

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Soc	Date	DOM/CDOM
1	SB23211382	S	544 E Hillsdale ST	ING	101	STD	2	\$26,400	\$690,000	\$513.01	1345	1952/ASR	6,007/0.1379	N	1	03/08/24	20/20
2	PV24017682	S	15902 S Harvard BLVD	GR	119	STD	2	\$76,800	\$1,005,000	\$680.43	1477	1932/ASR	7,422/0.1704	N	2	03/07/24	13/13
3	PV24015640	S	1748 Andrea AVE	TORR	134	TRUS	2	\$0	\$1,250,000	\$714.29	1750	1927/ASR	5,100/0.1171	N	3	03/06/24	2/2
4	WV24045544	S	428 E Duarte RD	ARCO	605	STD	2	\$1,720	\$1,400,000	\$683.59	2048	1954/APP	12,197/0.28	N	3	03/05/24	0/0
5	CV23215299	S	18132 E Woodcroft ST	AZU	607	STD	2	\$0	\$630,000	\$666.67	945	1953/ASR	6,074/0.1394	N	0	03/08/24	25/25
6	WV24009743	S	13419 Athol ST	BDPK	608	STD	2	\$54,000	\$885,000	\$655.56	1350	1941/APP	7,415/0.1702	N	1	03/08/24	15/15
7	BB23132252	S	2207 N Buena Vista ST	BBK	610	TRUS	2	\$0	\$1,230,000	\$495.57	2482	1926/ASR	6,190/0.1421	N	3	03/08/24	135/135
8	PW23199866	S	3539 Monterey RD	LA	621	STD	2	\$19,200	\$855,000	\$576.92	1482	1924/ASR	5,090/0.1169	N	2	03/06/24	47/47
9	CV24004029	S	133 S Minnesota AVE	GLDR	629	STD,TRUS	2	\$0	\$1,340,000	\$569.00	2355	1954/PUB	12,596/0.2892	N	4	03/07/24	13/13
10	DW24040308	S	137 E 47th ST	LA	632	STD	2	\$1,700	\$750,000	\$384.02	1953	1915/ASR	7,127/0.1636	N	0	03/05/24	1/1
11	24344425	S	2623 Manhattan AVE #2	MTR	635	STD	2	\$0	\$1,255,000	\$532.85	1928	1928	6,959/0.15	N	0	03/08/24	39/39
12	SB24011206	S	430 W Bencamp ST	SGAB	654	TRUS	2	\$55,200	\$910,000	\$646.31	1408	1946/ASR	6,564/0.1507	N	2	03/06/24	14/14
13	GD24016717	S	7020 Greeley ST	TUJ	659	STD	2	\$11,748	\$860,000	\$544.99	1578	1924/ASR	5,818/0.1336	N	1	03/07/24	17/17
14	BB24009389	S	10314 Jardine AVE	SUNL	659	STD,TRUS	2	\$72,000	\$1,175,000	\$398.85	2946	1925/ASR	6,039/0.1386	N	0	03/08/24	10/52
15	23342172	S	340 S Reeves DR	BEVH	C01	STD	2	\$0	\$2,800,000	\$624.44	4484	1935	6,068/0.13	N	1	03/05/24	16/16
16	SB24007671	S	8576 Horner ST	LA	C09	STD	2	\$0	\$1,500,000	\$512.65	2926	1929/ASR	6,002/0.1378	N	1	03/05/24	45/45
17	23315039	S	3652 Veteran AVE	LA	C13	STD	2	\$0	\$1,680,000	\$681.82	2464	1996	4,995/0.11	N	0	03/05/24	125/125
18	24344157	S	817 Pier	SM	C14	STD	2	\$0	\$1,775,000	\$1,301.32	1364/T	1953/ASR	3,542/0.08	N	0	03/05/24	30/86
19	23321359	S	2420 W 20th ST	LA	C16	STD	2	\$0	\$665,000	\$532.85	1248	1924	2,338/0.05	N	0	03/08/24	66/431
20	23331367	S	206 S Mansfield AVE	LA	HPK	STD	2	\$0	\$2,578,272	\$482.82	5340/A	1927/ASR	7,292/0.16	N	2	03/08/24	40/40
21	23341572	S	1034 S Cochran AVE	LA	C19	STD	2	\$0	\$1,650,000	\$420.81	3921	1926	6,898/0.15	N	4	03/04/24	29/29
22	24349109	S	1030 S Haworth AVE	LA	C19	STD	2	\$0	\$2,025,000	\$445.45	4546	1935	5,998/0.13	N	2	03/04/24	4/4
23	23316099	S	8809 Ramsgate AVE	LA	C29	STD	2	\$0	\$1,060,000	\$646.34	1640	1952	7,485/0.17	N	0	03/05/24	89/89
24	MB24024132	S	1423 W 65th ST	LA	C34	STD	2	\$0	\$595,000	\$386.11	1541	1930/ASR	4,763/0.1093	N	2	03/07/24	0/0
25	DW23150172	S	731 W 29th ST	LA	C34	STD	2	\$0	\$760,000	\$368.57	2062	1922/ASR	7,134/0.1638	N	0	03/07/24	50/50
26	PW24017221	S	1149 E 99th ST	LA	C34	STD	2	\$0	\$999,000	\$368.57	2	1910/PUB	6,808/0.1563	N	2	03/06/24	8/8
27	DW22195132	S	8625 Iuv ST	LA	C37	STD	2	\$0	\$501,500	\$491.67	1020	1922/PUB	6,985/0.1604	N	0	03/04/24	446/446
28	PW23184679	S	808 E 111th DR	LA	C37	STD	2	\$30,840	\$625,000	\$372.47	1678	1923/ASR	4,343/0.0997	N	2	03/06/24	123/123
29	DW24002750	S	235 -237 E 9th ST	LA	C37	STD	2	\$0	\$829,000	\$531.07	1561	1918/ASR	5,401/0.124	N	0	03/05/24	2/2
30	PW23167334	S	162 S Danoler AVE	ELA	ELA	STD	2	\$1,200	\$645,000	\$664.26	971	1948/PUB	2,981/0.0684	N	0	03/04/24	138/138
31	BB24000841	S	8844 Amboy AVE	SUNV	SUNV	STD	2	\$75,600	\$1,052,500	\$532.85	2	1950/ASR	5,103/0.1171	N	2	03/04/24	28/28
32	PW23204422	S	8417 San Juan AVE	SOG	T4	STD	2	\$42,000	\$770,000	\$658.12	1170	1921/ASR	5,997/0.1377	N	0	03/05/24	44/44
33	SW23201024	S	10112 S 8th AVE	ING	102	STD	3	\$25,800	\$1,100,000	\$491.07	2240	1946/ASR	6,834/0.1569	N	3	03/06/24	16/16
34	CV23224320	S	3939 Velma AVE	ELM	619	STD	3	\$32,400	\$975,000	\$527.60	1848	1947/ASR	10,197/0.2341	N	2	03/05/24	13/13
35	SR23210039	S	704 W California AVE	GD	628	STD	3	\$76,200	\$1,240,000	\$589.35	2104	1923/PUB	5,576/0.128	N	2	03/05/24	62/62
36	CV24013991	S	2004 W Madison AVE	MTB	674	TRUS	3	\$99,745	\$1,435,000	\$438.03	3276	1950/PUB	11,438/0.2626	N	5	03/07/24	12/12
37	24346421	S	4208 Griffin AVE	LA	679	STD	3	\$0	\$1,190,000	\$340.78	3492/A	1912/ASR	6,246/0.14	N	0	03/08/24	14/14
38	CV23053824	S	1331 S Park AVE	POM	687	STD	3	\$0	\$645,000	\$264.67	2437	1920/ASR	6,222/0.1428	N	0	03/07/24	298/298
39	CV23218289	S	700 N Towne AVE	POM	687	STD	3	\$90,000	\$890,000	\$321.76	2766	1926/ASR	7,209/0.1655	N	0	03/06/24	24/24
40	UV24006428	S	849 West 48th Street	LA	C19	STD	3	\$0	\$900,000	\$269.22	3343	1908/ASR	5,858/0.1345	N	2	03/07/24	33/33
41	MB24004426	S	460 S 80th ST	LA	BOYH	STD	3	\$5,400	\$800,000	\$500.00	1600	1909/PUB	6,330/0.1449	N	1	03/07/24	25/25
42	24348287	S	1814 18th ST	SM	C14	PRO	3	\$0	\$1,760,000	\$718.66	2449	1945	7,747/0.17	N	0	03/07/24	12/12
43	DW24002084	S	1838 Clyde AVE	LA	C16	STD	3	\$143,100	\$1,714,000	\$535.62	3200	2023/ASR	4,884/0.1121	N	1	03/04/24	13/13
44	23321561	S	3115 Hollycrest DR	LA	C30	STD	3	\$0	\$1,895,000	\$522.47	3627	1950	5,698/0.13	N	4	03/06/24	92/92
45	QC24047505	S	844 W 28th ST	LA	C36	STD	3	\$0	\$1,825,000	\$448.62	4068	2023/BLD	5,722/0.1314	N	2	03/08/24	0/0
46	DW24023618	S	1222 E 20th ST	LA	C37	STD	3	\$0	\$825,000	\$536.41	1538	1926/ASR	5,835/0.134	N	2	03/05/24	1/1
47	DW24004275	S	9045 Iowa ST	DOW	D4	STD	3	\$86,200	\$1,450,000	\$365.52	3967	1979/ASR	7,541/0.1731	N	6	03/04/24	16/16
48	SR23179650	S	845 W 56th ST	LA	FLOR	STD	3	\$0	\$565,000	\$230.05	2456	1924/PUB	5,120/0.1175	N	2	03/06/24	75/75
49	AR24017029	S	7003 4th Avenue	LA	PHHT	STD	3	\$24,000	\$920,000	\$315.50	2916	1928/PUB	6,001/0.1378	N	0	03/06/24	5/5
50	PW23089938	S	6208 Agra ST	BG	T3	STD	3	\$61,116	\$872,000	\$431.90	2019	1940/PUB	6,891/0.1582	N	4	03/06/24	180/180
51	PW23193166	S	8927 Annetta AVE	SOG	T4	STD	3	\$4,440	\$875,000	\$425.17	2058	1928/ASR	6,375/0.1463	N	3	03/06/24	108/108
52	AR23229560	S	9738 Deeble ST	SOG	T4	STD	3	\$54,000	\$880,000	\$377.52	2331	1954/ASR	5,919/0.1359	N	3	03/04/24	30/30
53	PW23056840	S	1310 N Marine AVE	WILM	195	STD	4	\$54,192	\$910,000	\$232.86	3908	1929/ASR	6,113/0.1403	N	4	03/04/24	297/297
54	24357835	S	2955 Allesandro ST	LA	606	STD	4	\$0	\$1,482,800	\$1,033.31	1435	1959	6,479/0.14	N	0	03/06/24	9/9
55	24349723	S	9712 Charnock AVE	LA	C09	STD	4	\$0	\$1,700,000	\$707.45	2403	1949	5,602/0.12	N	0	03/08/24	25/25
56	24348035	S	2440 Arizona AVE	SM	C14	STD	4	\$0	\$1,825,000	\$690.24	2644	1951	5,198/0.11	N	4	03/08/24	23/23
57	SB24008645	S	1902 Montana AVE	SM	C14	STD	4	\$139,956	\$2,550,000	\$787.77	3237	1939/PUB	6,011/0.138	N	4	03/07/24	5/6
58	24363361	S	351 S Catalina ST	LA	C17	STD	4	\$0	\$1,490,000	\$411.15	3624	1921	5,488/0.12	N	0	03/04/24	0/0
59	24347439	S	144 N Kenmore AVE	LA	C17	STD	4	\$0	\$1,584,000	\$279.27	5672/A	1924/ASR	7,128/0.16	N	0	03/07/24	14/14
60	23293594	S	2105 Echo Park AVE	LA	671	STD	4	\$0	\$1,465,000	\$571.15	2565	1912	6,018/0.13	N	0	03/06/24	157/157
61	24345353	S	11233 Raymond AVE	LA	C36	STD	4	\$0	\$940,000	\$470.00	2000	1923	6,376/0.14	N	0	03/07/24	13/13
62	SB24013361	S	6471 Foster Bridge BLVD	BG	T3	TRUS	4	\$71,400	\$925,000	\$340.07	2720	1948/ASR	6,330/0.1453	N	4	03/06/24	15/15
63	PW24029833	S	24610 Park ST	TORR	125	STD	5	\$124,572	\$2,005,000	\$443.58	4520	1964/ASR	7,633/0.1752	N	5	03/08/24	4/4
64	23302083	S	7849 W Manchester AVE	PDLR	C31	STD	5	\$0	\$2,038,000	\$500.12	4075	1959	6,251/0.14	N	0	03/06/24	147/147
65	24345668	S	1147 E 46th ST	LA	C42	STD	5	\$0	\$865,000	\$228.05	3793/A	1920/ASR	6,935/0.15	N	0	03/07/24	15/37
66	23330295	S	501 S Chapel AVE	ALH	601	STD	6	\$0	\$1,790,000	\$442.74	4043	1967	7,654/0.17	N	0	03/08/24	104/104
67	23277777	S	1806 9th ST	SM	C14	STD	6	\$0	\$1,400,000	\$633.48	2210	1925	4,837/0.11	N	0	03/06/24	215/215
68	SB23189376	S	2416 S Ridgeley DR	LA	C16	STD	6	\$137,424	\$1,525,000	\$258.65	5896	1945/ASR	9,647/0.2215	N	6	03/08/24	109/109
69	SB23181553	S	1237 W 23rd ST	LA	C36	STD	6	\$102,912	\$1,125,000	\$326.09	3450	1924/ASR	12,129/0.2784	N	6	03/08/24	135/135
70	23325559	S	1326 Wellesley AVE	LA	WLA	STD	8	\$0	\$2,500,000	\$394.57	6336	1964	7,363/0.16	N	0	03/08/24	125/125

Closed

• Duplex

544 E Hillsdale St

• Inglewood 90302

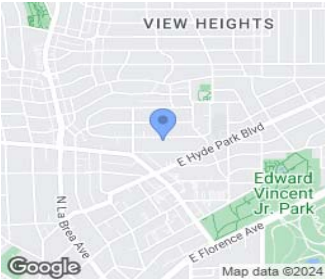
2 units • \$350,000/unit • 1,345 sqft • 6,007 sqft lot • \$513.01/sqft • Built in 1952

W/B Centinela from Florence Ave; RT onto Field; RT turn onto Hillsdale

List / Sold: \$699,999/\$690,000

20 days on the market

Listing ID: SB23211382



PRICE REDUCTION! This exceptional real estate investment opportunity is situated in the heart of the City of Champions. This fixer property boasts two units: a front unit featuring one bedroom and one bathroom, complete with a welcoming front yard and a driveway. This is complemented by a second unit at the back, offering two bedrooms and one bathroom, alongside a convenient garage. While this duplex requires some tender loving care, its potential is immense and waiting to be unlocked. Strategically located less than three miles from notable landmarks such as the Forum, the So-Fi Stadium, and the soon-to-be-completed Clippers Stadium. The property is near a vibrant area bustling with restaurants and shops. Adding to its appeal is its proximity to the Metrolink, making it an ideal location for those seeking convenience and connectivity. An added advantage for investors is that the property comes with tenants, offering immediate rental income potential. This property is not just a home; it's an investment in a rapidly developing area with promising future returns.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$745,000
 - 3 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Floor Furnace
 - \$0 (Unknown)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, In Garage, In Kitchen
 - \$26400 Gross Scheduled Income
 - \$11120 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,280
 - Electric:
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$1,680
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,200		\$2,695
2:	1	1	1	0	Unfurnished	\$1,000		\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4014027016

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

15902 S Harvard Blvd

• Gardena 90247

2 units • \$494,000/unit • 1,477 sqft • 7,422 sqft lot • \$680.43/sqft • Built in 1932

East of Western and South of Redondo Beach Blvd

List / Sold: \$988,000/\$1,005,000

13 days on the market

Listing ID: PV24017682



This beautiful duplex has just completed a full, permitted remodel. There are two detached units on the property, each with its own fenced in yard. Located in a prime location in a quiet, charming neighborhood in Gardena, the property offers the perfect blend of tranquility and convenience. The front unit features two bedrooms and one bath and attached garage. The back unit features one bedroom and a private den (can be used as a 2nd bedroom), along with one bathroom and attached garage. Beautifully designed interiors seamlessly combine functionality and style. The well-appointed kitchens feature brand new appliances including refrigerators and washer/dryers. Each unit has a dedicated and brand new central air conditioning system. Other touches include newly updated landscaping with generous use of artificial grass along with new redwood fencing. Flexibility is yours - if you prefer to develop the property further, it is zoned for a 3rd unit. Alternately, it is crisply updated and just completed, and immediately can be an income producing rental property or the perfect small compound for you and your extended family. Conveniently located near schools, parks, emergency services, and shopping centers, this residence is an ideal choice for those seeking a harmonious blend of suburban charm and urban accessibility. Don't miss the opportunity to make 15902 and 15902 1/2 Harvard Blvd your perfect home or investment property in Gardena.

