

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 Socs	Date	DOM/CDOM
1	P1-16683	S 1407 1409 Hill AVE	PAS		STD	2	\$23,532		\$1,030,000	\$657.89	1368	1952/PUB	10,283/0.2361	N	2	04/02/24	11/11
2	PW23231257	S 14805 Eastwood Avenue	LAWN	112	TRUS	2	\$0		\$1,090,000	\$359.50	3032	1941/ASR	13,502/0.31	N	4	04/01/24	30/20
3	BS24000947	S 238 E 23rd ST	LA	122	PRO	2	\$78,204		\$949,900	\$358.18	2652	2008/ASR	5,200/0.1194	N	2	04/05/24	47/47
4	GD24035771	S 3900 W Avenue 41	LA	623	STD	2	\$33,600		\$750,000	\$562.22	1334	1923/ASR	4,332/0.0994	N	0	04/03/24	8/8
5	WS24050662	S 3114 S Sullivan AVE	RSMD	651	STD	2	\$60,000		\$1,062,000	\$544.06	1952	1937/ASR	9,965/0.2288	N	2	04/02/24	9/9
6	AR24041535	S 1513 Euclid AVE	SGAB	654	STD	2	\$80,400		\$1,680,000	\$719.49	2335	1945/PUB	6,602/0.1516	N	0	04/05/24	8/8
7	WS24014682	S 5822 N Vista ST	SGAB	654	STD	2	\$70,800		\$15,188,888	\$7,051.48	2154	1956/PUB	11,606/0.2664	N	2	04/05/24	52/52
8	MB23135477	S 112 N 21st ST	MTB	674	STD	2	\$0		\$705,000	\$499.29	1412	1924/ASR	6,796/0.156	N	2	04/03/24	21/21
9	OC24034072	S 3581 3583 Shurtleff CT	LA	680	STD	2	\$56,204		\$988,500	\$617.43	1601	1927/PUB	2,624/0.0602	N	2	04/05/24	25/25
10	SR24024834	S 9703 S Normandie AVE	LA	699	STD	2	\$50,400		\$540,000	\$397.06	1360	1949/ASR	4,085/0.0938	N	2	03/31/24	25/25
11	PW232228176	S 1644 E 113th ST	LA	699	STD	2	\$0		\$850,000	\$482.68	1761	1925/ASR	6,838/0.157	N	0	04/05/24	47/47
12	WS23158291	S 2730 Prospect AVE	RSMD	699	STD	2	\$43,200		\$1,138,000	\$590.86	1926	1921/ASR	7,110/0.1632	N	0	04/03/24	181/181
13	PW24057796	S 2063 Junipero AVE	SIGH	8	STD	2	\$51,204		\$720,000	\$428.57	1680	1948/ASR	6,752/0.155	N	4	04/05/24	1/1
14	PW24030290	S 304 S Lorena ST	LA	BOYH	STD	2	\$0		\$580,000	\$370.84	1564	1926/ASR	7,774/0.1785	N	0	04/04/24	18/18
15	23331649	S 1514 S Crest DR	LA	C09	STD	2			\$1,940,000	\$799.55	2689	1929	5,763/0.1323	N	2	04/05/24	108/108
16	24348517	S 237 San Juan AVE	VEN	C11	STD	2			\$2,110,000	\$928.14	2477/OTH		2,705/0.0621	N		04/03/24	62/62
17	23340479	S 341 5th AVE	VEN	C11	STD	2			\$3,850,000	\$998.75	4000	1921	5,269/0.121	N		04/06/24	54/54
18	PW24034692	S 1828 S Sycamore AVE	LA	C16	STD	2	\$84,000		\$1,315,000	\$505.38	2602	1929/ASR	5,003/0.1149	N	2	04/04/24	25/25
19	SB24016434	S 6371 W 68th ST	LA	C19	STD	2	\$0		\$1,500,000	\$335.72	4468	1928/ASR	6,177/0.1418	N	2	04/01/24	17/17
