET !!! 3 UNITS Excellent Opportunity for Investors OR 1st Time Home Buyers looking for Rental Income 2 SEPARATE UNITS + 1 Retail / Office front. Existing Units have been totally renovated, new doors, new bathrooms, New Kitchen, new electrical, recessed lighting, Enclosed private parking, inside, Washer & dryer hookups, Totally Fenced in with PARKING INSIDE + Separate 2 CAR GARAGE. This is A Mix use Residential / commercial with less than 20% (office / retail) ALL units are rented now with Positive Cash Flow. We will Follow and adhere to CDC Covid -19 Protocol and all other government agencies recommendations of social distancing and use of protective gear

CUSTOMER SHORT: Residential Income ML#: DW21007956

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

644 E 120th St, Los Angeles 90059

STATUS: Closed

LIST/CLOSE:

\$695,000/\$680,000 ↓

105 Exit S Central head south to E 120th St head west property on the south side of the street



SQFT: 2,204
 LOT(src): 0.1722/7,502 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1945 (ASR)
 DOM / CDOM: 75/75
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: PW20217340
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$308.53
 ORIGINAL \$: \$695,000
 STORIES: One
 GSI: \$36,600
 OP EXPENSE: \$1,800
 NET INCOME: \$34,800

LIST DATE: 10/14/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/28/20

CLOSE PRICE: \$680,000

TERMS: Cash, Cash to New Loan,
 Conventional

Excellent Investment Opportunity! This property offers 3 2 bedroom 1 bathroom units with a detached garage. Each unit has its own washer/dryer connection, water heater, gas meter and electrical panel.

CUSTOMER SHORT: Residential Income ML#: PW20217340

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

2641 Alice St, Los Angeles 90065

STATUS: Closed

LIST/CLOSE:

\$949,000/\$875,000 ↓

Between N. San Fernando Rd. and Cypress Avenue



SQFT: 2,762
 LOT(src): 0.13/5,803 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1904
 DOM / CDOM: 3/3
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: 21683978
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: CYPK - Cypress Park

PRICE PER SQFT: \$316.80
 ORIGINAL \$: \$949,000
 STORIES: Two
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/26/21

CLOSE DATE: 03/30/21

CONCESSIONS:

PURCHASE CONTRACT: 01/29/21

CLOSE PRICE: \$875,000

TERMS:

Incredible Investment Opportunity! This Three Unit property is in a perfect location in Cypress Park, adjacent to Mount Washington, the 5 Freeway, and Rio De Los Angeles State Park. Nice, quiet, tree-lined street in a very central and desirable location, and half a block from the Cypress Park Library! Total of 6 bedrooms and 5 baths in the 3 permitted units. There is a front 2 bedroom, 1 bath house, and two more two bedroom, 1.5 bath units in a duplex in the back. There is also an unpermitted fourth studio unit with a bathroom and kitchen, that could possibly be converted into a permitted unit. (Buyer to Verify with LADBS) The property is being sold As-Is. Buyers, please see all attached inspections and reports (in MLS Docs), and please request Offer Guidelines from the Listing Agent prior to writing an offer. No sight-unseen offers will be considered.

CUSTOMER SHORT: Residential Income ML#: 21683978

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

5243 Tilden Ave, Sherman Oaks 91401

STATUS: Closed

LIST/CLOSE:

\$900,000/\$885,000 ↓

Just north of Magnolia Blvd, one block east of Van Nuys Blvd, south of Chandler Blvd.



SQFT: 1,470
 LOT(src): 0.13/5,791 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1941
 DOM / CDOM: 48/120
 UNITS TOTAL: 3
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21675592
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: SO - Sherman Oaks

PRICE PER SQFT: \$602.04
 ORIGINAL \$: \$900,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/04/21

CLOSE DATE: 04/02/21

CONCESSIONS:

PURCHASE CONTRACT: 02/21/21

CLOSE PRICE: \$885,000

TERMS:

Located in a desirable part of Sherman Oaks; this charming triplex is close to 101 & 405 freeways, shops, restaurants and public transportation. Three 1BD/1BTH units with their own garage. The front unit is listed for rent at \$1750 and has its own private outdoor space, a recently remodeled bathroom, and fresh paint. There are shared outdoor spaces, as well as on-site laundry (shared washer & dryer). Great investment property!

CUSTOMER SHORT: Residential Income ML#: 21675592

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2558 Southern Ave, South Gate 90280

STATUS: Closed

LIST/CLOSE:

\$769,000/\$779,000 ↑

Exit 710 on Firestone go West, Santa Fe Ave (Left) Southern Ave (Right)



SQFT: 2,362
 LOT(src): 0.1869/8,143 (A)
 PARKING SPACES: 12
 YEAR BLT(src): 1925 (PUB)
 DOM / CDOM: 17/17
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: DW20197917
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: T2 - Cudahy, SouthGate
 W of 710, HuntPk S of Flore

PRICE PER SQFT: \$329.81
 ORIGINAL \$: \$769,000
 STORIES: Two
 GSI: \$55,200
 OP EXPENSE: \$9,251
 NET INCOME: \$45,949

LIST DATE: 09/24/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$19,475

PURCHASE CONTRACT: 10/11/20

CLOSE PRICE: \$779,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

Great Investment!! TRIPLEX (3 Units) in beautiful city of South Gate. Front House is 3bedrooms 1bathroom, Rear units are 2bedrooms 1bathroom each. Plenty of parking! Long Term Tenants on month to month contract ALL PAYING RENT ON TIME NO ISSUES! There is an attached 2car garage that can be converted into an ADU. Property also has a carport for 3 cars and plenty of parking in the wide driveway. Located close to schools and park.

CUSTOMER SHORT: Residential Income ML#: DW20197917

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

7926 Garfield Ave, Bell Gardens 90201

STATUS: Closed

LIST/CLOSE:

\$679,000/\$681,000 ↑

Garfield/Florence



SQFT: 1,503
 LOT(src): 0.2067/9,004 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1950 (ASR)
 DOM / CDOM: 0/0
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: PW20232461
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: T3 - Bell Gardens, Bell E
 of 710, Commerce S of 26

PRICE PER SQFT: \$453.09
 ORIGINAL \$: \$679,000
 STORIES: One
 GSI: \$1
 OP EXPENSE: \$1
 NET INCOME: \$1

LIST DATE: 11/03/20

CLOSE DATE: 04/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/03/20

CLOSE PRICE: \$681,000

TERMS: Cash, Cash to New Loan, Conventional, FHA

Excellent opportunity for a first time buyer or an investor in Bell Gardens that includes: 3 units, 3 separate houses in a lot that is over 9,000 square feet; each unit is 1 bedroom 1 bath, laundry access, fruit trees lots of parking. Walking distance to schools, stores, parks and a new sport center.