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$988,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$523 (Estimated)
- Laundry: Dryer Included, Washer Included
 - \$76800 Gross Scheduled Income
 - \$76800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Vinyl
- Appliances: Dishwasher, Gas Range, Refrigerator
 - Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01978196
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 119 - Central Gardena area
 - Los Angeles County
 - Parcel # 6105011039

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,250,000/\$1,250,000
7 days on the market
Listing ID: PV24015640

1748 Andreo Ave • Torrance 90501
2 units • \$625,000/unit • 1,750 sqft • 5,100 sqft lot • \$714.29/sqft •
Built in 1927
Take carson Street east past Crenshaw Blvd to Andreo Ave, turn right. On your left.



This duplex in "Old Torrance" Is ready to sell. The interior has been repainted and new floors have been installed among other upgrades. This property displays pride of ownership. Each unit has two bedrooms and one full bathroom. There is a 3-car garage with additional parking spot on the alley behind the units. Easy walk to Old Torrance Restaurants and bakery. Easy access to Freeway.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$1,250,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - \$466 (Estimated)
- Laundry: In Kitchen
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01444754
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357017019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,400,000/\$1,400,000
0 days on the market
Listing ID: WS24045544

428 E Duarte Rd • Arcadia 91006
2 units • \$700,000/unit • 2,048 sqft • 12,197 sqft lot • \$683.59/sqft •
Built in 1954
GPS



Seller accepted the offer before property is listed. MLS listing is for records only.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$901 (Estimated)
- Laundry: Inside
- \$1720 Gross Scheduled Income
- \$100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02117426
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,900
2:	1	2	1	1	Unfurnished	\$1,720	\$1,720	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5780005012

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed

• Single Family Residence

18132 E Woodcroft St

• Azusa 91702

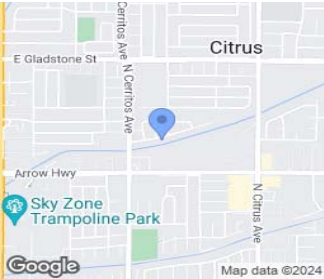
2 units • \$324,950/unit • 945 sqft • 6,074 sqft lot • \$666.67/sqft • Built in 1953

Major Cross streets Arrow Hwy & Hollenbeck/Cerritos Ave. Rt. turn East on Woodcroft St.

List / Sold: \$649,899/\$630,000

25 days on the market

Listing ID: CV23215299



Best Value, Amazing Opportunity for any investor seeking solid returns! The property is comprised of two separate Homes. Each home/unit has it's Own Door Entry. The Font Delightful home offers 3 bedrooms, kitchen, dining, Living room and Bath SQFT(src) 945(A). Garage conversion to make #4 bedroom and a separate Laundry room. This amazing home includes Tile and laminate flooring. The rear cozy Apartment addition that was grandfathered years ago by original owner has an approximate size of 750 sq. ft. (taped) which includes 2 bedrooms, A kitchenette, living/dining room and a bathroom. This home includes tiles and laminate flooring, Recessed ceiling lighting and ceiling fans to cool the warm days. Both units are cooled by Wall Forced A/C units and during winter, Heat source comes from Wall Furnaces. This wonderful Home faces North overlooking the majestic mountains. Driveway has room for 3 parking spaces. Cement Block wall fencing surrounds this amazing home on all sides. This property is located in the Un-Incorporated part of Azusa and is ideal with close proximity to Citrus College, Azusa Pacific University, Schools, Churches and parks. All sorts for Shopping for Groceries, Services and Restaurants. This home lies between 2 major freeways 10 and 210 frwy. Close to transportation like Gold line, Bus, Foothill Transit and more! Property Is Sold As-Is, No repairs or seller credits including termite will be given. Buyer to complete their own due diligence in regards to all aspects of the property, Including income, expenses, and potential rents.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$649,899
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: ENERGY STAR Qualified Equipment, Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$547 (Estimated)
- Laundry: Common Area
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate, Tile
- Appliances: Gas Range
 - Other Interior Features: Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01983717
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 607 - Azusa area
 - Los Angeles County
 - Parcel # 8622020011

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Closed

• Duplex

13419 Athol St

• Baldwin Park 91706

2 units

• \$439,000/unit

• 1,350 sqft

• 7,415 sqft lot

• \$655.56/sqft

• Built in 1941

East on Ramona Blvd and right on Francisquito and left on Athol St

List / Sold:

\$878,000/\$885,000

15 days on the market

Listing ID: WS24009743



Location, location, location. There are two separate buildings at the property, and each has its own yard. Each unit has been totally remodeled with new kitchen, bathroom, bedrooms, laminate flooring, new paint in and out, new electrical wiring and electrical panel has been upgraded to 200 amp. This ultra desirable property is a close walk to Sierra Vista Junior High and Sierra Vista High School. Live in the front unit and rent out the ADU, have family live in the ADU or simply rent out both. The possibilities here are endless with the spacious 7,400 sf lot size. There is a one car garage with plenty of space in the driveway for your vehicles. The lemon and avocado trees can save you countless trips to the produce section, not to mention the money saved! Each unit has 2 bedrooms and 1 bath. The lack of available rental housing in today's market will continue to drive the desirability of a rare property such as this one!

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$878,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$777 (Estimated)
- Laundry: Laundry Chute
 - \$54000 Gross Scheduled Income
 - \$46000 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
 - Electric: \$2,450.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV: 01970316
 - Gardener:
 - Licenses:
- Insurance: \$2,250
 - Maintenance: \$3,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$25,800	\$25,800	\$28,200
2:	1	2	1	0	Unfurnished	\$28,200	\$28,200	\$28,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8552005013

Michael Lembeck

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Cell Phone: 714-742-3700

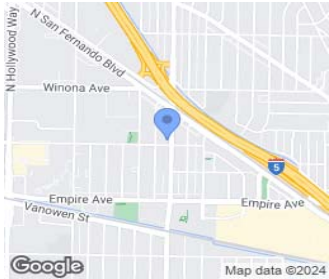
Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,279,000/\$1,230,000 ↓
135 days on the market
Listing ID: BB23132252

2207 N Buena Vista St • Burbank 91504
2 units • \$639,500/unit • 2,482 sqft • 6,190 sqft lot • \$495.57/sqft •
Built in 1926
North of Thorton, on the West side of the street



Outstanding investment opportunity to own 2 homes on a lot in Burbank! Owner built the front Spanish style home, address 2205, in 2007, so only one owner, offers 4 bedrooms and 3 bathrooms, 1606 Sq Ft. Back original 3 bedroom, 2 bath, 876 Sq Ft. Living in the front home offers all spacious bedrooms and bathrooms on the 2nd floor that includes the primary suite with a balcony. Nice size Kitchen/dining area, open to the living room, Central AC/Heat, dual pane windows, attached 2 car garage, laundry hook-ups in garage, gated driveway, fenced front yard with plenty of fruit trees and shade. Original Back home has a separate address of 2207 and includes private 1 car garage, laundry hook-ups, central A/C and heat and open area to relax and play outside! Choose your own tenants and invest in the great city of Burbank! Close to transportation, freeways, airport, shopping, restaurants and more!

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$331 (Estimated)
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room, Primary Suite
- Appliances: Dishwasher, Microwave
- Other Interior Features: Balcony, Stone Counters

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Near Public Transit, Walkstreet
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2466015038

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Newport Beach, 92660

Closed

• Duplex

3539 Monterey Rd

• Los Angeles 90032

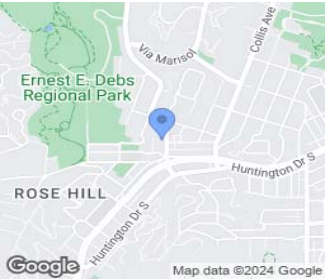
2 units • \$415,000/unit • 1,482 sqft • 5,090 sqft lot • \$576.92/sqft • Built in 1924

Cross streets: Huntington Dr and N. Eastern Ave

List / Sold: \$830,000/\$855,000

47 days on the market

Listing ID: PW23199866



Welcome to Your New Duplex in the El Sereno area! Look no further! This charming duplex offers an excellent opportunity for both homeowners and investors. With two separate units, a spacious garage, and a prime location near shopping and major freeways, this property is sure to meet your needs. The first unit boasts two generously sized bedrooms, perfect for a family or roommates. A well-appointed bathroom ensures your day to day convenience. A cozy living space welcomes you with ample room for relaxation. The second unit is a cozy retreat with one bedroom and a well-maintained bathroom. An open-plan living and dining area provides a comfortable space to unwind. The kitchen in this unit is compact yet functional, making meal preparation a breeze. A spacious garage provides secure parking and ample storage space. Not to mention the possibility of an ADU for added income. Abundant parking is available, ensuring convenience for both residents and guests. The property's location is a true gem. You'll find yourself within easy reach of shopping centers and major freeways, simplifying your day to day routine.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$830,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$391 (Other)
- Laundry: Inside
 - \$19200 Gross Scheduled Income
 - \$18610 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,940
 - Electric: \$360.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$240
 - Cable TV: 01521876
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 1824
 - Water/Sewer: \$720
 - Other Expense: \$360
 - Other Expense Description: Repairs

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5305005019

Michael Lembeck
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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold:
\$1,450,000/\$1,340,000 ↓
13 days on the market
Listing ID: CV24004029

133 S Minnesota Ave • Glendora 91741
2 units • \$725,000/unit • 2,355 sqft • 12,596 sqft lot • \$569.00/sqft •
Built in 1954
Foothill to Minnesota, Duplex is on west side of street.



Welcome to a rare investment opportunity in Glendora, CA, where this well-maintained duplex awaits in the heart of a sought-after neighborhood known for its excellent schools and vibrant community. The front unit, boasting 2 bedrooms and 1 bathroom, exudes charm with recently updated features such as a modern kitchen, original hardwood flooring, and new windows. Additional conveniences include RV parking, up to four parking spaces, and a tuff shed with in-unit laundry. The rear unit, recently constructed, offers a contemporary lifestyle with 3 bedrooms and 2 bathrooms. A separate entrance ensures privacy, and the chef's kitchen, walk-in pantry, and walk-in closets provide both style and functionality. With vaulted ceilings, tile flooring, and carpeted bedrooms, this unit is designed for comfort. The property's driveway features an electric gate, providing security for parking spaces accommodating 6+ cars. Two separate finished two-car garages present the exciting potential for conversion into studios. This duplex is not just a residence; it's an investment in a lifestyle of convenience and versatility. Its prime location in an excellent school district adds to its appeal. Don't miss the chance to make this Glendora duplex your own – schedule a viewing today!

Facts & Features

- Sold On 03/07/2024
- Original List Price of \$1,450,000
- 4 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- \$898 (Estimated)
- Laundry: Inside, Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Entry, Family Room, Galley Kitchen, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Walk-In Pantry
- Floor: Carpet, Tile, Wood
- Appliances: 6 Burner Stove, Dishwasher, Free-Standing Range, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Block Walls, Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, Wired for Sound

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 10000-19999 Sqft, Park Nearby
- Fencing: Good Condition, Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$23,016
- Electric: \$0.00
- Gas: \$3,204
- Furniture Replacement:
- Trash: \$492
- Cable TV: 02011408
- Gardener:
- Licenses:
- Insurance: \$16,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,520
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,800
2:	1	3	2	2	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 629 - Glendora area
- Los Angeles County
- Parcel # 8638029030

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$749,000/\$750,000 ⬆

137 E 47th St • Los Angeles 90011

1 days on the market

2 units • \$374,500/unit • 1,953 sqft • 7,127 sqft lot • \$384.02/sqft • Built in 1915

Listing ID: DW24040308

South East



Amazing opportunity knocks in the heart of Los Angeles, 2 Units in a BIG lot* * Live Smart. .. * * Move in ready and just a short distance from schools, shopping, public transportation and freeways.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$349 (Estimated)
- Laundry: Inside
- \$1700 Gross Scheduled Income
- \$14880 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,079
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$912
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$1,624
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$142
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5109002047

Michael Lembeck

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

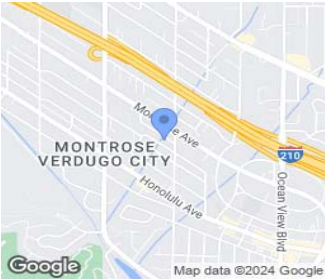
Citivist Realty Services, Inc

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

Closed •

List / Sold:
\$1,349,000/\$1,255,000 ↓
39 days on the market
Listing ID: 24344425

2623 Manhattan Ave # 2 • Montrose 91020
2 units • \$674,500/unit • sqft • 6,959 sqft lot • No \$/Sqft data •
Built in 1928
West of Rosemont Avenue & between Montrose and Honolulu Avenue, Montrose, CA



This 2 unit home consists front house (2BR+Den) and Guest house (1BR+Den), located in Glendale's excellent school district, nestled in a peaceful neighborhood near Honolulu Village. It's a detached single-family home complemented by a guest house. The interior, tastefully renovated to embody a modern vibe, giving off a clean and fresh feeling. The front porch beckons, providing a spot to soak in the sunlight and gentle breezes. Shaded by trees, it is an additional space for relaxation. The front yard had a facelift, making the whole place feel even more refreshing and well-kept. The interior of both the front house and the back house underwent a remodel a few years ago. Backyard and long driveway were also renovated during that time, providing ample parking spaces. Additionally, the back house features an open patio for entertainment and a storage room equipped with laundry hookup, making it more practical and appealing. Back house has a new roof and newly installed laminated wooden flooring.

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$1,479,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: In Closet, See Remarks
- 1 water meters available

Interior

- Rooms: Den, Basement, Guest/Maid's Quarters
- Floor: Laminat, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Oven
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Landscaped, Front Yard, Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02054309
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,600	\$3,600	\$0
2:	2	1	1		Unfurnished	\$0	\$0	\$2,150
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5610027046

Michael Lembeck
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Citivist Realty Services, Inc
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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: \$920,000/\$910,000 ↑

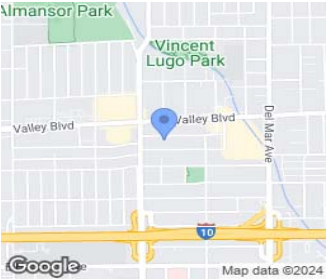
430 W Bencamp St • San Gabriel 91776

14 days on the market

2 units • \$460,000/unit • 1,408 sqft • 6,564 sqft lot • \$646.31/sqft • Built in 1946

Listing ID: SB24011206

Valley



Welcome to this exciting opportunity in San Gabriel - a duplex nestled on a large lot, now available for sale! Offering two independent units, each boasting 2 bedrooms and 1 bath, this property presents an ideal space for both owner-occupants and investors. The rear unit has a private yard. While the home is in need of TLC, its fantastic potential and prime location make it a truly promising investment. Conveniently located in the highly sought-after San Gabriel area, residents will appreciate the proximity to a myriad of amenities. Explore the local restaurants, cafes, and shops or indulge in outdoor recreational activities at nearby parks and mountains. Plus, with easy access to major highways and public transportation, commuting to other parts of the city is a breeze. Don't miss out on this incredible chance to transform a fixer-upper into a remarkable property in this desirable neighborhood! Please do not walk the property, tenant occupied.

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$800,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- \$55200 Gross Scheduled Income
- \$41144 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$930	\$930	\$2,450
2:	1	2	1	1	Unfurnished	\$1,195	\$1,195	\$2,450

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360025005

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold: **\$849,000/\$860,000** ⬆

7020 Greeley St • Tujunga 91042

17 days on the market

2 units • \$424,500/unit • 1,578 sqft • 5,818 sqft lot • \$544.99/sqft • Built in 1924

Listing ID: GD24016717

Greeley is located north of Foothill Blvd



Opportunity knocks. Nice looking duplex located in the heart of Tujunga above Foothill Boulevard. Assessor shows two buildings. Building one is a 2 bedroom one bathroom approximately 792sqft. Building two is a 2 bedroom one bathroom approximately 786sqft. Offers a one car garage. Back unit has recently been updated. Also offers a cozy loft for additional living space. Call listing agent for additional information prior to writing an offer.