20	OC24042070	S 900 S Curson AVE	LA	C19	STD	2	\$0		\$1,675,000	\$342.54	4890	1935/PUB	7,012/0.161	N	4	04/04/24	2/2
21	24363045	S 1351 N McCadden Pl	LA	C20	STD	2			\$1,300,000	\$743.40	1742/A	1910/ASR	5,522/0.1268	N		04/04/24	5/5
22	UV24028096	S 1471 E 11st Pl	LA	C34	STD	2	\$36,000		\$525,000	\$262.50	2000	1923/ASR	4,829/0.1109	N	0	04/02/24	1/1
23	PW24034444	S 6800 Denver AVE	LA	C34	STD	2	\$0		\$650,000	\$628.42	1098	1923/ASR	5,402/0.124	N	0	03/31/24	9/83
24	DW24014464	S 701 Bradshawe AVE	LA	C34	STD	2	\$0		\$720,000	\$476.82	1510	1929/ASR	4,339/0.0996	N	2	03/31/24	36/36
25	24359063	S 1343 E 59th Pl	LA	C42	STD	2			\$650,000	\$432.76	1502	1922	4,276/0.09	N		04/01/24	13/13
26	DW24011141	S 846 W Spruce ST	CMP	RO	STD	2	\$0		\$559,000	\$413.46	1352	1946/ASR	4,995/0.1147	N	0	04/02/24	4/4
27	DW2400690	S 22044 Costanzo ST	WHLL	WHLL	STD	2			\$1,127,000	\$425.59	2110	1953/ASR	6,041/0.1387	N	2	04/04/24	23/23
28	24362223	S 989 Dexter ST	LA	632	STD	3			\$1,050,000	\$372.53	1718	1924	6,665/0.153	N	2	04/03/24	7/7
29	SW23170111	S 742 E 28th ST	LA	699	STD	3	\$62,400		\$640,000	\$372.53	1718	1956/PUB	5,976/0.1372	N	2	04/04/24	167/167
30	DW23191211	S 715 S Ford BLVD	LA	699	STD,TRUS	3	\$45,744		\$760,000	\$514.11	3	1926/ASR	8,598/0.1974	N	0	03/31/24	0/0
31	DW24002928	S 3317 Morgan AVE	LA	699	STD	3	\$0		\$765,000	\$514.11	1488	1920/ASR	3,900/0.0895	N	0	04/03/24	48/48
32	DW23231436	S 1130 W 58th Pl	LA	C34	STD	3	\$63,420		\$675,000	\$327.03	2064	1927/ASR	4,799/0.1102	N	0	04/05/24	27/27
33	SB24053528	S 532 W 51st ST	LA	C34	STD,TRUS	3	\$109,200	13	\$782,000	\$272.19	2873	1965/ASR	5,504/0.1264	N	3	04/04/24	2/2
34	PW23216625	S 1137 E 77th ST	LA	C36	STD	3	\$68,400		\$505,000	\$316.42	1596	1924/ASR	5,281/0.1212	N	3	04/03/24	6/6
35	24346677	S 8815 Wall ST	LA	C37	STD	3		7	\$775,000	\$287.41	2780/AP	1927	4,080/0.0937	N	0	04/05/24	31/31
36	23314275	S 402 E 43rd Pl	LA	C42	STD	3		7	\$825,000	\$430.14	1918	1907/ASR	4,999/0.1148	N	0	04/03/24	127/127
37	SR23187292	S 15733 Victory BLVD	VNS	VN	STD	3	\$3,367		\$785,000	\$374.17	2098	1948/ASR	6,128/0.1407	N	3	04/01/24	12/12
38	PW24011438	S 2013 S 8th ST	ALH	601	STD	4	\$116,052	5	\$1,673,888	\$443.30	3776	1929/ASR	8,894/0.2042	N	4	04/04/24	27/27
39	CV24027715	S 224 N Vecino DR	CVN	614	STD	4	\$77,160		\$1,200,000	\$389.11	3084	1958/ASR	8,406/0.193	N	0	04/02/24	5/5