CUSTOMER SHORT: Residential Income ML#: PW20232461

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

6518 Jaboneria Rd, Bell Gardens 90201 STATUS: Closed

LIST/CLOSE:

\$795,000/\$805,000 ↑

South of Gage Av and North of Florence Av



SQFT: 2,357
 LOT(src): 0.136/5,925 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1959 (ASR)
 DOM / CDOM: 7/7
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21026004
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: T3 - Bell Gardens, Bell E
 of 710, Commerce S of 26

PRICE PER SQFT: \$341.54
 ORIGINAL \$: \$795,000
 STORIES:
 GSI: \$2,100
 OP EXPENSE: \$595
 NET INCOME: \$1,505

LIST DATE: 02/07/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$7,000

PURCHASE CONTRACT: 02/15/21

CLOSE PRICE: \$805,000

TERMS: 1031 Exchange, Cash, Conventional

TRIPLEX in the city of Bell Gardens. These three units in the city of Bell Gardens are in great condition they are situated at walking distance from schools markets and shopping centers. Bell Gardens is a great place to live and own rental income properties. The Front and larger unit consist of two bedrooms and one bathroom, this is the best of the three units with an enlarged and upgraded living room, upgraded kitchen, and bathroom. It has plenty of storage room throughout the house. The Back units, one being two-bedrooms and one-bathroom and the other one a one-bedroom and one-bathroom are also in great condition. The large carport accommodates three cars easily and still leave plenty of room in the front for extra storage. Call listing agent for showings and more details. IT WON'T LAST!

CUSTOMER SHORT: Residential Income ML#: DW21026004

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

7611 Seville Ave, Walnut Park 90255 STATUS: Closed

LIST/CLOSE:

\$749,999/\$680,000 ↓

seville and hope st



SQFT: 3,851
 LOT(src): 0.14/6,098 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1928 (APP)
 DOM / CDOM: 148/565
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Trust
 ML#: PW20136315
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud

PRICE PER SQFT: \$176.58
 ORIGINAL \$: \$745,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 07/09/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/05/20

CLOSE PRICE: \$680,000

TERMS: Cash to New Loan, Conventional

"The Castle Home" this home has been known for many years as the castle home. this home is good size and has 3 bedrooms and a attic which is being used as a bedroom. The living room has high ceilings and a formal dining room which also has access to the side patio. The kitchen is a good size which also has a round breakfast nook room.

CUSTOMER SHORT: Residential Income ML#: PW20136315

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

1555 W 204th St, Torrance 90501 STATUS: Closed

LIST/CLOSE:

\$1,399,000/\$1,300,000 ↓

Western to 204th St.- East on 204th



SQFT: 3,754
 LOT(src): 0.1504/6,551 (A)
 PARKING SPACES: 5
 YEAR BLT(src): 1944 (ASR)
 DOM / CDOM: 27/27
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21018856
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 123 - County Strip

PRICE PER SQFT: \$346.30
 ORIGINAL \$: \$1,399,000
 STORIES: Two
 GSI: \$94,620
 OP EXPENSE: \$12,277
 NET INCOME: \$82,342

LIST DATE: 01/29/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/03/21

CLOSE PRICE: \$1,300,000

TERMS: Cash, Conventional, Fannie Mae, FHA, VA Loan

Quadruplex 1555, 1555 1/2, 1557 1557 1/2 W. 204th St. - Don't miss out on this opportunity! Whether you are expanding your portfolio or want to start on an investment with a strong cash flow that will give you a better return than your bank, this is your chance. This low maintenance property consists of three 3 beds 1 bath and one 3 beds 2 baths. Tenants are stable. One unit will be vacant by end of February (tenant bought a house). The building was built in 1944 as a duplex and in 2009 the previous owner added a 2nd story (Cert of Occupancy available upon acceptance of offer), all plumbing, electrical and windows were upgraded then. This is in the rent control area of Torrance (Los Angeles strip). Separately metered for gas and electric. Landlord pays for water. Five parking spots in the rear of the property (4 assigned and 1 guest parking). Drive by only and SUBJECT TO INSPECTION.

CUSTOMER SHORT: Residential Income ML#: SB21018856

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

317 S Lake St, Burbank 91502 STATUS: Closed

LIST/CLOSE:

\$1,250,000/\$1,155,000 ↓

Take W Verdugo Ave. to S Lake St. Turn left onto S Lake St. Destination will be on the left.



SQFT: 2,461
 LOT(src): 0.17/7,701
 PARKING SPACES: 4
 YEAR BLT(src): 1949
 DOM / CDOM: 39/39
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21687102
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 610 - Burbank

PRICE PER SQFT: \$469.32
 ORIGINAL \$: \$1,250,000
 STORIES:
 GSI:
 OP EXPENSE: \$6,830
 NET INCOME: \$55,200

LIST DATE: 01/21/21

CLOSE DATE: 03/30/21

CONCESSIONS:

PURCHASE CONTRACT: 03/12/21

CLOSE PRICE: \$1,155,000

TERMS:

Exceptional investment opportunity in this well-located with upside potential 4-unit building in the heart of Burbank. Units in average condition. Both buildings have new roofs (The units and the separate garage) The possible owner's unit has 2 beds, 1 bath, and outdoor patio. The 3 other units have 1 bed 1 bath each. All units are extremely low rents at \$1,150 per month. Same owner for 40 years. Exclusions: Washer and Dryer. The agent is related to seller.

CUSTOMER SHORT: Residential Income ML#: 21687102

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

545 E Palmer Ave, Glendale 91205

STATUS: Closed

LIST/CLOSE:

\$1,395,000/\$1,190,000 ↓



SQFT: 2,671
 LOT(src): 0.1548/6,741 (SEE)
 PARKING SPACES: 0
 YEAR BLT(src): 1953
 DOM / CDOM: 93/93
 UNITS TOTAL: 4
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: 320002108
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 628 - Glendale-South of 134 Fwy

PRICE PER SQFT: \$445.53
 ORIGINAL \$: \$1,395,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 07/28/20
 PURCHASE CONTRACT:

CLOSE DATE: 03/29/21
 CLOSE PRICE: \$1,190,000

CONCESSIONS: \$0
 TERMS: Cash to New Loan, Cash

A beautiful investment property in the heart of Glendale close to schools, shoppings and restaurant. The front unit with 2 bedroom 2 baths completely remodeled recently. Newer bathroom/kitchen/flooring and painting. One of the unit one bedroom and one just like the front unit. All unit have newer windows, central a/c and exterior painting. Two of the units have a new roof. Two of the unit's rent is below market value.

CUSTOMER SHORT: Residential Income ML#: 320002108

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1740 Raymond Hill Rd, South Pasadena 91030

STATUS: Closed

LIST/CLOSE:

\$1,780,000/\$1,780,000



SQFT: 3,026
 LOT(src): 0.1936/8,434 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1946 (ASR)
 DOM / CDOM: 38/38
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: AR21009337
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 658 - So. Pasadena

PRICE PER SQFT: \$588.24
 ORIGINAL \$: \$1,850,000
 STORIES:
 GSI: \$100,800
 OP EXPENSE: \$33,490
 NET INCOME: \$67,310

LIST DATE: 01/15/21
 PURCHASE CONTRACT: 02/22/21

CLOSE DATE: 03/30/21
 CLOSE PRICE: \$1,780,000

CONCESSIONS: \$0
 TERMS: Cash To Existing Loan

Charming and Completely remodeled units with new kitchens and bathrooms, fireplace in living room, hardwood floors, washer and dryer hook ups, in a beautiful small building with only 4 units.. Detached one car garage for each unit. Excellent location of South Pasadena with close proximity to shops/freeways/restaurants and a short hop to down town Los Angeles on the 110 fwy.