Facts & Features

- Sold On 03/07/2024
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$11748 Gross Scheduled Income
- \$6152 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$979	\$979	\$1,900
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2568016027

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

10314 Jardine Ave

• Sunland 91040

2 units • \$497,500/unit • 2,946 sqft • 6,039 sqft lot • \$398.85/sqft • Built in 1925

South of Foothill Blvd

List / Sold: \$995,000/\$1,175,000

10 days on the market

Listing ID: BB24009389



Unique opportunity to own a large Single Family with a permitted ADU at an amazing price. So many possibilities for an owner user or investor. Completley updated and permitted in 2018 this amazing home offers a 2 bedroom 3 bath unit with each bedroom having its on en suite bath. The 2nd unit is also a 2 bedroom with 2 baths. Individually metered for electricity and gas with tons of parking on the premise. The front unit is approx 1,700 sq ft and the rear unit is approx 1,200 sq ft.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$1,149,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$370 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
 - \$72000 Gross Scheduled Income
 - \$49837 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,163
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02200132
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	0	Unfurnished	\$0	\$0	\$3,300
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2559013028

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:
\$2,995,000/\$2,800,000 ↓
16 days on the market
Listing ID: 23342172

340 S Reeves Dr • Beverly Hills 90212
2 units • \$1,497,500/unit • 4,484 sqft • 6,068 sqft lot • \$624.44/sqft •
Built in 1935
One block east of Beverly Drive, north of Olympic.



Trust Sale Opportunity-No Court Confirmation Needed. Located just a short stroll to the best of Beverly Hills, this classic Mediterranean Duplex is filled with rich period details, inside and out. Each unit has 3 generous bedrooms, 2 baths, an expansive light filled Living Room with fireplace and a stunning stained and leaded glass feature window; Large Formal Dining Room, Updated Kitchen, Large Breakfast/Family Room with High Ceilings, some beamed; Wood Floors, Character Fixtures, Arches, Alcoves and more. The lower unit has an extended Fam Room with French Doors that open to a large, inviting trellised Patio. Each unit has had some updating, has heat and air, a laundry room and each has a 2 car garage with alley access. With a recently refreshed exterior, new landscape and strong rents, this is an excellent investment or 1031 exchange opportunity. Owner/User protocols subject to Beverly Hills ordinances. Please do not disturb tenants. Entry with accepted offer.

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$2,995,000
- 1 Buildings
- Levels: Two
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- \$131160 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$11,640
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$6,000	\$6,000	\$6,500
2:	1	3	2		Unfurnished	\$5,900	\$5,900	\$6,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331005027

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

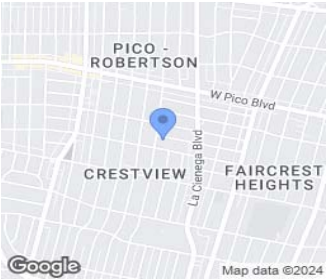
Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold:
\$1,595,000/\$1,500,000 ↓
45 days on the market
Listing ID: SB24007671

8576 Horner St • Los Angeles 90035
2 units • \$797,500/unit • 2,926 sqft • 6,002 sqft lot • \$512.65/sqft •
Built in 1929

Heading North bound on La Cienega Blvd, turn left onto Horner Street, property will be on the left. Heading East bound on Pico Blvd, turn right onto S Holt Ave, then turn left onto Horner Street, property will be on the right.



Immerse yourself in the allure of this captivating Spanish-style duplex, gracefully situated in the highly coveted Pico-Robertson neighborhood within the esteemed Beverlywood vicinity. This enchanting property, delivered 100% vacant, boasts recent electrical upgrades in both units, along with new sewer and copper plumbing, ensuring modern comfort and convenience. Discover the charm of each unit, adorned with large windows that fill the living spaces with natural light, 10 ft ceilings in the living rooms, and updated kitchens featuring kitchen nooks, wood floors, and laundry hookups for added functionality. Both the top and bottom units grant access to private back doors, providing a seamless transition between indoor and outdoor living. The top unit, offering 2 bedrooms and 1 bathroom, mirrors the layout of the equally inviting bottom unit, which boasts 2 bedrooms and 1.25 bathrooms. Both units are meticulously designed, with the only distinction being the bottom unit's conversion of a portion of the primary bedroom's closet into an additional bathroom. As a unique bonus, a vacant non-conforming ADU is attached to the garage in the rear, offering endless possibilities. This 1 bed + 1 bath ADU presents an exciting opportunity for expanded living space or potential rental income. With an estimated investment of approximately \$100,000 for permitting, this additional space opens the door to expanded potential and versatile usage, making it an excellent opportunity for those seeking a tailored living experience. Don't miss the chance to own a residence where modern amenities seamlessly blend with Spanish-style charm, creating a timeless and inviting atmosphere. Your dream home awaits in this meticulously upgraded and thoughtfully designed duplex.

Facts & Features

- Sold On 03/05/2024
 - Original List Price of \$1,595,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished			\$3,450
2:	1	2	1		Unfurnished			\$3,350
3:	1	1	1		Unfurnished			\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
 - Los Angeles County
 - Parcel # 4303031003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$1,699,000/\$1,680,000 ↓
125 days on the market
Listing ID: 23315039

3652 Veteran Ave • Los Angeles 90034
2 units • \$849,500/unit • 2,464 sqft • 4,995 sqft lot • \$681.82/sqft •
Built in 1996
North of Venice & West of Overland



Welcome to this exceptional duplex nestled in a prime location that offers the perfect blend of convenience and comfort. Situated within close proximity to major freeways, a diverse range of restaurants on Venice Blvd, and the vibrant heart of Downtown Culver City, this property is a true gem. With each unit featuring three bedrooms and two bathrooms, it's an excellent opportunity for both homeowners and investors seeking versatile living spaces. Key Features: Prime Location: This duplex is strategically located, providing easy access to all major freeways. Whether you need to commute for work or explore the diverse offerings of the city, you're just minutes away from your destination. Culinary Paradise: The neighborhood boasts a thriving culinary scene with an array of restaurants, cafes, and eateries. Whether you're in the mood for international cuisine or local favorites, you'll find a plethora of dining options just around the corner. Downtown Culver City: Enjoy the vibrant atmosphere of Downtown Culver City, known for its entertainment, shopping, and cultural attractions. It's a hub of activity and a great place to explore on foot. Rooftop Oasis: The top unit of this duplex offers a unique feature - a rooftop deck with stunning city views. It's the perfect spot to unwind, host gatherings, or simply soak in the sunset over the city skyline. ADU Potential: The detached garage provides an exciting opportunity for additional income or a private living space. It can easily be converted into an Accessory Dwelling Unit (ADU), giving you flexibility and potential rental income. Move-In Ready: The bottom unit is vacant and ready for the new owner to move in. This means you can start enjoying the convenience and comfort of this property right away. In summary, this duplex offers a rare combination of location, versatility, and potential. Whether you're an investor looking for a promising income property or a homeowner seeking a comfortable and convenient residence, this duplex has something for everyone. Don't miss the chance to make this property your own and experience the best of Palms and Culver City living. Some of the photos are virtually staged.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$83400 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,000	\$0	\$4,000
2:	2	3	2		Unfurnished	\$4,125	\$4,125	\$4,125
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252021023

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold:

\$1,798,000/\$1,775,000 ↓

30 days on the market

Listing ID: 24344157

817 Pier Ave # A & #B • Santa Monica 90405
2 units • \$899,000/unit • 1,364 sqft • 3,542 sqft lot • \$1301.32/sqft •
Built in 1953
Lincoln Blvd & Pier Ave. See Google Maps.



Supremely positioned at 817 Pier Avenue in Santa Monica, this Bungalow-style duplex offers the height of modern California living, blending comfort and style in an unrivaled coastal location. Ideal for an owner-user or an investor, the rare property is to be delivered vacant and offers two residences with only one shared wall, a 2BD/1BA and a 1BD/1BA, each with private outdoor space. The thoughtfully renovated interiors have light-filled open floor plans beneath high, beamed ceilings with spacious bedrooms, luxurious bathrooms with frameless glass showers, dining rooms with banquets, and kitchens with Calcutta Oro countertops, top-tier appliances and abundant storage space. Bi-fold doors in each of the bungalows create seamless indoor/outdoor flow and the opportunity to take advantage of California's year-round sunshine. The front residence flows out to a covered deck surrounded by Montauk tile and an enclosed turf lawn, and the rear residence has a wooden deck and turf lawn surrounded by privacy fencing. Equipped with brand-new finishes, fixtures and flooring throughout, the turnkey residences also include new appliances, washer/dryer, central HVAC, upgraded electrical panels, new plumbing, and each is separately metered for gas and electric. Set in a vibrant coastal community with the Westside's premier beaches, restaurants, shopping and entertainment venues at your doorstep, and moments-away access to the Third Street Promenade, Santa Monica Pier, Whole Foods, Penmar Golf Course, oceanfront parks, and more. Use one of the units as a private studio, home office, or guest suite and reside in the other, or rent them both for an enticing investment. This unique property offers style and flexibility for the quintessential Santa Monica lifestyle.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,798,000
- 2 Buildings
- Levels: Multi/Split , One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Walk-In Closet, Primary Bathroom, Great Room
- Floor: Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven, Range, Range Hood, Built-In, Double Oven
- Other Interior Features: Wainscoting, Cathedral Ceiling(s), High Ceilings, Living Room Deck Attached, Open Floorplan, Recessed Lighting, Crown Molding

Exterior

- Lot Features: Front Yard, Lawn, Landscaped, Back Yard, Yard
- Security Features: Card/Code Access

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4285028014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$675,000/\$665,000** ↓

2420 W 30th St • Los Angeles 90018

66 days on the market

2 units • **\$337,500/unit** • **1,248 sqft** • **2,338 sqft lot** • **\$532.85/sqft** • **Built in 1924**

Listing ID: 23321359

Please use navigation.



Nestled in the vibrant heart of Jefferson Park, an adjacent neighborhood to West Adams, this charming duplex comprises two 2-bedroom, 1-bathroom units. The property showcases an inviting open floor plan and includes a secure carport. Positioned in a swiftly evolving area of Los Angeles, it offers substantial growth potential. Each tenant is on a flexible month-to-month lease, with the owner shouldering expenses for water, insurance, and property taxes. This presents an attractive opportunity for both owner-occupants and astute investors, given that current rental rates fall below the prevailing market values. Conveniently located in close proximity to Downtown Los Angeles, the 10 Freeway, USC, and Sixth Elementary School, this property seamlessly combines comfort and accessibility.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$675,000
 - 1 Buildings
 - Levels: One
- \$31106 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$8,238
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00656371
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,588	\$1,588	\$1,691
2:	1	2	1		Unfurnished	\$1,576	\$1,576	\$1,588
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5052001034

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$2,500,000/\$2,578,272 ⬆

40 days on the market

Listing ID: 23331567

206 S Mansfield Ave • Los Angeles 90036
2 units • \$1,250,000/unit • 5,340 sqft • 7,292 sqft lot • \$482.82/sqft •
Built in 1927
On Mansfield between 2nd and 3rd



First time on the market in 46 years!!!! Rare 1927 duplex that feels Mid-Century Modern with 8 beds and 8 baths in 5340 sq ft on a 7290 sq ft lot on central tree lined Hancock Park adjacent Mansfield Ave! Each unit (upstairs and down) has a separate entrance with a formal foyer and 4 true bedrooms with closets (one used as a den) + 4 en-suite bathrooms!!!! The floor plan is a square with an outdoor center courtyard right in the center of the building. There are sliding glass doors downstairs on the north, south, east, and west so that there's access from all sides to the center courtyard! The formal living room has a floor to ceiling built in bookcase and a fireplace. The generous formal dining room has glass doors to the courtyard and opens to the kitchen. The pristine original kitchen has an adjacent breakfast room. The den has a built-in bar, and an attached closet and bathroom. There's a linen closet in the hallways. The backyard is gated and it has lush landscaping. There are 2 wood paneled rooms off the gated backyard + a 2 car garage at the end of the driveway. Hardwood floors. Third St School District! A true vintage gem!

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Fireplace(s)
- Laundry: Washer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5513026002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,650,000/\$1,650,000

29 days on the market

Listing ID: 23341579

1034 S Cochran Ave • Los Angeles 90019
2 units • \$825,000/unit • 3,921 sqft • 6,898 sqft lot • \$420.81/sqft •
Built in 1926
NORTH OF SAN VICENTE, SOUTH OF WILSHIRE, WEST OF LA BREA



THE UPPER FLOOR OF THIS DUPLEX HAS NOT BEEN UPDATED AND NEEDS WORK. THE TOP FLOOR WAS OWNER OCCUPIED. THIS IS A TRUSTEE SALE WITH NO COURT CONFIRMATION. THIS PROPERTY HAS BEEN DESIGNATED HPOZ. SELLER SELECTS ALL SERVICES. WORK HAS BEEN DONE ON THE ROOF, PLUMBING AND ELECTRICAL. HARDWOOD FLOORS UNDER THE CARPETING, THE TOP FLOOR IS TRULY A DIAMOND IN THE ROUGH.

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: One
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$40800 Net Operating Income

Interior

- Rooms: Entry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084017024

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$2,095,000/\$2,025,000 ↓
4 days on the market
Listing ID: 24349109

1030 S Hayworth Ave • Los Angeles 90035
2 units • **\$1,047,500/unit** • **4,546 sqft** • **5,998 sqft lot** • **\$445.45/sqft** •
Built in 1935
S. of Olympic Blvd. / W. of Fairfax Ave.



Large, classic 1935 Mediterranean duplex in Carthay Square HPOZ, brimming with charm and character. Both units have 3 bedrooms / 2 baths with terrific Art Deco details throughout, including heavy crown moldings, ornate plasterwork, built-ins and pristine wedding cake wall designs. Huge, bright living rooms feature beamed ceilings, fireplaces, peg & groove hardwood floors and dramatic stained glass windows. Deco kitchens and baths, center halls (with skylight in upper), formal dining rooms, breakfast rooms, French windows, enclosed front courtyard for lower unit, inviting rear courtyard for both and two separate 2 car garages. Updated plumbing and electrical. Upper unit to be delivered vacant; lower with month-to-month tenant.

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$2,095,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Center Hall, Living Room, Entry
- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$0	\$7,000
2:	1	3	2		Unfurnished	\$3,504	\$3,504	\$6,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5086001031

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold:

\$1,095,000/\$1,060,000 ↓

89 days on the market

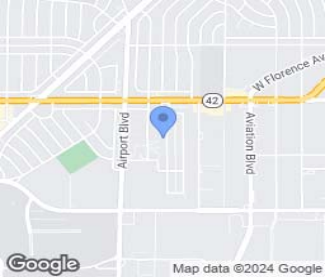
Listing ID: 23316099

8809 Ramsgate Ave • Los Angeles 90045

2 units • \$547,500/unit • 1,640 sqft • 7,485 sqft lot • \$646.34/sqft •

Built in 1952

South Of Manchester



Terrific opportunity to live in or invest in this extensively remodeled, sun-soaked duplex home in Westchester on a great 7,485ft lot. Each unit has two bedrooms, one bathroom, and a private entrance. Recently remodeled kitchens, bathrooms and floors. Each unit covers an entire floor in a well laid out floor plan. Living rooms with plenty of sunlight and separate dining areas. Laundry hookups in each unit. Detached garaged with 1 covered space for each unit. Located on a quiet street close to Westchester's Manchester Avenue corridor, near Westchester Golf Course/Park, shops, and other local amenities. Minutes away from beachside Playa Vista, Playa del Rey, and Venice. Both units are tenant occupied .

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02215280
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,750	\$2,750	\$2,900
2:	1	2	1		Unfurnished	\$2,800	\$2,800	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4125012002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

1423 W 65th St

• Los Angeles 90047

2 units • \$297,500/unit • 1,541 sqft • 4,763 sqft lot • \$386.11/sqft • Built in 1930

Normandie to W. 65th

List / Sold: \$595,000/\$595,000

0 days on the market

Listing ID: MB24024132



1423-1425 Duplex for sale.. Cash only (will not finance) property needs Lots of repairs. Garage may need to be Rebuilt. The property wil need a new Roof. Property has potential, Right side unit has 2 bedrooms and 2 baths. Left side unit has 1 Bedroom and 1 bath. Separate Garage for an additional ADU. Property is currently Occupied, Do Not disturb.