40	24364633	S 2413 W Beverly BLVD	MTB	674	STD	4		2	\$1,050,000	\$384.23	2600	1953	7,153/0.1642	N	4	04/05/24	17/17
41	24367525	S 1832 W 20th ST	LA	C16	STD	4			\$890,000	\$217.44	4139	1923	8,271/0.1899	N		04/05/24	0/0
42	23327041	S 6215 3rd AVE	LA	PHHT	STD	4			\$815,000	\$264.42	3120	1950	4,801/0.1102	N		04/04/24	83/83
43	23322212	S 6223 3rd AVE	LA	PHHT	STD	4			\$920,000	\$296.47	3120	1952	9,179/0.2107	N		04/04/24	83/83
44	24353087	S 552 W 60th Pl	LA	C42	STD	5		8	\$1,162,500	\$534.09	2200	1952	6,752/0.155	N		04/03/24	38/38
45	GD24034041	S 114 W 64th Pl	ING	101	STD	6	\$187,800	4	\$2,850,000	\$372.01	7661	2004/ASR	8,791/0.2018	N	14	04/01/24	32/32
46	24352039	S 1112 11th ST	SM	C14	STD	6		5	\$2,400,000	\$556.79	5388	1954	7,512/0.1725	N		04/01/24	41/41
47	AR23174767	S 3810 W 1st ST	LA	C17	STD	6	\$48,216	1	\$925,000	\$119.19	7761	1923/ASR	8,555/0.1964	N	6	04/02/24	123/338
48	24361285	S 721 School AVE	LA	ELA	STD	6		5	\$820,000	\$353.98	2260	1941	6,894/0.1583	N	4	04/05/24	19/19
49	24362075	S 25100 Frampton AVE	HC	124	STD	7		1	\$1,350,000	\$373.13	3618	1951	10,003/0.22	N	4	04/01/24	21/21
50	AR23198135	S 624 S Santa Anita AVE	ARCD	605	STD	7	\$213,156	5	\$2,380,000	\$330.65	7198	1942/PUB	9,252/0.2124	N	0	04/02/24	89/89
51	24359519	S 3064 Ganahl ST	LA	BOYH	STD	8			\$900,000	\$294.16	4076	1923	9,603/0.2205	N		04/03/24	22/22
52	24356531	S 12159 Magnolia BLVD	VVL	VVL	STD	10		5	\$2,475,000	\$294.35	8918	1960	10,600/0.2433	N		04/03/24	39/39
53	23319587	S 11848 Qxnard ST	NHLW	NHO	STD	14		6	\$2,750,000	\$305.96	10132/OTH	1954	18,950/0.435	N	6	04/05/24	150/150
54	CV23221841	S 601 Wisconsin ST	POM	687	STD	15	\$349,519		\$4,100,000	\$317.46	12915	1963/ASR	19,981/0.4587	N	0	04/05/24	20/112
55	23301587	S 209 S Rampart BLVD	LA	C42	STD	16		3	\$2,000,000	\$180.25	11096	1958	12,505/0.28	N		04/01/24	204/204
56	24344813	S 1218 McClellan DR	LA	WLA	STD	16		3	\$4,965,000	\$501.79	11758	1972	8,717/0.2001	N		04/04/24	32/32
57	CV24044018	S 7346 Briort AVE	WH	678	STD	17	\$330,080		\$4,400,000	\$338.70	12991	1964/ASR	13,975/0.3208	N	0	04/02/24	11/11
58	24345953	S 14924 Roscoe BLVD	PC	PC	STD	17		6	\$3,590,000	\$275.59	13422	1963	17,071/0.3919	N		04/05/24	5/5
59	PW23227995	S 456 S Breed ST	LA	BOYH	STD	24	\$262,368		\$3,600,000	\$190.91	18857	1972/PUB	15,731/0.3611	N	0	04/01/24	9/9