CUSTOMER SHORT: Residential Income ML#: AR21009337

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7748 Newlin Ave, Whittier 90602

STATUS: Closed

LIST/CLOSE:

\$1,300,000/\$1,280,000 ↓



SQFT: 4,189
 LOT(src): 0.1675/7,298 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1947 (ASR)
 DOM / CDOM: 28/28
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW20264697
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 670 - Whittier

PRICE PER SQFT: \$305.56
 ORIGINAL \$: \$1,300,000
 STORIES: One, Two
 GSI: \$78,600
 OP EXPENSE: \$6,288
 NET INCOME: \$70,486

LIST DATE: 12/31/20
 PURCHASE CONTRACT: 01/29/21

CLOSE DATE: 03/30/21
 CLOSE PRICE: \$1,280,000

CONCESSIONS: \$0
 TERMS: Cash, Cash to New Loan

This fabulous 4 plex is a great investment opportunity! Located on a pretty tree lined street in the heart of Whittier. The downstairs original house features 3 bedroom 1 bathroom with a separate private entry. The attached two car garage has direct access to the house, also features a half bath, laundry hookups, a roll up garage door and automatic garage door opener. Seller is currently undergoing upgrades to the house. Ceilings are being scraped, kitchen will be remodeled with new cabinets, appliances and new flooring. Upstairs there are three separate apartments. Unit A has separate private stairs that features 3 bedrooms 1.5 bathrooms, wall heater, window air conditioner and laundry hook ups in the 2 car garage. Unit B features 3 bedrooms 1 bath updated in February 2019, shares the stairway with #C features 2 bedrooms 1 bath both apartments have wall heaters, window air conditioners, and a garage with laundry hookups. Located near the Greenway Trail, shopping, and restaurants. DO NOT DISTURB OR APPROACH TENANTS. THE TWO HALF BATHROOMS MAY NOT BE PERMITTED, BUYER TO DO THEIR OWN INVESTIGATION AT CITY REGARDING ALL PERMITS.

CUSTOMER SHORT: Residential Income ML#: PW20264697

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2012 S Holt Ave, Los Angeles 90034

STATUS: Closed

LIST/CLOSE:

\$1,798,000/\$1,740,000 ↓



SQFT: 3,222
 LOT(src): 0.1448/6,307 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1949 (ASR)
 DOM / CDOM: 1/1
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: OC21036231
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C09 - Beverlywood Vicinity

PRICE PER SQFT: \$540.04
 ORIGINAL \$: \$1,798,000
 STORIES: Two
 GSI: \$128,280
 OP EXPENSE: \$20,338
 NET INCOME: \$107,942

LIST DATE: 02/22/21
 PURCHASE CONTRACT: 02/23/21

CLOSE DATE: 03/31/21
 CLOSE PRICE: \$1,740,000

CONCESSIONS: \$0
 TERMS: 1031 Exchange, Cash To Existing Loan

2012 S. Holt Ave. is a FULLY REMODELED four-unit investment opportunity in the South Robertson neighborhood of Los Angeles. Earn great cash flow or perfect for an owner user - live in one and rent the others . EXCELLENT unit mix: consists of two 3-bedroom two bath units and two 2-bedroom one bath units. New plumbing, electrical, mechanical, windows, kitchens, bathrooms, exterior, etc. - ALL REMODELED WITH PERMITS. Can potentially add up to two ADUs on top of the garages in the back while keeping parking, making this a six-unit property. Centrally located property, close proximity to Culver City, Beverly Hills and Century City, attracting high-end renters with a quick commute throughout the city. Earn high rents immediately, and add significant value through the construction of ADUs. Buyer and agent to verify. Low maintenance property, great location, with great cash flow.

CUSTOMER SHORT: Residential Income ML#: OC21036231

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1101 16th St, Santa Monica 90403

STATUS: Closed

LIST/CLOSE:

\$1,995,000/\$1,880,000 ↓

One Block North Of Wilshire Corner of 16th



SQFT: 2,278
 LOT(src): 0.1145/4,987 (A)
 PARKING SPACES: 8
 YEAR BLT(src): 1940 (ASR)
 DOM / CDOM: 38/38
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SR21025261
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C14 - Santa Monica

PRICE PER SQFT: \$825.29
 ORIGINAL \$: \$1,995,000
 STORIES: Two
 GSI: \$115,128
 OP EXPENSE: \$38,647
 NET INCOME: \$73,028

LIST DATE: 02/05/21

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/16/21

CLOSE PRICE: \$1,880,000

TERMS: Cash, Cash to New Loan

Extremely well located Santa Monica fourplex. Potential to have one of the units delivered vacant for owner-user at close of escrow. Four one bedroom one bathroom units with between 500-650 square feet. Total unit income is \$8,194 per month. Additionally, two of the garages are rented out for \$125 and \$200, and an additional two garages will be delivered vacant at the COE and each can be rented out for approximately \$225. Plus there's a large storage room receiving \$600/month in rental income. Total monthly income is \$9,569. Located one block north of Wilshire Blvd. the property is extremely walkable. Well maintained and professionally managed. Soft-story retrofit needed.

CUSTOMER SHORT: Residential Income ML#: SR21025261

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1321 S Wilton Pl, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$2,259,000/\$2,125,000 ↓

S. of Pico / E. of Western



SQFT: 7,544
 LOT(src): 0.24/10,803
 PARKING SPACES:
 YEAR BLT(src): 1922
 DOM / CDOM: 6/6
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21704246
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$281.68
 ORIGINAL \$: \$2,259,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/11/21

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 03/17/21

CLOSE PRICE: \$2,125,000

TERMS:

Wonderful 4 unit multi-family home or income property located in the city of Los Angeles. This 4 unit features 8 bedrooms and 4 bathrooms. Property features 7,544 sq ft of living space and boasting 10,803 lot size. This property also presents a long driveway followed by enormous parking space. Close distance to University of Southern California and Downtown Los Angeles. Easy access to familiar interstate freeways. Neighboring familiar restaurants and shops, along with other entertainments nearby. Come and check out this amazing property before it's too late! 3D: <https://my.matterport.com/show/?m=EqQvcXBPauM>

CUSTOMER SHORT: Residential Income ML#: 21704246

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5722 Fountain Ave, Los Angeles 90028

STATUS: Closed

LIST/CLOSE:

\$1,400,000/\$1,420,000 ↑

North of Santa Monica Blvd, Cross Street N. Van Ness Ave



SQFT: 3,504
 LOT(src): 0.13/6,052 (A)
 PARKING SPACES:
 YEAR BLT(src): 1922
 DOM / CDOM: 92/92
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 20629242
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$405.25
 ORIGINAL \$: \$1,400,000
 STORIES:
 GSI:
 OP EXPENSE: \$28,133
 NET INCOME: \$50,299

LIST DATE: 09/08/20

CLOSE DATE: 04/02/21

CONCESSIONS:

PURCHASE CONTRACT: 12/09/20

CLOSE PRICE: \$1,420,000

TERMS:

PLEASE DO NOT CONTACT OWNER. PROPERTY IS LISTED AND IN ESCROW. WILL ACCEPT BACK-UP OFFERS SUBJECT TO CANCELLATION OF ESCROW..Location, Location, Location! 4 unit income property with LA R3 Zoning in great location!! Property has 2 structures- 2 units (side by side) in the front building and 2 units in the back building (1st and 2nd floor). Upper unit has balcony with Hollywood sign view. All 4 units have 2 bds and 1 ba in over 3500 total building sq ft. All units updated with laminate flooring in the living rooms, carpet in bedrooms, newer kitchen cabinets, granite counter tops, central A/C and much more. Automatic front gate for security. Extra income from coin operated washer and dryer (\$1438 annually). Rare vacancies due to this prestigious neighborhood. This property is located near the Hollywood studio district and KTLA broadcasting center. Accepting Back-up Offers.