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$595,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01525011
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6015001020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

731 W 79th St

• Los Angeles 90044

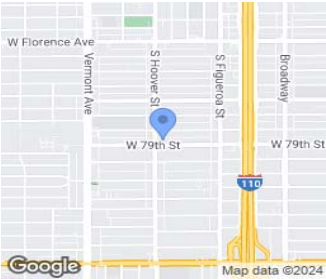
2 units • \$392,500/unit • 2,062 sqft • 7,134 sqft lot • \$368.57/sqft • Built in 1922

Vermont and Florence

List / Sold: \$785,000/\$760,000

50 days on the market

Listing ID: DW23150172



****Attention First Time Buyers and Investors!**** ****Versatile Duplex Offering Comfort and Investment Potential**** Ideal for first-time buyers seeking a comfortable living space or investors aiming to diversify their portfolio, this duplex presents a versatile opportunity. The property consists of two separate units, each with its own distinct features. The front unit comprises two bedrooms and one bathroom, providing a cozy and functional living arrangement. Meanwhile, the recently remodeled rear unit offers three bedrooms and two bathrooms, combining modern updates with classic charm. Conveniently located near Sofi Stadium, LAX, Downtown LA, and the 110 freeway, this duplex offers accessibility and investment potential. With a building area of around 2062 sqft and a spacious 7134 sqft lot, this property holds promise for both comfortable living and investment ventures. The zoning, LARD1.5, opens up opportunities, and there is ample space for an ADU (Accessory Dwelling Unit) addition. **Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are advised to perform their due diligence and verify all details.**

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$785,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$428 (Estimated)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,250

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6020015022

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

1149 E 49th St

• Los Angeles 90011

2 units

• \$498,000/unit

• 2 sqft

• 6,808 sqft lot

• No \$/Sqft data

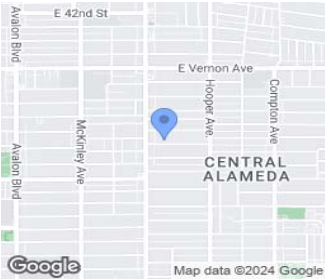
• Built in 1910

CROSS ST CENTRAL

List / Sold: \$996,000/\$999,000

8 days on the market

Listing ID: PW24017221



BACK ON THE MARKET NO FAULT OF THE SELLER! Welcome to 1149 E 49TH St, located in the HIGHLY DESIRED & EVER GROWING City of Los Angeles! This is the Perfect INVESTMENT Opportunity YOU have been searching for! This beautifully designed Duplex styled property features 3,022 total building SqFt consisting of a front unit with 4 generous sized bedrooms, 3 full restrooms, in-suite laundry and a large open airy kitchen, dining and living spaces while the back unit has 3 generous sized bedrooms, 2 full restrooms, laundry and a large open airy kitchen, dining and living spaces as well. Situated on a 6,807 SqFt, lot with a long driveway access that can park up to 8 cars, each unit has its own one car garage attached, making it the perfect "live in one, rent out the other" investment play. Adjacently located next to the cities of Vernon and Huntington Park and centrally located just minutes from USC, Exposition Park, Downtown Los Angeles, public transportation and all major highways. This property has a ton of potential and is the PERFECT opportunity for either a First Time Buyer or Seasoned Real Estate investor looking to expand his / her portfolio. Act Now! Don't miss this chance of a lifetime!

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$996,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01904054
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	7	0	2	Unfurnished	\$0	\$0	\$0
# Of Units With:								
- Separate Electric: 2 - Gas Meters: 2 - Water Meters: 2 - Carpet: - Dishwasher: - Disposal:					- Drapes: - Patio: - Ranges: - Refrigerator: - Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5107019014

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: **\$500,000/\$501,500** ⬆

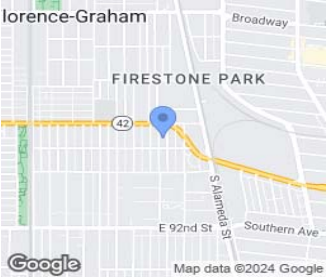
8625 Ivy St • Los Angeles 90002

446 days on the market

2 units • **\$250,000/unit** • **1,020 sqft** • **6,985 sqft lot** • **\$491.67/sqft** • **Built in 1922**

Listing ID: DW22195132

Off Firestone Blvd and Alameda Ave



Welcome 1st Time Home Buyers and Investors! Live in 1 while renting out the other to help with your mortgage. Units need TLC and Sold-As-Is. Subject to Cancellation of Current Escrow

Facts & Features

- Sold On 03/04/2024
 - Original List Price of \$500,000
 - 2 Buildings
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$1,053 (Estimated)
- Laundry: See Remarks
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01968349
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$400	\$400	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6045004021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

808 E 111th Dr • Los Angeles 90059

2 units • \$299,500/unit • 1,678 sqft • 4,343 sqft lot • \$372.47/sqft • Built in 1923

North of Imperial and East of 111th

List / Sold: \$599,000/\$625,000 ↑

123 days on the market

Listing ID: PW23184679



TWO on one LOT...great value for this unit mix! This recently updated duplex (808 & 810 E 111th Dr) includes a large 3 bedroom/2 bath unit and 2 bedroom/1 bath unit, plus an attached 2 car garage (potential for ADU conversion – buyer to verify). Each single level unit is separately metered for gas and electric and each one has washer/dryer hookups located inside. In addition to the 2 car garage, there is parking for several cars in the gated driveway. The landlord has recently replaced the roof (2020), plus other repairs including electrical and sewer. This location is convenient to dining, shopping and the 105 and 110 freeways. Options for a savvy buyer include: live in one and rent out the other, add another unit (ADU) or redevelop the site.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$599,000
 - 1 Buildings
 - Levels: One
 - 8 Total parking spaces
 - 2 Total carport spaces
 - Heating: Wall Furnace
 - \$526 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
 - \$30840 Gross Scheduled Income
 - \$20840 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate, Tile
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01982096
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,650	\$1,650	\$2,800
2:	1	2	1	0	Unfurnished	\$920	\$920	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6072017012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

235 -237 E 79th St

• Los Angeles 90003

2 units

• \$414,950/unit

• 1,561 sqft

• 5,401 sqft lot

• \$531.07/sqft

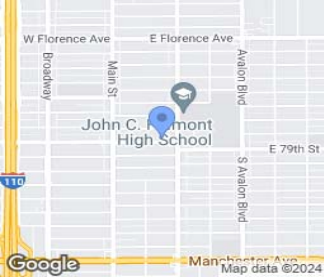
• Built in 1918

S Main St / San Pedro St

List / Sold: \$829,900/\$829,000

7 days on the market

Listing ID: DW24002750



Move in ready... Two on a lot in the heart of LA...Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Hallway & Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 03/05/2024
 - Original List Price of \$829,900
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$305 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: Microwave

Exterior

- Lot Features: Landscaped
- Fencing: None
 - Sewer: None

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01275057
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6022016026

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$655,000/\$645,000 ↓

162 S Dangler Ave • East Los Angeles 90022

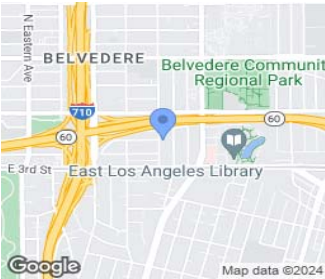
138 days on the market

2 units • \$327,500/unit • 971 sqft • 2,981 sqft lot • \$664.26/sqft •

Built in 1948

Listing ID: DW23167334

Take 710 fwy south bound, get off in 3rd st. Make a right and go to dangler Ave. Make a right to find dangler in your right.



A Beautifully Upgraded Home with a Separate ADU in a Prime Location Buy the house and keep all the furniture! Don't miss this opportunity to own a stunning single family home with a permitted accessory dwelling unit (ADU) in a convenient location near 710, 60, 10 freeways, and East LA College, and Cal State University. This property offers two bedrooms, two bathrooms, a front porch, and a balcony in the main house, and a separate ADU with its own electrical meter and address. The main house features new paint, new shingles roof, recessed lighting, Calacatta quartz countertops, kitchen cabinets, and energy-efficient dual glazed windows. The house and ADU are more than 75% completely redone including all new framing, stucco, drywall, electrical lines, plumbing, electric meter, and many more upgrades. The ADU has a laundry room with washer/dryer hookups. The exterior boasts a synthetic grass spacious front yard, a wooden front porch, and a deck on the second story. The driveway can accommodate up to 4 parking spots. (Buyers are advised to verify information with City of Los Angeles Planning Department). This property is a rare find and won't last long! This property won't last !

Facts & Features

- Sold On 03/04/2024
 - Original List Price of \$735,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Heat Pump
 - Heating: Heat Pump
 - \$0 (Unknown)
- Laundry: See Remarks
 - \$1200 Gross Scheduled Income
 - \$1100 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Microwave
 - Other Interior Features: Balcony, Built-in Features, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit
- Fencing: Fair Condition
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5250018049

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,089,000/\$1,052,500 ↓
28 days on the market
Listing ID: BB24000841

8844 Amboy Ave • Sun Valley 91352
2 units • \$544,500/unit • 2 sqft • 5,103 sqft lot • No \$/Sqft data •
Built in 1950
8844 Amboy Avenue, Sun Valley, CA 91352



Welcome to 8844 & 8846 Amboy Ave, a fantastic investment opportunity! Two homes in One Lot 2023 Build back house and beautifully updated front home that offers the perfect blend of comfort and style! This multi-family property offers 2 separate homes, each with their own address, providing an excellent opportunity for rental income or extended family living. Each home features a specious 2-bedroom, 1-bathroom layout with cozy living room, new kitchen, new central AC, new double-pane windows and in-property laundry hookups. The bright and airy bedrooms offer ample closet space and large windows, creating a comfortable living space. Each home have private front yard, entrance and separate electrical meters, providing convenience and flexibility. The attached 2 car garage is the bonus for the new owner to either add it to the back house and make it bigger living area or convert it to another studio unit for additional income. The property is ideally located in a quiet neighborhood, close to schools, parks, shopping, dining, and entertainment options. With easy access to major freeways and transportation. Both units are vacant and ready to be occupied. Whether you're an investor looking for a great income property or a buyer seeking a multi-family home for extended family living, 8844 & 8846 Amboy Ave presents an excellent opportunity. Turn key, just purchase occupy or rent and enjoy. Don't miss out on this rare Opportunity!

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,089,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$221 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$75600 Gross Scheduled Income
- \$70800 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic
- Floor: Laminate
- Appliances: 6 Burner Stove
- Other Interior Features: Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- SUNV - Sun Valley area
- Los Angeles County
- Parcel # 2634035003

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

List / Sold:

\$800,000/\$770,000

8417 San Juan Ave

• South Gate 90280

44 days on the market

2 units • \$400,000/unit • 1,170 sqft • 5,997 sqft lot • \$658.12/sqft • Built in 1921

Listing ID: DW23204422

North of Firestone /South OLiberty/East of California Ave/West of Otis



DUPLEX. 2 Separate House, Front Unit 2 Bedroom 1 new Bathroom, Back Unit 1 Bedroom 1 new Bathroom. Long Driveway, Nice Yard, Front lot new Fence and Sliding Gate. Side Block Fence on Both Sides. Property house completed remodeled. Air conditioning in both units.

Facts & Features

- Sold On 03/05/2024
 - Original List Price of \$800,000
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Evaporative Cooling
 - Heating: Combination
 - \$0 (Unknown)
- Laundry: Outside, Washer Hookup
 - \$42000 Gross Scheduled Income
 - \$39550 Net Operating Income
 - 1 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Family Room
- Floor: Wood

Exterior

- Lot Features: 2-5 Units/Acre
 - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Excellent Condition
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$390
 - Electric: \$150.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$110
 - Cable TV: 01525011
 - Gardener:
 - Licenses:
- Insurance: \$130
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$3,500	\$42,000	\$3,500
2:	1	1	1	2	Unfurnished	\$2,500	\$30,000	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6215014017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,100,000/\$1,100,000
16 days on the market
Listing ID: SW23201024

10112 S 8th Ave • Inglewood 90303
3 units • \$366,667/unit • 2,240 sqft • 6,834 sqft lot • \$491.07/sqft •
Built in 1946
Crenshaw to 102nd to 8th Avenue



Rare opportunity of owning a Multi Unit property within walking distance to the Sofi Stadium, KIA Forum and YOUTUBE theater. This Triplex has recently been updated and is a great opportunity as an investment or Multi Generational living. There are two 1 bedroom 1 bathroom units and one 2 bedroom, 1 bathroom unit. Each unit has its own 1 car garage and there is room on the property to add an ADU. (Buyer must verify this information, not guaranteed by the Seller/Agent. Centrally located near freeways, walking distance from groceries stores, gas stations, restaurants, and local shopping. Don't let this opportunity pass you by!!

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: In Garage
- \$25800 Gross Scheduled Income
- \$19730 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit, Yard
- Security Features: Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,070
- Electric: \$1,500.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$560
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,740
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$1,900
2:	1	1	1	1	Furnished	\$2,300	\$2,300	\$2,300
3:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030014013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

3939 Velma Ave

• El Monte 91731

3 units • \$295,000/unit • 1,848 sqft • 10,197 sqft lot • \$527.60/sqft • Built in 1947

North of Valley Blvd, between Baldwin Ave and Santa Anita Ave

List / Sold: \$885,000/\$975,000

13 days on the market

Listing ID: CV23224320



HONEY STOP THE CAR! THIS IS IT!! Incredible investment opportunity awaits! This sprawling Triplex, nestled in the highly coveted El Monte area bordering Temple City, offers an expansive 10,000+ SF lot just waiting for your vision to transform it into an unparalleled gem. Picture this: a spacious front house boasting 2 bedrooms and one and 1baths, accompanied by a charming one-bedroom, one-bath unit at the rear. But that's not all—the third unit stands independently, offering endless possibilities for customization. Two long driveways, perfectly situated on the right side and the left side. One driveway leads to a rear garage, ensuring ample off-street parking for convenience. The real magic lies in the potential this property holds; with some strategic improvements, you'll skyrocket its value instantly. Imagine the immense value waiting to be unlocked! The vast backyard is a canvas awaiting your touch—be it for RV storage, additional parking space, or even the creation of an ADU, the opportunities are boundless. Don't miss out on this chance to seize a diamond in the rough, and remember to verify with the city for your dream improvement projects. Act now and make this exceptional property yours before it's gone!"

Facts & Features

- Sold On 03/05/2024
 - Original List Price of \$885,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$869 (Estimated)
- Laundry: Inside
 - \$32400 Gross Scheduled Income
 - \$26580 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,820
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,260
 - Cable TV: 01918023
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,060
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,200
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8577020002

Michael Lembeck

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

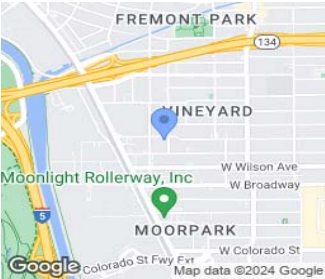
Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,279,000/\$1,240,000 ↓
62 days on the market
Listing ID: SR23210039

704 W California Ave • Glendale 91203
3 units • **\$426,333/unit** • **2,104 sqft** • **5,576 sqft lot** • **\$589.35/sqft** •
Built in 1923
South of the 134, East of San Fernando



NEW and IMPROVED PRICE! This just makes sense to invest in! Take advantage of the new Fannie Mae financing with 5% down on multi-units. Charming triplex in Glendale, California, conveniently located near the vibrant Americana at Brand shopping and dining district and the always entertaining Pub at Golden Road. The front unit, a standalone 1920s house, boasts 2 bedrooms and 1 bathroom, updated throughout with modern amenities, including a washer and dryer. The private front yard adds a touch of serenity. The other two units, each featuring 1 bedroom and 1 bathroom, offer comfortable living spaces. One unit has been fully updated, featuring an in-unit washer and dryer. The property includes a well-maintained two-car garage with an electric vehicle charger in one, catering to modern needs. Overall, a well-kept and desirable triplex in a prime Glendale location. According to city, may be possible to convert two 1 bedroom units into a single 3 bedroom, 2 bath unit.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$305 (Estimated)
- Laundry: Community, Inside
- \$76200 Gross Scheduled Income
- \$71880 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526373
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,950
2:	1	1	1	1	Unfurnished	\$2,250	\$2,250	\$2,250
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5638020044

Michael Lembeck

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

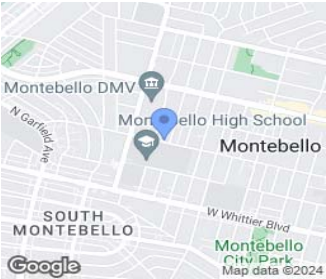
Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,390,000/\$1,435,000 
12 days on the market
Listing ID: CV24013991

2004 W Madison Ave • Montebello 90640
3 units • **\$463,333/unit** • **3,276 sqft** • **11,438 sqft lot** • **\$438.03/sqft** •
Built in 1950
West of Wilcox



Live in one and rent the others or use this as an investment - the choice is yours! 2004 West Madison Avenue in the City of Montebello is a wonderful triplex located close to schools, shopping, and rapid transit. As you arrive to this wonderful property it's easy to see that this is not your typical triplex. The front house is a 3 bed, 1 bath home on a spacious lot that makes it easy to live apart from your tenants or command top dollar for this as a rental home. The front home has been recently painted and has fresh carpeting and window coverings. In addition there is an oversized two car garage with washer and dryer hookups along with TONS of yard space and additional parking area. Just behind this appointed front home there is an additional duplex on the property. Each unit of the duplex boasts two bedrooms and two bathrooms each along with their own private yards, garage, and driveway parking. All of the units on this property have updated windows which help keep the homes cool in the summer and warm in the winter. I invite you to come and see all that 2004 Madison Avenue has to offer you.

Facts & Features

- Sold On 03/07/2024
- Original List Price of \$1,390,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$1,988 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$99745 Gross Scheduled Income
- \$90450 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile
- Appliances: None

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers Timer
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,295
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses: 297
- Insurance: \$2,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,763
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$3,500
2:	1	2	2	2	Unfurnished	\$2,502	\$2,502	\$2,502
3:	1	2	2	1	Unfurnished	\$2,309	\$2,309	\$2,309

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6344011010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

List / Sold: \$989,000/\$1,190,000

4208 Griffin Ave • Los Angeles 90031

14 days on the market

3 units • \$329,667/unit • 3,492 sqft • 6,246 sqft lot • \$340.78/sqft • Built in 1912

Listing ID: 24346421

Griffin and Avenue 43. Google Maps



Drumroll, please! Welcome to the stage where history meets your future, this three-unit wonderland with more stories than a library and more potential than a lottery ticket! This enchanting abode, lovingly embraced by the same family for over 50 years, is not just a house; it's a living, breathing testament to the gift of home ownership and the evolution of a personal residence. The show begins on the ground floor with the story's star a 3-bed, 2-bath haven, witness to milestones, celebrations, and countless family meals and gatherings. Crafted with time-honed skill and adorned with original Craftsman charm, this space provides a harbor for memories to be made and traditions to come to life. Upstairs are two more units, adding to the allure and flexibility of this home. First is a well-updated 2-bed, 1-bath apartment, ideal for generating income or to serve as a retreat for guests to be close while still having their own space. Completing the trio is a studio apartment - a blank slate waiting for updates and a new occupant. But there's more! Off the garage is a bonus room with a bathroom; a secret hideaway waiting for its next assignment: office, media room, fitness area - The possibilities are endless. Sure, this fixer-upper has a to-do list, and it's also the rare chance to take ownership of a living legacy. Peel back the layers of time, and you'll find more than just original features you'll discover the heart and soul of a well-loved property cherished and enjoyed for many decades. Here's the opportunity to not just invest in real estate, but to continue the evolution of a piece of Montecito Heights history. The grand finale? Make this house the next chapter in your own saga.

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$989,000
- 1 Buildings
- Levels: Two
- Cooling: Heat Pump
- Heating: Gravity, Heat Pump
- Laundry: Outside

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02092426
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5207011006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

1331 S Park Ave

• Pomona 91766

3 units

• \$233,300/unit

• 2,437 sqft

• 6,222 sqft lot

• \$264.67/sqft

• Built in 1920

On west side of Park Ave, south of Grand

List / Sold: \$699,900/\$645,000

298 days on the market

Listing ID: CV23053824



This charming Tri=plex home has been upgraded with modern amenities while still retaining its vintage appeal. As you approach the home, you are greeted by a lush green lawn and vibrant landscaping that complements its classic style and architecture. The property was recently painted and had some electrical upgrades made. The three units are under one roof and have been tastefully upgraded with modern design. There are two units with 1bdrm/1ba and the back unit has 2brm/1ba. Upon entering, you're immediately struck by the abundance of natural light that floods the interior through large windows that line the walls. The light-colored walls and high ceilings create an airy, open feel that is both welcoming and chic. The living room features hardwood floors. The kitchen has room for a dine-in table, and as ample cabinet space. The bedroom is spacious and bright, with large windows that let in plenty of sunshine. The bathrooms has some modern fixtures and finishes, while still retaining some of the original vintage charm. There's a bonus office/sitting room that is surrounded by windows that offer beautiful views of the surrounding neighborhood and park. Outdoors, the property features beautiful patios and backyard, perfect for entertaining or simply enjoying the warm California weather. The landscaping is mature and well-maintained, with plenty of space for gardening and gatherings. Don't miss this opportunity!

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$749,900
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$550 (Estimated)
- 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Foyer, Kitchen, Living Room
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01146656
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$15,000
2:	1	2	1	0	Unfurnished	\$1,265	\$1,265	\$15,180
3:	1	1	1	0	Unfurnished	\$0	\$0	\$18,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8343005004

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

700 N Towne Ave • Pomona 91767

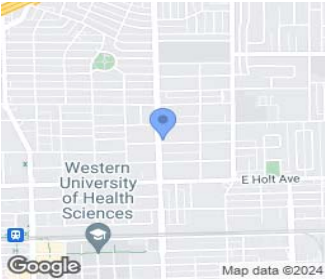
3 units • \$291,667/unit • 2,766 sqft • 7,209 sqft lot • \$321.76/sqft • Built in 1926

South of 10 FWY on Towne Ave

List / Sold: \$875,000/\$890,000 ↑

24 days on the market

Listing ID: CV23218289



AMAZING OPPORTUNITY / TRIPLEX INVESTMENT!! Unveil your key to a remarkable investment: a captivating triplex opportunity awaits! Discover three enchanting Spanish-style bungalows, each boasting 2 bedrooms and 1 bath. All three units have newer Solar Panels and newer Electrical Panels. Nestled in Pomona's coveted area amidst a wave of positive gentrification, this is a prime location just minutes away from the 10, 60, 71, and 57 freeways. Two units boast newer water heaters and all have raised foundations, while each residence flaunts its own private backyard oasis. Presently, two units are leased, while the third beckons with its vacant allure. Pristine condition defines these units, showcasing an unparalleled investment opportunity waiting for the discerning buyer. Seize the chance to claim your stake in this outstanding investment property before it slips away!

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$875,000
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$701 (Estimated)
- Laundry: Common Area, Outside
 - \$90000 Gross Scheduled Income
 - \$84360 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Near Public Transit, Sprinkler System, Sprinklers In Front
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,640
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,080
 - Cable TV: 02010878
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,160
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$2,600	\$5,200	\$2,600
2:	1	2	1	0	Unfurnished	\$2,600	\$0	\$2,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8337007010

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

849 West 48th Street • Los Angeles 90037

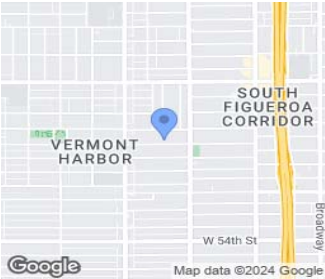
3 units • \$350,000/unit • 3,343 sqft • 5,858 sqft lot • \$269.22/sqft • Built in 1908

*No Special Directions

List / Sold: \$1,050,000/\$900,000 ↓

33 days on the market

Listing ID: IV24006428



This is it ~ your unicorn property that you've been oh so patiently waiting for ... we're talking POTENTIAL with a capital "P" and underlined 3 times! Welcome to 849 W 48th St in the iconic city of Los Angeles - conveniently located within a short distance to USC, the Coliseum & a multitude of world class shopping, restaurants & museums. This residential income property expertly matches the needs of a single family home, multi-generational living & anyone looking to supplement their income with a rear duplex or add all three to your investment portfolio (there's even potential to easily add a 3rd bedroom)! The main house is a contemporary beacon of sophistication and craftsmanship - displaying a modern geometric design that effortlessly affords cohesion and inclusion. The front of the home is comprised of a bay of windows to naturally let light filter through the main living areas and captures the beauty of the original honey toned parquet wood flooring that runs throughout the first floor. As we enter the heart of the home, you'll be pleasantly surprised by the abundant kitchen storage design, multiple islands & workspaces + a dedicated laundry room with, you guessed it ... "more storage" and an additional sink. As we ascend to the vibrant upper level - be prepared to be dazzled by an eclectic mix of colors & design. An office present includes two large closets & could easily wear many hats! What you'll find are two primary suites ... one is amply sized & features a closet transition area next to its full bathroom. The other ~ well let's just say SIZE MATTERS! An eloquent arrangement of luxury living - this primary suite includes a large sitting area highlighted by a floor to ceiling stone fireplace & would make a GREAT 3RD BEDROOM addition! What you'll find in the remaining space is a closet for the "true fashionista". A retreat bathroom features dual sinks, a soaking tub + a sitting vanity. As we make our way to the rear duplex, we'll find an amazing mix of vintage charm & functionality. Each consists of 1 bedroom & 1 full bathroom at approximately 500 sqft with their own entrances. There is a large oversized two car garage for the property that provides a multitude of possible future uses for this R2 zoned property with 3 separate electric & gas meters (1 shared water meter) and NO HOA + LOW TAXES. Plus, ALL UNITS WILL BE DELIVERED VACANT at the close of escrow. I know this is the property you've been dreaming about ... what are you waiting for?

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$1,050,000
 - 2 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$564 (Public Records)
- Laundry: Inside
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Primary Bathroom, Primary Bedroom, Primary Suite, Office
 - Floor: Carpet, Laminate, Tile, Wood
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 01978196
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	1	Unfurnished	\$0	\$0	\$3,800
2:	1	1	1	1	Unfurnished	\$0	\$1,200	\$1,900
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5018011005

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

460 S Mott St

• Los Angeles 90033

3 units

• \$233,333/unit

• 1,600 sqft

• 6,310 sqft lot

• \$500.00/sqft

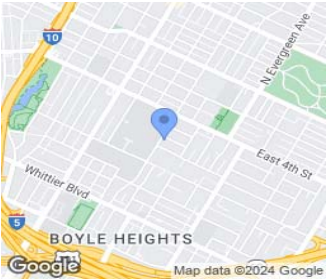
• Built in 1909

Cross streets are S. Motts Street and East 4th Street.

List / Sold: \$700,000/\$800,000

25 days on the market

Listing ID: MB24004426



This triplex is located in the quaint neighborhood of Boyle Heights area of Los Angeles, with amenities and entertainment of the city just minutes away. The property consists of three separate units, and is configured as (1) two-bedroom, one bath unit and (2) one-bedroom, one bath units. The property is located on a corner lot and has a lot of potential for renovation and customization.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$700,000
 - 3 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - \$5400 Gross Scheduled Income
 - \$5400 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00848848
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,100
2:	1	1	1	0	Unfurnished	\$450	\$450	\$1,800
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5185010010

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

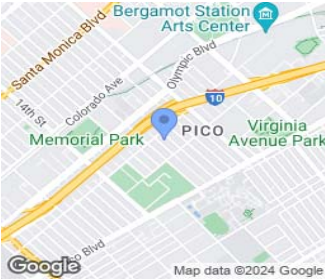
List / Sold:

\$1,579,000/\$1,760,000 ⬆

12 days on the market

Listing ID: 24348287

1814 18th St • Santa Monica 90404
3 units • \$526,333/unit • 2,449 sqft • 7,747 sqft lot • \$718.66/sqft •
Built in 1945
North of Pico Blvd. East of 17th St.



A fantastic opportunity to own a well-located income property. All units are bright and open with hardwood floors, a dining area, and laundry. Units are individually metered for gas & electricity. A private gated backyard and (3) open parking spots are off the rear alley. Excellent option for an owner-user to live in one unit and rent the other 2, or for a savvy investor to add to their portfolio for future expansion on this large lot. Endless possibilities for the right buyer! Two units will be vacant at the close of escrow, providing an opportunity for renovation, expansion, or new construction. This is a central location situated in the heart of the westside, and within 5 minutes to Santa Monica College and downtown Santa Monica. This property is also a stone's throw from some local favorites such as The Farmer's Market, Campos, and Whole Foods Market. Your opportunity to own multiple units on the west side! Buyers are advised to independently verify the accuracy of any information through personal inspection and with the appropriate professionals.

Facts & Features

- Sold On 03/07/2024
- Original List Price of \$1,579,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Washer Included, Dryer Included, Stackable, In Kitchen
- 3 electric meters available
- 3 gas meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Refrigerator, Range

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,934	\$2,934	\$2,934
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4274013005

Michael Lembeck

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

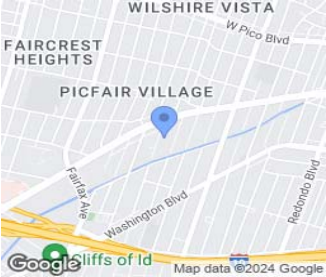
Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,879,000/\$1,714,000 ↓
13 days on the market
Listing ID: DW24002084

1838 Clyde Ave • Los Angeles 90019
3 units • **\$626,333/unit** • **3,200 sqft** • **4,884 sqft lot** • **\$535.62/sqft** •
Built in 2023
Between Hauser Blvd and Fairfax Ave



NEW CONSTRUCTION!!! Come and see this amazing and beautiful property that is ready to move in. This NEW CONSTRUCTION could be a great Investment Opportunity for someone looking to own a rental property or for a buyer who wants to live in one unit and rent out the others. The inclusion of a paid-off solar system, Central AC and much more could make these units much more appealing to a potential buyer or investor. The front unit has 3 bedrooms and 2 full baths, middle unit has 3 bedrooms and 1 1/2 baths, and back unit has 3 bedrooms and 1 bath with an attached garage. The open floor plan and modern design of the kitchen, plus the open concept living room area could make all three units more attractive to renters, buyers or investors who value a contemporary style. Overall, this beautiful new construction is centrally located near Mid-Wilshire, Pac fair Village area, 2 miles from the Grove and Beverly Hills, where you can enjoy LA entertainment and the great restaurants that this area offers as well as the shopping centers, downtown LA, Santa Monica, Culver City. It is a very low maintenance property, all units have separate electric, water, and gas meters.

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,877,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, SEER Rated 13-15
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, See Remarks
- Cap Rate: 5.7
- \$143100 Gross Scheduled Income
- \$107212 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom
- Floor: See Remarks
- Appliances: Gas Range
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00551934
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,975
2:	1	3	2	1	Unfurnished	\$0	\$0	\$3,975
3:	1	3	1	1	Unfurnished	\$0	\$0	\$3,975

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5064020021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:
\$1,925,000/\$1,895,000 ↓
92 days on the market
Listing ID: 23321561

3115 Hollycrest Dr • Los Angeles 90068
3 units • \$641,667/unit • 3,627 sqft • 5,698 sqft lot • \$522.47/sqft •
Built in 1950
Barham to Hollycrest



Elegant Tudor-style Triplex centrally located in the iconic Hollywood Hills near tranquil Lake Hollywood. All units are thoughtfully delivered vacant, offering a rare opportunity for discerning investors and those in search of a unique living experience. This stunning property has undergone extensive renovations including fully remodeled kitchens and bathrooms that seamlessly blend modern amenities with classic charm. The attention to detail is evident in every corner, providing a comfortable and effortless lifestyle/living environment. Abundant natural light, impeccable craftsmanship and original details highlight vintage allure and sophistication. This lovely compound is fully gated with private outdoor spaces designated for each unit. A 4-car garage with ample storage and additional space for guest parking is a welcomed highlight. Tucked away behind tall, mature hedges and lush landscaping, this private retreat hidden from the bustling city awaits you. Enjoy the beauty of the hills while being just moments away from the vibrant energy of the city! Close to Hiking trails, Lake Hollywood, Hollywood Bowl, Universal Studios & City Walk. You're just a short distance from renowned dining, entertainment, and world class shopping destinations. With multiple units, this property presents a fantastic opportunity for rental income or multigenerational living.

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$1,985,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Rooms: Entry, Living Room
- Floor: Wood, Carpet, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Oven, Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01849354
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,200	\$3,200	\$6,200
2:	2	1	2		Unfurnished	\$3,100	\$3,100	\$3,500
3:	3	1	1		Unfurnished	\$0	\$0	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5579039012

Michael Lembeck

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

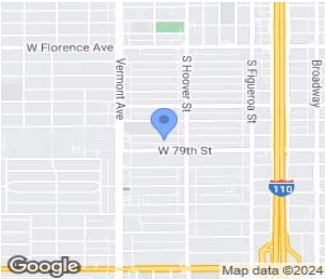
Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,850,000/\$1,825,000 ↓
0 days on the market
Listing ID: OC24047505

844 W 78th St • Los Angeles 90044
3 units • **\$616,667/unit** • **4,068 sqft** • **5,722 sqft lot** • **\$448.62/sqft** •
Built in 2023
79th and Hoover



off market property being listed for comp purposes only

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$222 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01778230
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020014005

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Duplex

1222 E 70th St

• Los Angeles 90001

3 units • \$266,667/unit • 1,538 sqft • 5,835 sqft lot • \$536.41/sqft • Built in 1926

South Central Ave. Right on E.70th St.