CUSTOMER SHORT: Residential Income ML#: 20629242

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

1006 N Heliotrope Dr, Los Angeles 90029

STATUS: Closed

LIST/CLOSE:

\$1,585,000/\$1,550,000 ↓

Located on Heliotrope Dr between Willow Brook Ave and Santa Monica Blvd



SQFT: 4,730
 LOT(src): 0.14/6,250
 PARKING SPACES:
 YEAR BLT(src): 1932
 DOM / CDOM: 58/58
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 20671760
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$327.70
 ORIGINAL \$: \$1,675,000
 STORIES:
 GSI:
 OP EXPENSE: \$26,307
 NET INCOME: \$60,897

LIST DATE: 12/17/20

CLOSE DATE: 04/02/21

CONCESSIONS:

PURCHASE CONTRACT: 02/22/21

CLOSE PRICE: \$1,550,000

TERMS:

1006 Heliotrope is a truly unique opportunity to invest in one of the most emerging pockets in East Hollywood. Four large apartments with interior and exterior details that are reminiscent of the character of Old Hollywood. The unit mix is comprised of two (3+1)s and two spacious (1+1)s. The layout and size of units are remarkably impressive with a total rentable square footage of 4,730. Each unit is bright with plenty of windows framing views of the Hollywood sign and Griffith Observatory. One unit to be delivered vacant at closing. 1006 Heliotrope is located in the heart of East Hollywood - bordering Silverlake. With a walk score of 90 out of 100 the building is situated near LA City College, Hospital Row Sunset (Childrens Hospital of Los Angeles, Kaiser Permanente Los Angeles Medical Center, Hollywood Presbyterian Medical Center), Sunset Junction, Los Feliz, and plenty of restaurants and cafes. Nearby transportation options include the Vermont/Santa Monica Metro Station.

CUSTOMER SHORT: Residential Income ML#: 20671760

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

963 N Wilton Pl, Los Angeles 90038

STATUS: Closed

LIST/CLOSE:

\$2,299,000/\$2,250,000 ↓

North of Melrose Ave. South of Santa Monica Blvd. East of Van Ness Ave. West of Western Ave.



SQFT: 4,591
 LOT(src): 0.15/6,750
 PARKING SPACES:
 YEAR BLT(src): 2017
 DOM / CDOM: 25/25
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21686160
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$490.09
 ORIGINAL \$: \$2,299,000
 STORIES:
 GSI:
 OP EXPENSE: \$31,055
 NET INCOME: \$126,145

LIST DATE: 01/27/21

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 02/21/21

CLOSE PRICE: \$2,250,000

TERMS:

Priced \$300,000.00 Under Current Market Value. Compare with 413 N Harvard Blvd. LOS ANGELES CA 90004 (\$2,990,000). 963 N. Wilton Place is Newly Built in 2017!! 10 Parking spaces!! HIGH DEMAND LOCATION! A GREAT 4 UNIT INVESTMENT!!! BUY NOW, ENJOY THE INCOME Remarkable Opportunity Located close to a Wide Variety of Dining & Hot Spots, as well as Private and Public Schools. Priced to Sell there are no new buildings at this price. Great Opportunity! All utility separately metered. Great Location!! Few minutes from World Famous Hollywood!! Location!! Location!! Location!!! Great Mix Units (4 Bed 2 Bath) (3 Bed 2 Bath) (3 Bed 2 Bath) (2 Bed 1 Bath) This will go into escrow Tomorrow~ Act Now!! Showing available with appointment. Strict Covid guidelines/disclosures.

CUSTOMER SHORT: Residential Income ML#: 21686160

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530 E 25Th St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:

\$739,000/\$720,000 ↓

West of San Pedro St and North of Adams Blvd.



SQFT: 3,160
 LOT(src): 0.08/3,750
 PARKING SPACES:
 YEAR BLT(src): 1922
 DOM / CDOM: 47/47
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21678024
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$227.85
 ORIGINAL \$: \$739,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/08/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/24/21

CLOSE PRICE: \$720,000

TERMS:

Good investment opportunity to own a 4 units rental property near downtown Los Angeles. Each unit has 937 sf . 1 Bed 1 bath with a Living room, Kitchen, and inside Laundry room in each unit. This property is well maintained with copper plumbing and a newer roof. All 4 units have separate Gas and Electric meters. owner pays water & sewer. 4 uncovered parking. Don't disturb tenants. Drive-by only.

CUSTOMER SHORT: Residential Income ML#: 21678024

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4249 8th Ave, Los Angeles 90008

STATUS: Closed

LIST/CLOSE:

\$1,088,000/\$1,022,000 ↓

South of Leimert Park. N of Vernon



SQFT: 3,136
 LOT(src): 0.1452/6,327 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1949 (ASR)
 DOM / CDOM: 5/5
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard, Trust
 ML#: PW21024058
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: PHHT - Park Hills Heights

PRICE PER SQFT: \$325.89
 ORIGINAL \$: \$1,088,000
 STORIES:
 GSI: \$6,600
 OP EXPENSE: \$4,380
 NET INCOME: \$6,600

LIST DATE: 02/07/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/21/21

CLOSE PRICE: \$1,022,000

TERMS: 1031 Exchange, Cash, Cash To Existing Loan, Conventional, FHA

Beautiful Fourplex in the desirable area of Leimert Park. Located on a quiet tree lined street. Each unit has a large 1 bedroom 1 bath, Large bedroom has a built in closet and drawers, and a formal dining area, all the units feature beautiful original hardwood floors. Eating nook in each kitchen. Detached four garages plus more parking spaces available. These pride of ownership units are priced to sell. HUGE upside potential on this 4-unit building located in the coveted Leimert Park neighborhood! This well cared for income property is centrally located in an area with an unprecedented amount of development contemplated and in process (i.e. the METRO, redevelopment of the Baldwin Hills Crenshaw Plaza, District Square and thousands of luxury condo & apartment units). Higher income is attainable immediately (as occupied units turn over) one unit vacant, but there will also be material equity upside as new developments are completed and the area appreciation out paces most other Los Angeles neighborhoods. Take advantage of this unique investment opportunity and make your offer subject to inspection.

CUSTOMER SHORT: Residential Income ML#: PW21024058

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6337 Gallant St, Bell Gardens 90201

STATUS: Closed*

LIST/CLOSE:

\$1,095,000/\$1,050,000 ↓

From the 405 Freeway take the 710 Freeway North, exit Firestone Boulevard and make a right, make left on Garfield Avenue and a right on Gallant Street.



SQFT: 3,580
 LOT(src): 0.23/10,018 (P)
 PARKING SPACES: 4
 YEAR BLT(src): 1961 (PUB)
 DOM / CDOM: 13/13
 UNITS TOTAL: 4
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: OC20237067
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: T3 - Bell Gardens, Bell E
 of 710, Commerce S of 26

PRICE PER SQFT: \$293.30
 ORIGINAL \$: \$1,095,000
 STORIES: One
 GSI: \$69,600
 OP EXPENSE: \$23,644
 NET INCOME: \$43,868

LIST DATE: 11/10/20

PURCHASE CONTRACT: 11/23/20

CLOSE DATE: 03/30/21

CLOSE PRICE: \$1,050,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

We are pleased to present 6337 Gallant Street in the city of Bell Gardens California. The property consists of two 2-bedroom/1bathroom houses, and a duplex with two 2-bedroom/1-bathroom units on a 10,018 square foot lot. All the units have fenced in front yards, garage parking, and washer/dryer hook-ups. The property is situated in a prime rental location nearby numerous public and private Elementary Schools and High Schools, and with national retailers and major employment sectors nearby. This offering represents an excellent opportunity for an investor to acquire a well-maintained apartment property in a very attractive rental location in the city of Bell Gardens, with strong population growth and employment growth, and significant future upside potential.

CUSTOMER SHORT: Residential Income ML#: OC20237067

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

6146 Prospect Ave, Maywood 90270

STATUS: Closed

LIST/CLOSE:

\$1,000,000/\$950,000 ↓

East Atlantic Ave North Randolph



SQFT: 4,644
 LOT(src): 0.1743/7,593 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1925 (ASR)
 DOM / CDOM: 17/17
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: RS20237615
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: T6 - Maywood, Bell

PRICE PER SQFT: \$204.57
 ORIGINAL \$: \$1,000,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 11/11/20

PURCHASE CONTRACT: 11/28/20

CLOSE DATE: 04/02/21

CLOSE PRICE: \$950,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

This property consists of a 2 bedroom house in the front and a 3 unit building in the back with two 3 bedroom 2 bath and one 2 bedroom 1 bath located in a great rental area of Maywood close to everything.

CUSTOMER SHORT: Residential Income ML#: RS20237615

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

146 W 76Th St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$999,990/\$1,000,000 ↑

Subject property is located North of Manchester Ave South of Florence Ave, and East of Main Street. 76th Street



SQFT: 4,172
 LOT(src): 0.14/6,300
 PARKING SPACES:
 YEAR BLT(src): 1922
 DOM / CDOM: 15/15
 UNITS TOTAL: 5
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21688700
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$239.69
 ORIGINAL \$: \$999,990
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/01/21

PURCHASE CONTRACT: 02/17/21

CLOSE DATE: 03/31/21

CLOSE PRICE: \$1,000,000

CONCESSIONS:

TERMS:

Wow!! This is a Wonderful opportunity to purchase five units investment property and great positive cash flow. All 5 units features 2 Bedrooms and 1 bath with separate gas and electric meters. Rental income \$1475-\$1600/unit, Monthly actual income \$7,775.00, Upside rent potential, 10.71% GRM. PRICE \$999,990.00 The property is fully occupied by tenants. Drive-by only. Close to 75th Elementary school, 77th St Community police station, transportation, shopping center, Minutes away to freeway. Buyer(s) to conduct own due diligence and verify all information as to accuracy and suitability to their needs. PROPERTY TO BE SOLD PRESENT AS IS " CONDITION

CUSTOMER SHORT: Residential Income ML#: 21688700

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

10222 S Dixon Ave, Inglewood 90303

STATUS: Closed

LIST/CLOSE:

\$1,650,000/\$1,660,000 ↑

Intersection of Dixon Ave and West 104th Street



SQFT: 4,764
 LOT(src): 0.1523/6,633 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1960 (ASR)
 DOM / CDOM: 60/60
 UNITS TOTAL: 6
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: RS20255381
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 102 - South Inglewood

PRICE PER SQFT: \$348.45
 ORIGINAL \$: \$1,650,000
 STORIES: Two
 GSI: \$126,045
 OP EXPENSE: \$42,056
 NET INCOME: \$81,407

LIST DATE: 12/10/20

PURCHASE CONTRACT: 02/08/21

CLOSE DATE: 03/31/21

CLOSE PRICE: \$1,660,000

CONCESSIONS: \$4,850

TERMS: 1031 Exchange, Cash,
Cash to New Loan, Conventional

This is an incredible opportunity to purchase an irreplaceable six-unit complex with a GRM of 12.97 and 4.93% cap rate across the street from Sofi Stadium. The property is comprised of (4) 2BD/1BA, (2) 1BD/1BA spacious units, has (6) on-site covered parking spaces and an on-site laundry room with owned machines. From 2018-2020, current ownership invested in major interior and exterior improvements, including double pane windows, new roof in 2015, new garage doors and remodeled 5 out of 6 unit interiors. Most rents are near market levels keeping the asset insulated from both State and Local rent control policies while still offering approximately 10% upside in rents.

CUSTOMER SHORT: Residential Income ML#: RS20255381

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
 7:30:40 PM

12535 Oxford Ave, Hawthorne 90250

STATUS: Closed

LIST/CLOSE:

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

405 > W El Segundo Blvd > Oxford Ave



SQFT: 5,264
 LOT(src): 0.1506/6,561 (A)
 PARKING SPACES: 8
 YEAR BLT(src): 1963 (ASR)
 DOM / CDOM: 4/4
 UNITS TOTAL: 6
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: TR21024932
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 108 - North Hawthorne

PRICE PER SQFT: \$332.45
 ORIGINAL \$: \$1,750,000
 STORIES:
 GSI: \$125,400
 OP EXPENSE: \$0
 NET INCOME: \$107,080

LIST DATE: 02/05/21

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/09/21

CLOSE PRICE: \$1,750,000

TERMS: 1031 Exchange

All 6 units permitted. No local rent control. Parking & storage billed separately, & can be raised anytime without violating statewide rent control. All units have laminate floors, granite countertops, dishwashers, and many other upgrades including new bathrooms & kitchens. New roof w/ solar hot water=low gas bills. No electric bill, as a tenant pays for LED security lights & new laundry. All plumbing replaced with copper supply and ABS drain pipes. Land Trust ownership, allowing for private transfer if you desire. See inside w/ qualified offer & deposit.

CUSTOMER SHORT: Residential Income ML#: TR21024932

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

3243 Glenhurst Ave, Los Angeles 90039

STATUS: Closed

LIST/CLOSE:

\$1,350,000/\$1,295,000 ↓

The subject property is situated south of Glendale Boulevard and west of Silver Lake Boulevard.