List / Sold: \$800,000/\$825,000

1 days on the market

Listing ID: DW24023618



Welcome to these updated units, offering the perfect blend of modern and convenience. Front unit features 3 beds 1 bath, 2nd unit features 2 beds with 1 bath. Both units have modern kitchens and bathrooms with laundry hookups inside the units. Let's talk about the outdoor covered patio with ample parking , great for entertaining or just enjoying the outdoors with friends and family. Property will be DELIVERED COMPLETELY VACANT, primed for immediate cash flow or large families. Property has an additional bonus room that can be used as work space or for a single adult.

Facts & Features

- Sold On 03/05/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$1,036 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02151141
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,850
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,250
3:	1	0	1	0	Unfurnished	\$0	\$0	\$600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6010014007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,500,000/\$1,450,000 ↓
16 days on the market
Listing ID: DW24004275

9045 Iowa St • Downey 90241
3 units • \$500,000/unit • 3,967 sqft • 7,541 sqft lot • \$365.52/sqft •
Built in 1979
EAST OF BELLFLOWER BLVD AND SOUTH OF FIRESTONE



FANSTASTIC TRI PLEX FOR SALE IN DOWNEY. FRONT UNIT IS 3 BEDROOMS AND 2 BATHS (2300 SQFT APPROX) WITH A 2 CAR ATTACHED GARAGE, FRONT UNIT HAS LAUNDRY ROOM, EXTRA LARGE 2 GAR GARAGE WITH WORKSHOP AREA. LARGE MASTER BEDROOM UPSTAIRS WITH EN SUITE BATHROOM AND A WALK IN CLOSET PLUS A LARGE MIRRORED CLOSET. FRONT UNIT IS A TRUE OWNERS UNIT THAT IS CENTRAL AC READY. 2 REAR UPSTAIRS UNITS HAVE 2 BEDROOMS AND 2 BATHS (800 SQFT APPEOX) WITH A 1 CAR GARAGE EACH. THERE IS ALSO AN ADDITIONAL 2 CAR GARAGE THAT CAN BE RENTED OR TURNED INTO AN ADU. THIS TRI PLEX COMES WITH 2 PARKING SPACES AT THE END OF THE DRIVEWAY AND EACH UNIT HAS A LAUNDRY HOOKUP IN THEIR GARAGES. MIDDLE UNITS KITCHEN HAS JUST BEEN REMODELED AND PERMITTED WITH THE CITY. THE FRONT UNIT GETS \$2600 PER MONTH AND THE 2 BEDROOMS 2 BATH UNIT RENTS FOR \$2100 PER MONTH. OWNER PAYS WATER AND TRASH CURRENTLY. EACH UNIT HAS A FORCED AIR FURNACE.

Facts & Features

- Sold On 03/04/2024
 - Original List Price of \$1,500,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Central
 - \$993 (Estimated)
- Laundry: In Garage
 - \$86200 Gross Scheduled Income
 - \$83620 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,580
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$480
 - Cable TV: 00338699
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,600	\$2,600	\$2,800
2:	2	2	2	1	Unfurnished	\$2,100	\$2,100	\$2,400

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- D4 - Southeast Downey, S of Firestone, E of Downey area
 - Los Angeles County
 - Parcel # 6284009021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

•

Triplex

List / Sold:

\$599,000/\$565,000

845 W 56th St

• Los Angeles 90037

75 days on the market

3 units

• \$199,667/unit

• 2,456 sqft

• 5,120 sqft lot

• \$230.05/sqft

•

Listing ID: SR23179650

Built in 1924

EXIT SLAUSON RIGHT ON HOOVER LEFT ON 56TH



Calling all investors and fix and flippers !! Amazing 3 unit property in South Los Angeles presenting an exciting chance for savvy investors and flippers to reimagine and rebuild a remarkable residence. The two back units are each 1 bed 1 bath while the front unit boasts 4 beds and 1 bath. Cash offers only, looking for fast sale

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$599,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Public Records)
- 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02156832
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- FLOR - Florence area
 - Los Angeles County
 - Parcel # 5001010019

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Triplex

List / Sold: \$849,999/\$920,000 ↗

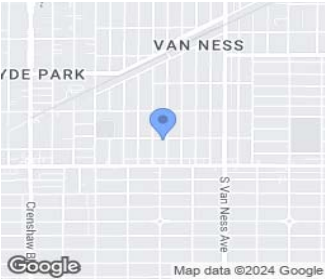
7003 4th Avenue • Los Angeles 90043

5 days on the market

3 units • \$283,333/unit • 2,916 sqft • 6,001 sqft lot • \$315.50/sqft • Built in 1928

Listing ID: AR24017029

W Florence Ave/ S. Van Ness Ave



Welcome to 7003 4th Avenue in Los Angeles – A prime investment opportunity! This corner lot property boasts three units, including a charming 3-bed, 1.5-bath Single Family Residence with a private front and back yard, along with an outdoor laundry area and a separate entrance for added convenience. The duplex features two well-designed 2-bed, 1-bath units, each with its own private entrance, making this an ideal rental property or a perfect residence for an owner-occupant looking to capitalize on rental income. Don't miss this chance to invest in a versatile property in the heart of Los Angeles!

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$849,999
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$0 (Public Records)
- Laundry: Outside
 - \$24000 Gross Scheduled Income
 - \$18800 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,200
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2					\$3,500
2:	1	2	1					\$2,600
3:	1	2	1			\$2,000		\$2,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 3%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4008023028

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Triplex

6208 Agra St

• Bell Gardens 90201

3 units

• \$286,333/unit

• 2,019 sqft

• 6,891 sqft lot

• \$431.90/sqft

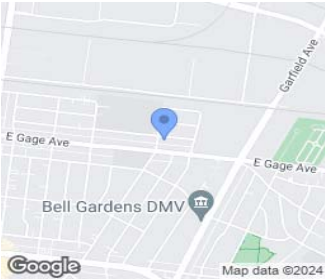
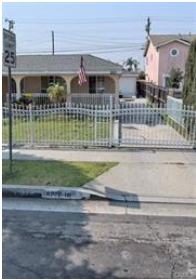
• Built in 1940

E Gage Avenue & Garfield Avenue

List / Sold: \$859,000/\$872,000

180 days on the market

Listing ID: PW23089938



This Triplex is a great investment opportunity. The front unit has 3 beds and 1 bath, a long drive way with 2 cars garage. The back two units have 1 bed and 1 bath each. They are attached to each other and have a long drive way with 2 cars garage. The 2 cars garage is currently used as storage for the back two units. All 3 units' kitchen and bathroom were upgraded few years ago. The front and back driveway has its own slide gate and they can be secured with a lock.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$889,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$2,281 (Estimated)
- Laundry: In Garage
 - \$61116 Gross Scheduled Income
 - \$57516 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02033877
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6330002014

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Triplex

8927 Annetta Ave

• South Gate 90280

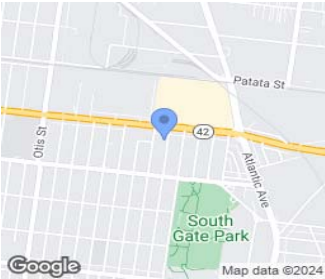
3 units • \$291,667/unit • 2,058 sqft • 6,375 sqft lot • \$425.17/sqft • Built in 1928

Firestone / Annetta Ave.

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

108 days on the market

Listing ID: PW23193166



A hidden gem of a TRIPLEX offering, 5 bedroom and 3 bath in a residential tree line street near the Azalea shopping Center. This multi-unit property found in the heart of South gate holds the promise of a new beginning in a growing community. With local parks and recreations near by, accessibility to bus transportations and schools at walking distance this property is an excellent long term investment. The property offers ample parking, separate garages for each of the units, a community laundry room with coin machines and low maintenance. The front house is a recent remodel and shows very well. All of the units are currently tenant occupied.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$899,990
 - 2 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$929 (Estimated)
- Laundry: Common Area, Community, Individual Room
 - \$4440 Gross Scheduled Income
 - \$51480 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Appliances: None
 - Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Lawn, Sprinkler System, Sprinklers In Front, Walkstreet, Yard
- Fencing: Average Condition, Block, Vinyl
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01008773
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,850	\$1,850	\$2,500
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,350
3:	1	2	1	1	Unfurnished	\$1,490	\$1,490	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6216016017

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Triplex

9738 Deeble St • South Gate 90280

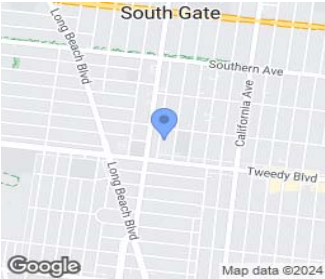
3 units • \$278,333/unit • 2,331 sqft • 5,919 sqft lot • \$377.52/sqft • Built in 1954

Only \$278,300 Price Per Unit

List / Sold: \$835,000/\$880,000

30 days on the market

Listing ID: AR23229560



9738 Deeble St is a triplex located in South Gate, CA. The property features (2) 2B+1B units and (1) 1B+1B unit, along with three garage spaces. Units A and B have remodeled bathrooms and Unit C has new bathroom plumbing. Unit B's kitchen has been remodeled, featuring solid wood cabinets. The property has copper plumbing throughout. Tenants enjoy being minutes from the local Walmart Supercenter and South Gate Park, an almost 100-acre park featuring an 18-hole golf course, swim stadium, sports center, senior recreation center, and municipal auditorium. Built in 1954, the property is well maintained and a great addition to any investor's portfolio

Facts & Features

- Sold On 03/04/2024
 - Original List Price of \$835,000
 - 1 Buildings
 - 3 Total parking spaces
 - \$929 (Estimated)
- Laundry: Inside
 - \$54000 Gross Scheduled Income
 - \$35538 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,842
 - Electric: \$320.00
 - Gas: \$100
 - Furniture Replacement:
 - Trash: \$1,190
 - Cable TV: 01836555
 - Gardener:
 - Licenses:
- Insurance: \$1,295
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,325
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,850
2:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,650
3:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,850

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6209004027

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed

• Quadruplex

1310 N Marine Ave

• Wilmington 90744

4 units

• \$232,500/unit

• 3,908 sqft

• 6,113 sqft lot

• \$232.86/sqft

• Built in 1929

List / Sold: \$930,000/\$910,000

297 days on the market

Listing ID: PW23056840

Get off on Avalon from 405 fwy, go south make a right on PCH then a left on Marine



This property offers an exceptional investment opportunity with its four units, conveniently located in close proximity to the freeway, shopping center and schools. Property consists of d spanish style duplex, featuring two spacious two bedroom units, in addition the property boasts a 2 bedroom house in the middle of lot and there is also a 1 bedroom unit above the 4 car garage. One of the standout features of this property is its prime location. Situated near the freeway 110 and 91, commuting to other parts of neighboring areas is a breeze.

Facts & Features

- Sold On 03/04/2024
 - Original List Price of \$945,000
 - 3 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$574 (Estimated)
- Laundry: See Remarks
 - \$54192 Gross Scheduled Income
 - \$48852 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,290
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01501084
 - Gardener:
 - Licenses:
- Insurance: \$2,140
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,150
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$925	\$925	\$962
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,092
3:	1	2	1	1	Unfurnished	\$1,081	\$1,081	\$1,123
4:	1	2	1	1	Unfurnished	\$1,460	\$1,460	\$1,518

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7420007017

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Closed •

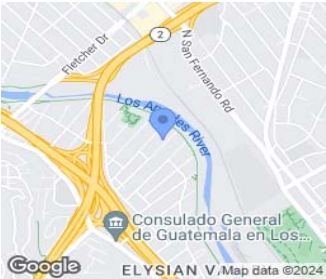
List / Sold:

\$1,195,000/\$1,482,800 ⬆

9 days on the market

Listing ID: 24357835

2955 Allesandro St • Los Angeles 90039
4 units • \$298,750/unit • 1,435 sqft • 6,479 sqft lot • \$1033.31/sqft •
Built in 1959
maps.google.com



Fully renovated fourplex with \$8390 in monthly income makes this a rare cash-flowing offering in red-hot Frogtown. Located half a block from the L. A. River bike path and "Best of LA" eatery Lingua Franca, the property is composed of four studio units, currently rented for \$1495, \$1895, \$1650, and \$1750 per month. In addition, there's a rear garage rented as an art studio for \$1600/mo (possible ADU conversion, buyer to verify). The units are stylishly updated and renovated, with polished concrete floors, open shelving, butcher block counter tops, and stainless steel kitchen appliances. Each residential unit also comes with its own off-street parking space. There is a common laundry area and the property is secure and gated. Condition, area, and rental income all make this a fantastic entry-level rental property investment, or a tax-deferred exchange upleg. Please do not disturb the tenants.

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$100680 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,495	\$1,495	\$2,000
2:	1	0	1		Unfurnished	\$1,895	\$1,895	\$2,000
3:	1	0	1		Unfurnished	\$2,000	\$1,650	\$2,000
4:	1	0	1		Unfurnished	\$1,750	\$1,750	\$2,000
5:	1	0	0		Unfurnished	\$1,600	\$1,600	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 606 - Atwater area
- Los Angeles County
- Parcel # 5442025016

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,750,000/\$1,700,000 ↓

25 days on the market

Listing ID: 24349723

9712 Charnock Ave • Los Angeles 90034
4 units • \$437,500/unit • **2,403 sqft** • **5,602 sqft lot** • \$707.45/sqft •
Built in 1949
Venice Blvd to Hughes to Charnock



Fantastic Opportunity to acquire a 4-Unit Income building in a great Culver City Adjacent location! Two upper units and two lower units may have higher rental potentials. Separate small shed with common/pay use washer and dryer. 2 car tandem parking on property for tenants. Two detached double garages are rented for extra income. A short stroll to trendy Culver City restaurants, movie theaters and more!

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Community, Individual Room

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01521930
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,695	\$1,695	\$0
2:	1	1	1		Unfurnished	\$0	\$1,576	\$0
3:	1	2	2		Unfurnished	\$0	\$1,775	\$0
4:	1	2	1		Unfurnished	\$0	\$2,295	\$0
5:	1	0	0		Unfurnished	\$0	\$625	\$0
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4313013005

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Newport Beach, 92660

Closed •

List / Sold:

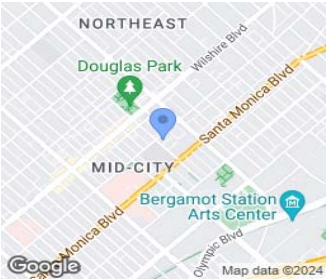
\$1,795,000/\$1,825,000

23 days on the market

Listing ID: 24348035

2440 Arizona Ave • Santa Monica 90404
4 units • \$448,750/unit • 2,644 sqft • 5,198 sqft lot • \$690.24/sqft •
Built in 1951

Highly desirable Santa Monica location near McKinley Elementary School, walking distance to St. Johns. Hospital, UCLA Medical Center, and 2 miles from beaches & 3rd St. Promenade. Santa Monica is a sought after investment market with a history of stable growth and appreciation.



Located in the heart of thriving Santa Monica, this fourplex will be delivered with (2) vacant units, one with a charming private yard! Perfect for owner-user, investor, or developer. Property includes four 1 bd + 1 ba units, laundry room, shared backyard, and detached garages with alley access + possible ADU addition (buyer to verify). This property cash flows as-is or can be a true value added investment opportunity!

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$1,795,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Natural Gas, Wall Furnace
- Cap Rate: 4.05
 - \$72731 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Lot Features: Yard, Lawn

Annual Expenses

- Total Operating Expense: \$37,104
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01947727
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$3,100	\$0	\$3,100
2:	2	1	1		Unfurnished	\$2,275	\$2,275	\$2,786
3:	3	1	1		Unfurnished	\$1,208	\$1,208	\$2,786
4:	4	1	1		Unfurnished	\$2,786	\$0	\$2,786
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4276022029

Michael Lembeck

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

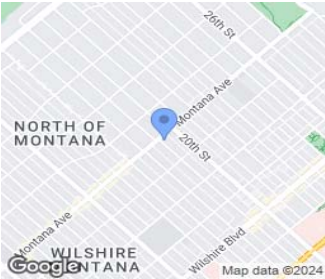
Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$2,675,000/\$2,550,000 ↓
6 days on the market
Listing ID: SB24008645

1902 Montana Ave • Santa Monica 90403
4 units • \$668,750/unit • 3,237 sqft • 6,011 sqft lot • \$787.77/sqft •
Built in 1939
On the South East Corner of Montana Ave and 19th St



Trophy Asset! 1902 Montana Ave is a stunning 4-unit apartment building located in one of the nicest pockets of West LA. This property is ideal for any investor or owner-user looking for a highly appreciating asset with very low maintenance. The building is comprised of (1) 2Bed/1Bath, (3) 1Bed/1Bath & a bonus Studio unit collecting \$2,195 per month (BTV)! Two units are renovated and one 2Bed/1Bath unit is currently vacant offering immediate upside. Beneficial to the new owner, the property features a newer roof, fresh painting, a charming central courtyard, and electrical and plumbing upgrades. There are also 4 garages (3 vacant) and 5 on-site parking spaces, as well as ample street parking. There is an opportunity to build an ADU in the garages. Walking distance to trendy restaurants, cafes, & retail shops on Montana Avenue and within 1.5 Miles from Santa Monica Beach, 3rd Street Promenade & Palisades Park.