SQFT: 3,190
 LOT(src): 0.18/8,100
 PARKING SPACES: 4
 YEAR BLT(src): 1929
 DOM / CDOM: 14/14
 UNITS TOTAL: 6
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: 20671292
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 606 - Atwater

PRICE PER SQFT: \$405.96
 ORIGINAL \$: \$1,350,000
 STORIES:
 GSI:
 OP EXPENSE: \$28,648
 NET INCOME: \$53,356

LIST DATE: 12/17/20

CLOSE DATE: 03/30/21

CONCESSIONS:

PURCHASE CONTRACT: 12/31/20

CLOSE PRICE: \$1,295,000

TERMS:

We are pleased to present a six (6) unit apartment building located at 3243 Glenhurst Avenue in Los Angeles, California. The subject property is situated in a prime Atwater Village location, south of Glendale Boulevard and west of Silver Lake Boulevard. This offering contains a streamlined unit mix of six (6) one-bedroom/one-bathroom units. All units feature plenty of windows letting natural light into the inside space. One (1) of these units will be delivered vacant. The property consists of three (3) structures; a large U-shaped building in front holds all the residential units, a small one (1) car garage in back, and a three (3) car garage in back. There are four (4) garage parking spaces total.

CUSTOMER SHORT: Residential Income ML#: 20671292

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

7906 S New Hampshire Ave, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$1,160,000/\$1,012,500 ↓

One street West of Vermont Ave, South of 79th Street, North of 81st Street



SQFT: 3,704
 LOT(src): 0.1653/7,200 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1938 (ASR)
 DOM / CDOM: 12/12
 UNITS TOTAL: 6
 BLDG TOTAL: 6

SALE TYPE: Standard
 ML#: SB21042943
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$273.35
 ORIGINAL \$: \$1,160,000
 STORIES: One
 GSI: \$84,684
 OP EXPENSE: \$23,120
 NET INCOME: \$59,023

LIST DATE: 03/01/21

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/18/21

CLOSE PRICE: \$1,012,500

TERMS: 1031 Exchange, Cash, Conventional

Welcome to 7906-7910 1/2 S. New Hampshire Ave. This gated apartment building consists of six (6) detached bungalow style units that does not share a common wall. Each unit has their own private one (1) car garage located at the rear of the property. Ground level units (4) have their own private service porch. Top floor units (2) at rear above the garages have partial city views. All of the units consist of one (1) bedroom and one (1) bathroom with each unit averaging 617 square feet of living space. One of the top floor units went through a major renovation in 2020 which consisted of new interior paint, laminated floors, kitchen cabinets, quartz countertops, bathroom tile, floors, and fixtures, water and wall heater, and recessed lighting. Electricity and Gas are independently metered for each unit. There are two (2) enclosed storage rooms at the rear of the property that could be used to install laundry units to generate additional income for the new property owner at their expense. The condition of the property shows great pride of ownership and has been well maintained. The entire exterior of the property was recently painted, several new windows were installed throughout, three (3) out of the six (6) units had a roof replacement, the other three (3) units had some roof repairs, new drain clean-out installed, the stairs for one (1) of the top floor units was demolished and replaced with new stairs. This is a great opportunity with upside in rental income potential!

CUSTOMER SHORT: Residential Income ML#: SB21042943

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

14501 Arlee Ave, Norwalk 90650

STATUS: Closed

LIST/CLOSE:

\$1,550,000/\$1,550,000

Exit on Rosecrans Ave off the 605 Fwy. Off Pioneer Blvd & Rosecrans Ave.



SQFT: 2,816

LOT(src): 0.2634/11,472 (A)

PARKING SPACES: 6

YEAR BLT(src): 1922 (ASR)

DOM / CDOM: 26/26

UNITS TOTAL: 6

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: DW21022697

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: M1 - Norwalk

PRICE PER SQFT: \$550.43

ORIGINAL \$: \$1,550,000

STORIES:

GSI: \$116,736

OP EXPENSE: \$16,446

NET INCOME: \$100,290

LIST DATE: 02/03/21

CLOSE DATE: 03/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/01/21 CLOSE PRICE: \$1,550,000

TERMS: 1031 Exchange, Cash,
Cash to New Loan, Conventional

Pleased to present you with an outstanding opportunity located at 14501 Arlee Ave, Norwalk CA. 90650! This turnkey property offers SIX spacious units that sit on a double lot of 11,500 square feet! Not only does this property offer six garages, but it also offers plenty of additional parking! Four of the units contain one bedroom & one bathroom each, and two units contain two bedrooms & one bathroom each! The current owners have done a tremendous job of bringing this property back to life by fully remodeling the kitchens, bathrooms, and the flooring! They have added new exterior features and completely changed the landscaping which offers a beautiful curb appeal! This is an opportunity that will not last. Unlike most commercial multi-family properties, this property is unique in which it is located in a prime residential neighborhood! There is a community laundry area that serves that can serve as an additional form of income! If you are looking for a turnkey property with great annual income then look no further! Lets make an offer today!

CUSTOMER SHORT: Residential Income ML#: DW21022697

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM**9506 Park St, Bellflower 90706**

STATUS: Closed

LIST/CLOSE:

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

91 Freeway, Exit Bellflower Blvd.



SQFT: 5,068

LOT(src): 0.42/18,299 (A)

PARKING SPACES: 7

YEAR BLT(src): 1947

DOM / CDOM: 10/10

UNITS TOTAL: 6

BLDG TOTAL: 4

SALE TYPE: Standard

ML#: 21692664

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: RG - Bellflower North of
91 Frwy, S of Alondra

PRICE PER SQFT: \$345.30

ORIGINAL \$: \$1,750,000

STORIES:

GSI:

OP EXPENSE: \$40,178

NET INCOME: \$62,196

LIST DATE: 02/12/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/22/21 CLOSE PRICE: \$1,750,000

TERMS:

100% single level units with garage / open space parking and patios / backyards for each unit! The subject property consists of a 960 square foot 2-Bed / 1-Bath SFR in the front, a 760 square foot 1-Bed / 1-Bath SFR behind the front house, and in the rear; two (2) duplexes each with two (2) 837 square foot 2-Bed / 1-Bath units. The roof is newer, and the property is well maintained. The city's location offers tenants quick and easy access to the 91, 605, 5, and 710 freeways and is within a 10-mile radius from the areas major employment hubs in Los Angeles and Orange Counties: Los Angeles International Airport (LAX), the ports of Los Angeles / Long Beach and Orange County. With over 20% upside in rents for a new owner to take advantage of; the subject property presents itself as truly an excellent multi-family investment opportunity.

CUSTOMER SHORT: Residential Income ML#: 21692664

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM**4911 Inglewood Blvd, Culver City 90230**

STATUS: Closed

LIST/CLOSE:

\$1,855,000/\$1,500,000 ↓

South of Culver Blvd., West of Sawtelle Blvd



SQFT: 5,190

LOT(src): 0.13/5,867 (OTH)

PARKING SPACES:

YEAR BLT(src): 1963

DOM / CDOM: 109/109

UNITS TOTAL: 7

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 20645574

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C28 - Culver City

PRICE PER SQFT: \$289.02

ORIGINAL \$: \$1,955,000

STORIES:

GSI:

OP EXPENSE: \$48,564

NET INCOME: \$55,452

LIST DATE: 10/12/20

CLOSE DATE: 04/02/21

CONCESSIONS:

PURCHASE CONTRACT: 02/02/21 CLOSE PRICE: \$1,500,000

TERMS:

See OM for complete details. Very clean well maintained 7 unit building in Culver City zip code just on the border line of West LA 90066 zip code. Unit 1 is occupied by owner & sale is subject to seller finding an exchange home & either a concurrent close or the option to lease back. Great unit mix in the same ownership for decades with opportunity to add value. No Soft Story retrofitting required. Individually metered for gas & electric. 6 open parking spaces & ample street parking. Convenient well located on the West Side easily accessible to 405 freeway. Inside with accepted offer, drive by only & Please DO NOT Disturb tenants.

CUSTOMER SHORT: Residential Income ML#: 20645574

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM

67 S Allen Ave, Pasadena 91106

STATUS: Closed

LIST/CLOSE:

\$2,598,000/\$2,613,000 ↑

Colorado Bl and Allen Ave



SQFT: 6,650
 LOT(src): 0.1979/8,621 (A)
 PARKING SPACES: 8
 YEAR BLT(src): 1963 (ASR)
 DOM / CDOM: 122/122
 UNITS TOTAL: 8
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: WS20218937
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 648 - Pasadena (SE)

PRICE PER SQFT: \$392.93
 ORIGINAL \$: \$2,898,000
 STORIES: Two, Three Or More
 GSI: \$158,340
 OP EXPENSE: \$54,483
 NET INCOME: \$104,057

LIST DATE: 10/15/20

CLOSE DATE: 03/30/21

CONCESSIONS: \$13,000

PURCHASE CONTRACT: 02/26/21

CLOSE PRICE: \$2,613,000

TERMS: 1031 Exchange,
Conventional, Owner May Carry

HUGE, HUGE PRICE REDUCTION!! We are pleased to present this 8 unit apartment building in prime Real Estate location of Pasadena. Property is 2 blocks from Pasadena City college, Cal Tech is 4 blocks and 1/2 a block to Colorado Blvd, site of the Tournament of Roses Parade route. This sought after Rental area is located in a short distance to multiple popular districts such as Old Town Pasadena, Lake Ave Business District, Rose Bowl, NASA's Jet Propulsion Laboratory, area Museums and the Famous Pasadena Playhouse District. Property offers tenants convenient proximity to all dining, entertainment, transportation, College, nightlife and so much more!! The offering sits on 8,621 Square Feet of land and 6,650 Livable Square Feet. Property features large units with great unit mix. 3 bedroom 1 and 3/4 baths Penthouse unit with great views, FOUR 2 bedroom 1 bath and THREE 1 bedroom 1 bath units.

CUSTOMER SHORT: Residential Income ML#: WS20218937

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM**1618 Lucile Ave, Los Angeles 90026**

STATUS: Closed

LIST/CLOSE:

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

North of Sunset. Corner of Lucile Ave.



SQFT: 6,395
 LOT(src): 0.16/7,343
 PARKING SPACES:
 YEAR BLT(src): 1926
 DOM / CDOM: 6/6
 UNITS TOTAL: 8
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21689814
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 671 - Silver Lake

PRICE PER SQFT: \$484.75
 ORIGINAL \$: \$3,100,000
 STORIES:
 GSI:
 OP EXPENSE: \$54,944
 NET INCOME: \$98,867

LIST DATE: 02/04/21

CLOSE DATE: 03/31/21

CONCESSIONS:

PURCHASE CONTRACT: 02/10/21 CLOSE PRICE: \$3,100,000

TERMS:

For sale an extremely rare, mixed-use opportunity in prime Silver Lake one of LAs most prized sub-markets. The property is strategically located just north of Sunset Blvd, part of the famed Sunset Junction neighborhood. The property is comprised of a 5,392 SF mixed-use building built in 1926 and a 1,003 SFR built in 1915. The front mixed-use structure is 2,696 Square Feet and has 2 retail tenants; a bike shop called Golden Saddle Cyclery, and space utilized by a set-designer. Above the retail portion, there are 5 apartments that consist of one 2 Bed + 1 bath unit, and four studios, with one Studio VACANT. The tenants share a large outdoor deck. The House at the rear is a 2 Bed + 1 Bath Unit. Additionally, there is garage space currently occupied by Golden Saddle Cyclery. This prime investment is poised for an astute investor looking to add significant value to a currently underperforming asset with very strong core fundamentals. The lot size is 7,343 SF - allowing for future development (buyer to confirm). With many prominent developments nearby, one to note is the adjacent parcel that is being converted from a church built in 1931 to a 25 room boutique hotel with a restaurant, bar, pool, garden and spa by the Casetta group that plans to open in early 2022! This is an opportunity of a lifetime. On the market for the first time in 50+ Years!

CUSTOMER SHORT: Residential Income ML#: 21689814

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM**1222 E 78th St, Los Angeles 90001**

STATUS: Closed

LIST/CLOSE:

\$999,000/\$830,000 ↓

IN THE MIDDEL CENTRAL AVE, NADEAU ST, AND HOOPER



SQFT: 2,503
 LOT(src): 0.1261/5,495 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1938 (ASR)
 DOM / CDOM: 171/171
 UNITS TOTAL: 8
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW20205571
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles
 Southwest

PRICE PER SQFT: \$331.60
 ORIGINAL \$: \$1,300,000
 STORIES:
 GSI: \$72,000
 OP EXPENSE: \$19,500
 NET INCOME: \$71,000

LIST DATE: 09/29/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/20/21

CLOSE PRICE: \$830,000

TERMS: Cash

PLEASE DO NOT GO TO PROPERTY WITH OUT AN APPOINTMENT, DO NOT TALK WITH TENANTS. YOU MAY BE DISQUALIFIED TO PURCHASE, IF YOU GO TO PROPERTY WITH OUT PERMISSION 222 E 78th St is a hotel/motel located in Los Angeles, CA 90001. Built in 1938, this property features 5,541 sq ft lot, and 2,503 sq ft of living space. #8 units 1bedroom, one bathroom each For the surrounding community of Los Angeles, CA 90001, the nearby schools are Parmelee Avenue Elementary, Charles Drew Middle and John C Fremont Senior High. Great for development of apartments and commercial buildings. PLEASE CHECK WITH THE CITY FOR MORE INFORMATION BUYER responsible to do their due diligences

CUSTOMER SHORT: Residential Income ML#: DW20205571

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM

**17093 Chatsworth St, Granada Hills
91344**

STATUS: Closed

LIST/CLOSE:

\$1,995,000/\$1,850,000 ↓

Located in prime Granada Hills, CA close to the intersection of Balboa Boulevard and Chatsworth Street, the property is centrally located near the 118-freeway.