Facts & Features

- Sold On 03/07/2024
- Original List Price of \$2,675,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- \$0 (Assessor)
- Laundry: In Garage
- \$139956 Gross Scheduled Income
- \$93430 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,327
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$3,995	\$3,995	\$3,995
2:	1	1	1			\$2,595	\$2,595	\$2,995
3:	1	1	1			\$1,000	\$1,000	\$2,995
4:	1	1	1			\$978	\$978	\$2,995

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277006014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$1,490,000/\$1,490,000
0 days on the market
Listing ID: 24363361

351 S Catalina St • Los Angeles 90020
4 units • \$372,500/unit • 3,624 sqft • 5,488 sqft lot • \$411.15/sqft •
Built in 1921
North of 6th st



All units are vacant

Facts & Features

- Sold On 03/04/2024
- Original List Price of \$1,490,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02022092
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5502005010

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold:

\$1,600,000/\$1,584,000 ↓

14 days on the market

Listing ID: 24347439

144 N Kenmore Ave • Los Angeles 90004
4 units • \$400,000/unit • 5,672 sqft • 7,128 sqft lot • \$279.27/sqft •
Built in 1924

Take Beverly Blvd. to Kenmore Ave. Turn South on Kenmore Ave. and property half a block down on the East side of the street.



Amazing 4 Plex in fantastic rental area where Korea Town meets Mild-Wilshire. Rolling hills & mature tree lined streets enhance the views of this hip neighborhood with the city buzz & LA skyline beyond. The 7143 Sq Ft Lot hosts a 5672 Sq Ft two-story building with 4 spacious 2BD + 1BA units. Seven off street parking spots in the rear include 3 covered and 4 open air. Electric vehicle chargers, private & secure individual storage units underneath, large walk-in raised foundation utility area and dual front & back entrances to each unit make access convenient, flexible and private. All units are roomy (approximately 1400 Sq Ft each), well ventilated & lit with windows on three sides. With two single story apartments per floor, all units feature high ceilings and a front entrance to the spacious formal living room & dining rooms that open to roomy balconies through French doors. A long hallway separates spacious & updated kitchens with separate breakfast nook eating areas, full baths with separate adjacent toilet facilities, a large guest bedroom, large main bedroom with walk-in closet and a full sized stacked washer/dryer utility room. The rear entrance offers a private entry to the living areas. All units feature Central AC/Heat, dishwashers, ceiling fans and hardwood flooring in living areas with tile in kitchens & baths. Building upgrades include new carport roof & newer building roof maintenance, kitchen upgrades with wooden cabinetry, front steps & retaining walls reinforcement, window & balcony door replacement and main sewer line replaced in 2009. All four units are occupied and sold with tenants in place. Building reflects pride of ownership & attention to detail with maintenance and upkeep.

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$1,600,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - 3 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Stackable, Inside
 - \$73618 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available

Interior

- Rooms: Primary Bathroom, Utility Room, Walk-In Closet
 - Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Range Hood, Gas Oven
 - Other Interior Features: Ceiling Fan(s), High Ceilings, Living Room Balcony, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,590
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02088571
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,027	\$2,027	\$3,000
2:	2	2	1		Unfurnished	\$2,650	\$2,650	\$3,000
3:	3	2	1		Unfurnished	\$2,057	\$2,057	\$3,000
4:	4	2	1		Unfurnished	\$2,700	\$2,700	\$3,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5518019003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$1,495,000/\$1,465,000 ↓
157 days on the market
Listing ID: 23293591

2105 Echo Park Ave • Los Angeles 90026
4 units • \$373,750/unit • 2,565 sqft • 6,018 sqft lot • \$571.15/sqft •
Built in 1912
North of Baxter, South of Cerro Gordo



Fantastic New Price for this Lovely Dutch Colonial fourplex nestled in the heart of Prime Echo Park amidst a vibrant community. Front facing, 2 Bedroom, 2 Bath Owner's unit vacant and perfect for owner/user. Wonderfully situated in a peaceful, verdant valley just moments away to local shops and restaurants like Valerie, Lady Byrd Cafe, Baceti and so much more. This fantastic property offers a terrific blend of modern updates and timeless appeal as well as being an ideal owner/user setup. Live in one and collect rent from the 3 other units. Echo Park Avenue has been owned by same owner for almost 20 years and has been well maintained and upgraded. The property consists of a lovely two story duplex in front, each with 2BR's, and a charming rear duplex, two side-by-side studios, providing flexibility and privacy for both owners and tenants. One of the studios is currently being utilized as an Airbnb, presenting an excellent opportunity for additional income. You'll be delighted by the mature trees that envelop the property and communal areas, creating a tranquil oasis in the heart of the city. Looking towards the future, this property presents a compelling investment opportunity and considerable upside potential. Echo Park's popularity continues to rise and the demand for quality living spaces in this coveted area is ever-growing, making this fourplex an excellent long-term asset. Don't miss your chance to own a piece of Echo Park's vibrant lifestyle. Embrace the charm, convenience, and income potential offered by this character fourplex.

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$1,639,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside
- Cap Rate: 4
- \$65639 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$34,561
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01844144
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,500	\$0	\$3,500
2:	1	2	1		Unfurnished	\$1,893	\$1,893	\$3,250
3:	1	0	1		Unfurnished	\$1,157	\$1,157	\$1,800
4:	1	0	1		Unfurnished	\$1,800	\$1,800	\$1,800

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5420020002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

11233 Raymond Ave • Los Angeles 90044

4 units • \$206,250/unit • 2,000 sqft • 6,376 sqft lot • \$470.00/sqft • Built in 1923

Take 105 East to Vermont Ave (exit 7a) - Turn Left. Make Left on 115th St to Imperial Hwy, Right on Raymond. Property will be on your right-hand side.

List / Sold: \$825,000/\$940,000 ↗

13 days on the market

Listing ID: 24345353



Introducing a unique investment opportunity for 4 units to be ***DELIVERED VACANT*** This quadruplex spans approximately 2,000 sq. ft. of living space, offering versatility and potential for both families and astute investors.*** The property features two detached units, each 1bed/1bath. This layout is ideal for those seeking separate living spaces or rental income opportunities. ***Adjacently positioned is a rear duplex, thoughtfully designed and is being used as a 2 bed/1 bath and a 3 bed/1 bath.*** Please note, 1 of the bedrooms in each level of the the duplex may not be permitted, offering a chance for customization or reconfiguration based on future plans. ****Situated on an a large 6,500 sq ft lot, this property further unlocks the potential for two additional ADUs, presenting a promising avenue for extended income streams or personal use. **The offering extends beyond mere space; the property will be delivered vacant, presenting a clean slate for immediate occupancy or remodeling visions. **Whether you're an investor eyeing a low Gross Rent Multiplier (GRM) or seeking robust cash flow, this property is perfect for much opportunity. ****While we provide a glimpse into the property's potential, it's essential to note that the seller's agent/broker does not guarantee any specifics regarding square footage, lot size, or permit status. ****Income and rental numbers are projected based on market rents.****Prospective buyers and their agent/brokers are encouraged to conduct thorough due diligence, verifying all dimensions, zoning regulations, and permit details to ensure alignment with intended uses and compliance requirements. ***Priced aggressively and will not last. *** PROPERTY SOLD AS-IS, NO REPAIRS*** ****PLEASE DO NOT WALK PROPERTY OR DISTURB OCCUPANTS.

Facts & Features

- Sold On 03/07/2024
 - Original List Price of \$825,000
 - 3 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - 0 Total carport spaces
 - Heating: Wall Furnace
- \$99500 Net Operating Income

Interior

- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: Front Yard, Back Yard
 - Security Features: Window Bars, Gated Community

Annual Expenses

- Total Operating Expense: \$9,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01811455
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100
2:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100
3:	1	2	1		Unfurnished	\$2,800	\$0	\$2,800
4:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6076029009

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• [Quadruplex](#)

6471 Foster Bridge Blvd

• Bell Gardens 90201

4 units

• \$250,000/unit

• 2,720 sqft

• 6,330 sqft lot

• \$340.07/sqft

• Built in 1948

Gage

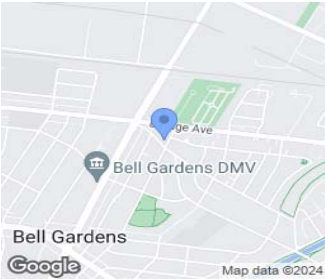
List / Sold:

\$1,000,000/\$925,000

↓

15 days on the market

Listing ID: SB24013361



This 4-unit Quadruplex in Bell Gardens is a great investment opportunity. With its convenient location near amenities, parks, and transportation, this property has the potential for steady rental income in a stable market. Don't miss out on the chance to add this income-producing property to your portfolio and secure your financial future. The detached unit has been converted from a 1 bedroom to an unpermitted 2 bedroom.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$1,000,000
 - 3 Buildings
 - 4 Total parking spaces
 - \$2,935 (Estimated)
- \$71400 Gross Scheduled Income
 - \$50158 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,100
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01917184
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$990	\$990	\$2,250
2:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$2,250
3:	1	2	1	1	Unfurnished	\$1,150	\$1,150	\$2,250
4:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,250

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6357030013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Commercial/Residential

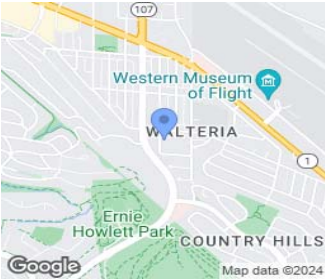
List / Sold:

\$1,980,000/\$2,005,000 ⬆

4 days on the market

Listing ID: PW24029833

24610 Park St • Torrance 90505
5 units • \$396,000/unit • 4,520 sqft • 7,633 sqft lot • \$443.58/sqft •
Built in 1964
East of Hawthorne Blvd south of Newton



On market for the first time in 40 years! 24610 Park Street is a well-maintained five-unit apartment building in Torrance, California. This offering presents an outstanding opportunity for an investor to acquire an asset with a strong unit mix, desirable location, and 48 percent rental upside. 24610 Park Street is a 1964 construction with a mix of one one-bed/one-bath unit, three two-bed/one-and-one-half-bath units, and one three-bed/one-and-one-half bath unit. The 4,520-square foot building is all-electric and offers five single-car garages, on-site laundry, a security camera system, and lush landscaping. Furthermore, the building features a newer roof and upgraded interiors in select units. This property boasts a great South Bay location in an affluent neighborhood on the border of Rolling Hills Estates; the average household income within one mile exceeds \$167,000. Additionally, this building is just over one block to Walteria Elementary School.

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$1,980,000
- 1 Buildings
- 5 Total parking spaces
- \$1,396 (Estimated)
- Laundry: Community
- \$124572 Gross Scheduled Income
- \$73364 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,471
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01332755
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,701	\$1,701	\$2,500
2:	3	2	2	3	Unfurnished	\$2,111	\$6,333	\$3,100
3:	1	3	2	1	Unfurnished	\$2,347	\$2,347	\$3,550

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 125 - Walteria area
- Los Angeles County
- Parcel # 7547003011

Michael Lembeck

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

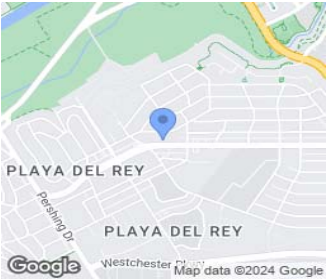
Citivist Realty Services, Inc

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

Closed •

List / Sold:
\$2,299,000/\$2,038,000 ↓
147 days on the market
Listing ID: 23302083

7849 W Manchester Ave • Playa del Rey 90293
5 units • \$459,800/unit • 4,075 sqft • 6,251 sqft lot • \$500.12/sqft •
Built in 1959
Manchester Ave, between Gulana and Redlands



Rare opportunity to acquire an income generating, five-unit apartment building in the heart of Playa del Rey. With its proximity to the beach, Loyola Marymount University, LAX and Silicon Beach, the Playa del Rey beach community demands premium rents. Pride of ownership care has been given to the building, two units were remodeled in 2021 and 2022, with new flooring, kitchen countertops, bathroom fixtures and fresh paint. The other three units were updated within the last 4-6 years. The units consist of three 1 bed/ 1 bath units, one 3 bed/ 2 bath unit and one 2 bed/1 bath unit. There are five parking spaces, located in the front driveway and along the side of the building. The garages are currently being used for storage by tenants, who pay an additional monthly storage fee. There is an on premise laundry room with coin operated machines. New wall heaters have been replaced in three of the units in the last two years and there have been plumbing updates with each renovation. Owners have completed the required soft-story retrofitting. This incredible investment opportunity is a stone's throw from Playa Vista, LMU, Otis, El Segundo and Marina del Rey. ** Income data is based on current rents and expenses.

Facts & Features

- Sold On 03/06/2024
- Original List Price of \$2,690,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Laundry: Washer Included, Dryer Included, Community
- \$119429 Net Operating Income

Interior

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

Exterior

- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$29,491
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	2	1		Unfurnished	\$2,493	\$2,493	\$2,493
3:	1	1	1		Unfurnished	\$2,200	\$2,200	\$2,200
4:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,300
5:	1	1	1		Unfurnished	\$1,787	\$1,787	\$2,000
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 0%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4115024010

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold: **\$899,000/\$865,000** ↓

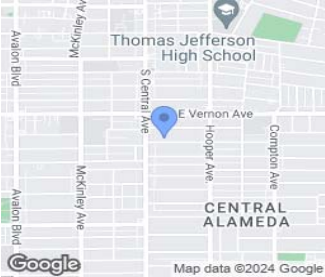
1147 E 46th St • Los Angeles 90011

15 days on the market

5 units • \$179,800/unit • 3,793 sqft • 6,935 sqft lot • \$228.05/sqft • Built in 1920

Listing ID: 24345668

USE GOOGLE MAPS



Incredible opportunity to own a 5 unit building with a great unit mix in a rapidly growing part of LA - 50% upside in rents! This fully gated property comprises 3 separate buildings featuring a front duplex with a 4BD/3BA and 3BD/2BA, a detached home with 2 BD, 1BA and another duplex with two 1BD/1BA. Separately metered for gas and electric. Your chance to add significant value to this property which is close to freeways, USC and downtown.

Facts & Features

- Sold On 03/07/2024
- Original List Price of \$899,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 6
- \$54661 Net Operating Income

Interior

- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$25,391
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$1,924	\$1,924	\$3,700
2:	1	3	2		Unfurnished	\$1,329	\$1,329	\$3,100
3:	1	2	1		Unfurnished	\$1,297	\$1,297	\$2,750
4:	1	1	1		Unfurnished	\$1,248	\$1,248	\$1,600
5:	1	1	1		Unfurnished	\$873	\$873	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5107008012

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$1,950,000/\$1,790,000 ↓
104 days on the market
Listing ID: 23330295

501 S Chapel Ave • Alhambra 91801
6 units • **\$325,000/unit** • **4,043 sqft** • **7,654 sqft lot** • **\$442.74/sqft** •
Built in 1967
East on E Mission Rd, North on S. Chapel Ave



\$149,000 PRICE REDUCTION!!! We are pleased to present 501 S. Chapel Avenue, a charming six-unit apartment complex in the heart of Alhambra. Situated on a 7,652 square foot lot, the property features an ideal unit mix consisting of a two-bedroom, one-and-a-half-bath + den two-story townhouse-style owner's unit, two two-bedroom, one-bath units, two one-bedroom, one-bath units, and one non-conforming studio with one bath (delivered vacant). One of the one-bedroom units received a complete renovation in 2023, and the non-conforming studio was remodeled in 2021. Newer windows enhance the property's overall appeal. This is the first time in over 45 years that this property has come to market, offering 13 generous parking spaces, individual gas and electricity meters and an on-site laundry room. The property is ideally located minutes from Almansor Park, the Alhambra Golf Course, Alhambra Place, and the vibrant shops and restaurants lining Main Street in downtown Alhambra. Don't miss out on this outstanding investment opportunity!

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$2,099,000
 - 1 Buildings
 - Levels: Two
 - Heating: Wall Furnace
- Cap Rate: 3.44
 - \$67040 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$43,853
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,094	\$2,094	\$3,100
2:	2	2	1		Unfurnished	\$1,508	\$3,016	\$4,600
3:	2	1	1		Unfurnished	\$1,408	\$2,816	\$3,700
4:	1	0	1		Unfurnished	\$1,500	\$1,500	\$1,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5345011023

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold:

\$1,599,000/\$1,400,000 ↓

215 days on the market

Listing ID: 23277777

1806 9th St • Santa Monica 90404

6 units • \$266,500/unit • 2,210 sqft • 4,837 sqft lot • \$633.48/sqft •

Built in 1925

One Block East of Lincoln Blvd. one Block North of Pico Blvd



A rare opportunity for builders, investors and owner/users to purchase in this highly sought after region of Santa Monica. Blocks away from the ocean, Santa Monica college, and Metro station. Permitted Street parking available. Buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Centrally located to Santa Monica College, Metro, dining, shopping, with easy access to the freeway.

Facts & Features

- Sold On 03/06/2024
 - Original List Price of \$1,700,000
 - 6 Buildings
 - Levels: One
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- \$59239 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$30,742
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02200006
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,791	\$21,487	\$21,487
2:	1	0	1		Unfurnished	\$1,383	\$16,590	\$16,590
3:	1	1	1		Unfurnished	\$881	\$10,567	\$10,567
4:	1	1	1		Unfurnished	\$1,725	\$21,678	\$20,695
5:	1	0	1		Unfurnished	\$1,322	\$23,346	\$15,859
6:	1	1	1		Unfurnished	\$1,857	\$22,279	\$22,279
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4283020036

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$1,595,000/\$1,525,000 ↓

109 days on the market

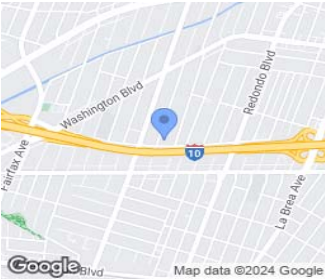
Listing ID: SB23189376

2416 S Ridgeley Dr • Los Angeles 90016

6 units • \$265,833/unit • 5,896 sqft • 9,647 sqft lot • \$258.65/sqft •

Built in 1945

Off Hauser and Washington



Opportunity to own in one of most rapidly appreciating neighborhoods in all of Los Angeles! 2416 S Ridgeley Dr is a 6-unit apartment building situated in the heart of flourishing West Adams. Currently operating at a 5.37% CAP and 11.61 GRM, the subject property is ideal for any investor looking for strong day 1 income with plenty of room to grow rents. 2416 S Ridgeley Dr is comprised of (6) 2-Bed/1-Bath units - (1) Unit is currently vacant and (1) unit is a Sec. 8 tenant. There are (3) two-car garages spaces for a total of 6 parking spots. The subject property is only minutes from trendy Downtown Culver City, Downtown Los Angeles and the city's metro line. Renters will enjoy the proximity to the 10 , 405 and 110 freeways, making commuting in Los Angeles a breeze. This is an excellent opportunity to acquire an investment property with strong income and future upside in rents and the neighborhood.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$1,595,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$0 (Unknown)
- Cap Rate: 5.37
 - \$137424 Gross Scheduled Income
 - \$85710 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$47,592
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$2,666	\$2,666	\$3,000
2:	1	2	1			\$1,487	\$1,487	\$3,000
3:	1	2	1			\$1,325	\$1,325	\$3,000
4:	1	2	1			\$1,487	\$1,487	\$3,000
5:	1	2	1			\$3,000	\$3,000	\$3,000
6:	1	2	1			\$1,487	\$1,487	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5063020011

Michael Lembeck

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

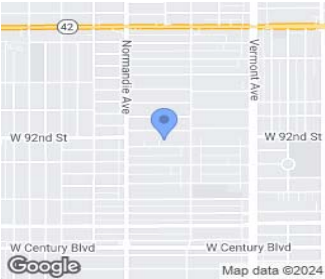
Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,250,000/\$1,125,000 ↓
135 days on the market
Listing ID: SB23181553

1237 W 93rd St • Los Angeles 90044
6 units • \$208,333/unit • 3,450 sqft • 12,129 sqft lot • \$326.09/sqft •
Built in 1924
Off Normandie, South of Manchester



Introducing the rare investment opportunity of 1237 W 93rd St, nestled in the heart of Unincorporated Los Angeles County. This asset is a value add 6-Unit Apartment comprised of (6) 1-Bed/1-Bath Units with RTI plans for (1) additional 1-Bed/1-Bath ADU. This 6+1 RTI unit building is located in a rapidly growing submarket of Los Angeles with plenty of value for an investor looking to increase the value. Going in at an attractive 5.44% Cap rate with 63% in Rental upside stabilizing at a 10.20% cap rate even before starting the ADUs! With RTI plans for an ADU, the buyer can begin adding value immediately and take advantage of this 12,220 Square foot lot. After the construction of the ADU, the cap rate jumps to 6.46% (Including estimated construction Costs). Located in an unincorporated area of Los Angeles County and NOT in Los Angeles city, the subject property is steps from the new recreational development at 5800 Figueroa, as well as new apartment developments in the area.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$1,295,000
 - 3 Buildings
 - Levels: One
 - 9 Total parking spaces
 - \$2,398 (Estimated)
- Cap Rate: 5.44
 - \$102912 Gross Scheduled Income
 - \$68027 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,798
 - Electric: \$300.00
 - Gas: \$300
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$2,588
 - Maintenance: \$3,900
 - Workman's Comp:
 - Professional Management: 5146
 - Water/Sewer: \$2,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,895	\$1,895	\$1,995
2:	1	1	1	1	Unfurnished	\$1,075	\$1,075	\$1,995
3:	1	1	1	1	Unfurnished	\$1,082	\$1,082	\$1,995
4:	1	1	1	1	Unfurnished	\$1,995	\$1,995	\$1,995
5:	1	1	1	1	Unfurnished	\$1,133	\$1,133	\$1,995
6:	1	1	1	1	Unfurnished	\$1,396	\$1,396	\$1,995
7:	1	1	0	0	Unfurnished	\$0	\$0	\$1,995

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6056002032

Michael Lembeck

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

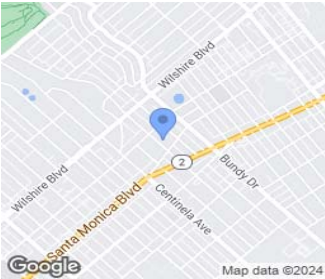
Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$2,750,000/\$2,500,000 ↓
125 days on the market
Listing ID: 23325559

1326 Wellesley Ave • Los Angeles 90025
8 units • **\$343,750/unit** • **6,336 sqft** • **7,363 sqft lot** • **\$394.57/sqft** •
Built in 1964
North of Santa Monica Blvd between Centinela Ave & Bundy Dr,



There was a recent \$100,000 price reduction, and the seller has notified all tenants of Los Angeles City's allowed 4% rent increase for February 1st, 2024. 1326 Wellesley Ave is a meticulously maintained 8-unit apartment building in the heart of West Los Angeles. The 6,336 sqft building is situated on a 7,361 sqft lot zoned LAR3. This property offers a unit mix comprised of six one-bedroom, one-bathroom, one two-bedroom, two-bathroom, and one townhouse-style two-bedroom one-and-one-half bathroom units. Recent upgrades include brand-new windows and a soft-story earthquake retrofit, ensuring safety and energy efficiency. There is room to park at least three cars in front and five cars in the rear for eight parking spaces. Ideally located within easy reach of local restaurants, grocery stores, and the vibrant West Side neighborhood, this property promises consistent occupancy and significant growth potential.

Facts & Features

- Sold On 03/08/2024
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Cap Rate: 4.53
- \$124524 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$56,618
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,986	\$1,986	\$3,500
2:	1	1	1		Unfurnished	\$1,971	\$1,971	\$2,250
3:	1	1	1		Unfurnished	\$1,867	\$1,867	\$2,250
4:	1	1	1		Unfurnished	\$1,898	\$1,898	\$2,250
5:	1	1	1		Unfurnished	\$1,867	\$1,867	\$2,250
6:	1	1	1		Unfurnished	\$1,950	\$1,950	\$2,250
7:	1	1	1		Unfurnished	\$1,867	\$1,867	\$2,250
8:	1	2	2		Unfurnished	\$2,054	\$2,054	\$3,250
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4263026011

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$3,000,000/\$3,055,000
24 days on the market
Listing ID: SB24002889

12545 Eucalyptus Ave • Hawthorne 90250
11 units • **\$272,727/unit** • **10,335 sqft** • **12,707 sqft lot** • **\$295.60/sqft** •
Built in 1960
West of Hawthorne Blvd



The subject property is a two story 11 unit apartment building built in 1961. It is located west of Hawthorne Blvd , one block north of El Segundo Boulevard, one block from Eucalyptus Elementary school and Park. The unit mix consists of ten 2 bedroom 1.5 bath townhome style floor plans, and a one 3 bedroom 2 bath unit. There are 11 carports with parking and storage for each unit. The laundry room provides additional income and all washers and dryers are included as they are owned by the seller. The building is 100% occupied and all rents were just increased and went into effect as of January 1, 2024. Tenants pay gas and electric for their individual units. There is still another 20%-25% or more upside in rents on most units which can be achieved over time since Hawthorne does not have its own rent control ordinance. A new roof was installed in 2023 and the electrical service was upgraded as well in 2023. This is an excellent turn key investment with significant upside.

Facts & Features

- Sold On 03/08/2024
 - Original List Price of \$3,000,000
 - 1 Buildings
 - Levels: Two
 - 11 Total parking spaces
 - 11 Total carport spaces
 - \$0 (See Remarks)
- Laundry: Community
 - Cap Rate: 5.08
 - \$249528 Gross Scheduled Income
 - \$152518 Net Operating Income
 - 11 electric meters available
 - 11 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Level with Street, Lot 10000-19999 Sqft, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$89,564
 - Electric:
 - Gas: \$2,948
 - Furniture Replacement:
 - Trash: \$7,110
 - Cable TV: 01508014
 - Gardener:
 - Licenses: 2400
- Insurance: \$6,800
 - Maintenance: \$13,629
 - Workman's Comp:
 - Professional Management: 9600
 - Water/Sewer: \$6,037
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,415	\$2,415	\$2,950
2:	1	2	2	0	Unfurnished	\$1,774	\$1,774	\$2,395
3:	1	2	2	0	Unfurnished	\$1,833	\$1,833	\$2,395
4:	1	2	2	0	Unfurnished	\$1,862	\$1,862	\$2,395
5:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,395
6:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,395
7:	1	2	2	0	Unfurnished	\$1,833	\$1,833	\$2,395
8:	1	2	2	0	Unfurnished	\$1,600	\$1,600	\$2,395
9:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,395
10:	1	2	2	0	Unfurnished	\$1,833	\$1,833	\$2,395
11:	1	2	2	0	Unfurnished	\$1,833	\$1,833	\$2,395

Of Units With:

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

Additional Information

- Trust sale
 - Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4041019042

Michael Lembeck

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

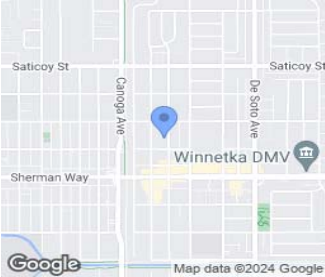
Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$1,630,000/\$1,600,000 ↓
90 days on the market
Listing ID: 23325677

7323 Milwood Ave • Canoga Park 91303
11 units • **\$148,182/unit** • **5,328 sqft** • **7,500 sqft lot** • **\$300.30/sqft** •
Built in 1964
Located on Milwood Ave, between Wyandotte St and Valerio St.



We are proud to present the sale of The Milwood Apartments, a well maintained 11 Unit multifamily property in the heart of Canoga Park. The unit mix consists of 6 (One Bedroom + One Bath), 2 ('Guest Room/ Bedroom + One Bath), and 3 ('Guest Room' + One Bath) units. The property has undergone recent upgrades to the units which have passed SCEP inspections and are all up to code. The Guest Rooms are similar to other 'normal' apartment units with the only difference being that they have small kitchenettes; three of the Guest Rooms have a separate bedroom and two are similar to studios. The building is almost all electric except for the hot water which is powered by a newer central water heater. Tenants pay for their own electricity, which makes the operating expenses relatively low for the owner. Soft story retrofit was completed in 2021. There are 8 parking spaces all of which the owner collects additional income from. Priced at an incredible low price per unit, this deal will attract even the shrewdest investor! The Milwood Apartments are located in the heart of Canoga Park in The San Fernando Valley within close proximity to Sherman Way and Canoga Ave. Conveniently situated within a short driving distance to The West Field Topanga, The Topanga Village, Warner Center, and Pierce College. Moreover, the Sherman Way Orange Line Station is within a short walking distance making the Milwood Apartments an ideal location for any tenants looking to transit within the city. Other area highlights include ease of access to hospitals (Kaiser Permanente Woodland Hills), and schools (Hart Elementary School, Canoga Park Middle School, and Canoga Park High School).

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,815,000
- 1 Buildings
- Levels: Two
- Cap Rate: 5.98
- \$97502 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$50,440
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,185	\$9,478	\$13,200
2:	3	0	1		Unfurnished	\$783	\$2,350	\$3,450
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2112024019

Michael Lembeck

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Newport Beach, 92660

Closed • Apartment

List / Sold:
\$1,999,000/\$2,155,000

5 days on the market

16310 S Ainsworth St • Gardena 90247
14 units • **\$142,786/unit** • **8,302 sqft** • **8,913 sqft lot** • **\$259.58/sqft** •
Built in 1958

Listing ID: SB23218307

From Vermont Blvd, turn east on Gardena Blvd, left on Ainsworth. Complex is on the right.



Welcome to the Joyce Apartments, a professionally managed 14-unit apartment complex located just north of Downtown Gardena. 16310 S Ainsworth St presents an excellent investment opportunity offering easy commute and convenient access to the 110 and 91 FWYs. This prime location is less than 10 miles from major hubs, including LAX, SpaceX, Tesla Design Studio, and the impressive SoFi Stadium. Constructed in 1958, the 8,302 SF building sits on an 8,911 SF lot with zoning designated as LARD1.5. The unit mix includes: (8) 2-bed/1-bath units, (2) 1-bed/1-bath units, and (4) 0-bed/1-bath units, offering a diverse range of living options along with 13 assigned parking spaces with convenient alley access. Additional amenities include on-site coin-operated laundry facilities, providing convenience for residents. The building is professionally managed, ensuring a well-maintained and efficiently run property, and boasts a fully occupied status with tenants' current on rents. Financials include a 5.18% cap rate, a 10.99 gross rent multiplier (GRM), and a compelling pro forma cap rate of 8.07% and pro forma GRM of 7.06. The property is located in Gardena PO and is subject to LA RSO regulations.

Facts & Features

- Sold On 03/05/2024
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,908 (Estimated)
- Laundry: Common Area, Community, Individual Room
- Cap Rate: 5.18
- \$181838 Gross Scheduled Income
- \$103338 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Front Yard, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$78,500
- Electric: \$1,240.00
- Gas: \$4,500
- Furniture Replacement:
- Trash: \$6,400
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 11000
- Water/Sewer: \$10,000
- Other Expense:
- Other Expense Description: See I&Es

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$1,260	\$10,080	\$1,900
2:	2	1	1	0	Unfurnished	\$1,162	\$2,325	\$1,600
3:	4	0	1	0	Unfurnished	\$687	\$2,748	\$1,300

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 116 - North Gateway area
- Los Angeles County
- Parcel # 6120018038

Michael Lembeck

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

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Closed •

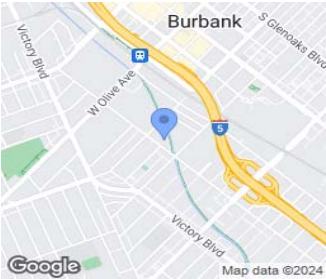
List / Sold:

\$8,450,000/\$8,450,000 ↓

12 days on the market

Listing ID: 24351489

422 S Lake St • Burbank 91502
14 units • \$603,571/unit • 19,910 sqft • 16,988 sqft lot • \$424.41/sqft •
Built in 2008
N/A



Facts & Features

- Sold On 03/05/2024
- Original List Price of \$8,550,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Central
- Cap Rate: 4.12
- \$351949 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$70,729
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01882980
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2		Unfurnished	\$2,945	\$23,564	\$28,760
2:	5	3	2		Unfurnished	\$3,466	\$17,331	\$20,250
3:	1	4	3		Unfurnished	\$3,718	\$3,718	\$4,500
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

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Cell Phone: 714-742-3700

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