SQFT: 6,461
LOT(src): 0.1572/6,849 (A)
PARKING SPACES: 10
YEAR BLT(src): 1963 (ASR)
DOM / CDOM: 11/11
UNITS TOTAL: 8
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: SR21008870
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: GH - Granada Hills

PRICE PER SQFT: \$286.33
ORIGINAL \$: \$1,995,000
STORIES: Two
GSI: \$140,594
OP EXPENSE: \$51,680
NET INCOME: \$84,696

LIST DATE: 01/13/21

CLOSE DATE: 04/02/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 01/25/21 CLOSE PRICE: \$1,850,000

TERMS: Cash, Cash to New Loan, Contract, Conventional, Submit

We are proud to offer for sale – for the first time in 24 years, Arches West Apartments. Located at 17093 Chatsworth Street, Arches West is a tranquil 8-unit garden-style multifamily complex built in 1963 located in Granada Hills, CA. The building is 2 stories and construction is of wood frame with a flat roof and painted stucco exterior / wood panel accent. The asset is +/- 6,461 building square feet on a +/- 6,849 square foot lot zoned LAR3. The apartment units are spacious and consist of 5 one-bedroom/one-bath units, 2 two-bedroom/one-bath units and 1 two-bedroom/two-bath unit. Three of the eight units have been renovated. Common area amenities include controlled access, partial covered & garage parking and one laundry facility. Unit amenities include air conditioning, stove, plenty of closet space, semiprivate balconies / patios, and in select units new flooring and counter tops. The building is accessible in the front of the property off Chatsworth St. through the front gate and through the rear alleyway via gated parking. There are a total of 10 parking spaces. Capital improvements include soft story retrofit completion and installation of a new water heater. Aesthetically, the property grounds and building are well maintained and attractive. The landscaping is well kept and manicured. The structure has impressive frontage providing for attractive curb appeal. 17093 Chatsworth street offers astute investors significant rental upside potential of roughly 18.2%.

CUSTOMER SHORT: Residential Income ML#: SR21008870

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

2622 Montana Ave, Santa Monica 90403 STATUS: Closed

LIST/CLOSE:

\$4,795,000/\$4,600,000 ↓

Montana Ave., Between Princeton St. and 26th Street. East of 26th St.



SQFT: 3,168
LOT(src): 0.16/14,416 (A)
PARKING SPACES: 8
YEAR BLT(src): 1940
DOM / CDOM: 13/13
UNITS TOTAL: 10
BLDG TOTAL: 8

SALE TYPE: Standard
ML#: 21693788
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: C14 - Santa Monica

PRICE PER SQFT: \$1,452.02
ORIGINAL \$: \$4,795,000
STORIES:
GSI:
OP EXPENSE: \$105,143
NET INCOME: \$87,848

LIST DATE: 02/15/21

CLOSE DATE: 04/01/21

CONCESSIONS:

PURCHASE CONTRACT: 03/01/21 CLOSE PRICE: \$4,600,000

TERMS:

Double lot courtyard property on Montana Avenue! Ten units - six bungalows plus four units in the back; all 1 bedroom/1 bathroom. Prime location with quick and easy access to the Westside. Minutes from the beach, Montana Ave, Third Street Promenade, Venice Boardwalk, and much more. This property epitomizes Southern California coastal beach city.

CUSTOMER SHORT: Residential Income ML#: 21693788

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

4801 S Central Ave, Los Angeles 90011 STATUS: Closed

LIST/CLOSE:

\$1,788,000/\$1,750,000 ↓

Southwest Corner of Central Ave. and 48th St.



SQFT: 9,762
LOT(src): 0.31/13,505 (P)
PARKING SPACES: 0
YEAR BLT(src): 1947 (PUB)
DOM / CDOM: 166/166
UNITS TOTAL: 14
BLDG TOTAL: 5

SALE TYPE: Standard
ML#: AR20171240
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: C36 - Metropolitan Southwest

PRICE PER SQFT: \$179.27
ORIGINAL \$: \$1,888,000
STORIES: Two
GSI: \$137,094
OP EXPENSE: \$44,413
NET INCOME: \$92,681

LIST DATE: 08/19/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$1,800

PURCHASE CONTRACT: 02/02/21 CLOSE PRICE: \$1,750,000

TERMS: Cash, Cash to New Loan

Mixed-use property (retail/office/apartment) is located in hard corner of Central Avenue and 48th Street. The property consists of 14 units: 7 commercial units (3 retails downstairs and 4 offices upstairs) and 7 residential units (6 units - 1Br/1Ba and 1 unit - studio).

CUSTOMER SHORT: Residential Income ML#: AR20171240

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021 7:30:40 PM

115 S Carondelet St, Los Angeles 90057 STATUS: Closed

LIST/CLOSE:

\$4,250,000/\$3,800,000 ↓

101 Freeway, off Beverly Blvd, between S Rampart Blvd and S Alvarado St

SQFT: 14,233

LOT(src): 0.397/17,294 (SEE)

PARKING SPACES: 0

YEAR BLT(src): 1954 (PUB)

DOM / CDOM: 166/166

UNITS TOTAL: 16

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: EV20177115

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$266.99

ORIGINAL \$: \$4,999,000

STORIES:

GSI: \$302,206

OP EXPENSE: \$89,983

NET INCOME: \$203,157

LIST DATE: 08/30/20

CLOSE DATE: 04/01/21

CONCESSIONS: \$1

PURCHASE CONTRACT: 03/21/21

CLOSE PRICE: \$3,800,000

TERMS: 1031 Exchange, Cash,
Cash to New Loan

PRICE REDUCED \$500,000 !! Well maintained, 16 units located in and high-rental demand area of central Los Angeles.? Eleven 2-bedroom, 1-bath units; five 1-bedroom 1-bath on a large 17,294 square foot lot.? Great commuter location.? 16 parking places, security gate and on-site laundry.? This property is also offered as part of seven building portfolio (see attached Offering Memorandum).? Shown on accepted offers only.? Please do not disturb the tenants.?

CUSTOMER SHORT: Residential Income ML#: EV20177115

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM**6003 Klump Ave, North Hollywood 91606** STATUS: Closed

LIST/CLOSE:

\$1,649,000/\$1,700,000 ↑

Located between Tujunga Ave and Vineland Ave on corner of Oxnard and Klump Ave

SQFT: 3,886

LOT(src): 0.2245/9,778 (A)

PARKING SPACES: 0

YEAR BLT(src): 1949 (OTH)

DOM / CDOM: 53/53

UNITS TOTAL: 17

BLDG TOTAL: 1

SALE TYPE: Probate Listing

ML#: SR20234002

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: NHO - North Hollywood

PRICE PER SQFT: \$437.47

ORIGINAL \$: \$1,649,000

STORIES: Two

GSI: \$123,252

OP EXPENSE: \$67,004

NET INCOME: \$52,551

LIST DATE: 11/05/20

CLOSE DATE: 03/31/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 12/28/20

CLOSE PRICE: \$1,700,000

TERMS: Cash to New Loan,
Subject To Court

We are proud to present 6003 Klump Ave is a 17 unit Apartment building located in the heart of North Hollywood are between Tujunga Ave and Vineland Ave on the corner of Klump Ave and Oxnard. The property is comprised of (17) seventeen units, (10) Ten Bachelors Units, (6) Six Studio Units and (1) One (1) One Bedroom and (1) Bath Unit. Located in a high demand rental location, the property is subject to rent control, with the majority of units significantly under market value. The current GRM is 13.39, and the Cap Rate of 3.18%. The property has on-site parking and on-site laundry. Buyer to verify all information regarding the property, including square footage, the number of units, permitting, etc.

CUSTOMER SHORT: Residential Income ML#: SR20234002

Printed by Michael Lembeck, State Lic: 01019397 on 04/04/2021
7:30:40 PM