Closed

• Duplex

List / Sold:

\$899,999/\$1,030,000

1407 1409 N Hill Ave

Pasadena 91104

2 units

\$450,000/unit

1,368 sqft

10,283 sqft lot

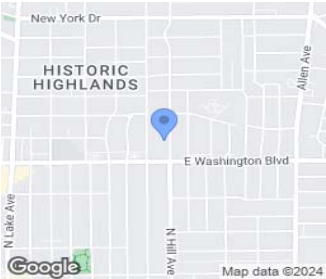
\$657.89/sqft

Built in 1952

11 days on the market

Listing ID: P1-16683

North on Hill Ave past Washington Blvd.



Two on a lot! Don't miss this amazing, diamond in-the-rough opportunity! Great Pasadena location with large lot that spans approximately 10,283 square feet. Tremendous upside potential in a highly-desired area of the City of Roses. Two detached houses, each with 2 bedrooms and 1 bath, laundry room, and 1 car garage. Back unit with large backyard that is begging to be filled with an ADU. That would make it a property with a potential of 3 total structures! Neighboring property up a few lots is similar in size and zoning and has a quadplex. Check with the city for possibilities of this lot! Proximity to popular locales, like Millie's, Lavender & Honey Espresso Bar, Seed Bakery, Rose Bowl, Old Town, Shops on Lake, Farmer's Market at Pasadena High School, JPL, CalTech, Altadena Country Club, Eaton Canyon, Parks and hiking trails, pilates, and so much more. Starbucks is only .06 miles away, and you know they do their research in locations. Don't miss your chance to own a piece of Pasadena at a great entry price!

Facts & Features

- Sold On 04/02/2024
 - Original List Price of \$899,999
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: See Remarks
- Laundry: Gas Dryer Hookup, Individual Room, See Remarks, Washer Hookup
 - \$23532 Gross Scheduled Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers None
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01987050
 - 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	1	1		Unfurnished	\$689	\$689	\$2,600
2:	2	1	1		Unfurnished	\$1,272	\$1,272	\$2,600

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: 2.500%
- Los Angeles County
 - Parcel # 5850015014

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





1408 NORTH HILL AVENUE, PASADENA, CA 91104

AREA REPORT

VERY CONVENIENT

This home is in a very convenient area. Some daily errands in this location require a car and most major services are within 1 mile.

0.1 miles

0.1 miles

0.1 miles

0.1 miles

0.1 miles

1.7 miles

0.3 miles

0.1 miles

0.1 miles

1408 NORTH HILL AVENUE, PASADENA, CA 91104

FOOD REPORT

NEIGHBORHOOD EATS

This home is located near 217 moderately priced restaurants and has an above average variety of cuisines.

217

0000+

GOOD EATS BY CATEGORY

AMERICAN

10

ASIAN

10

CAJUN

10

CHINESE

10

COFFEE AND TEA

10

DELI/CAT

10

ETHIOPIAN

10

EUROPEAN

10

INDIAN

10

ITALIAN

10

MEXICAN

10

MEDITERRANEAN

10

SEAFOOD

10

VEGETARIAN

10

VIETNAMESE

10

1408 NORTH HILL AVENUE, PASADENA, CA 91104

OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

1

ALHAMBRA GOLF COURSE

0.8 miles

2

CHARLES WHITE PARK

2.1 miles

3

ALHAMBRA GOLF COURSE

2.3 miles

4

SAN MARINO TRAIL

3.4 miles

28

0000+

25

0000+

4

0000+

6

0000+

CUSTOMER FULL: Residential Income

LISTING ID: P1-16683

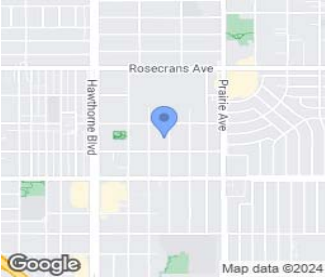
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Closed • Duplex

List / Sold:
\$1,300,000/\$1,090,000 ↓
30 days on the market
Listing ID: PW23231257

14805 Eastwood Avenue • Lawndale 90260
2 units • **\$650,000/unit** • **3,032 sqft** • **13,502 sqft lot** • **\$359.50/sqft** •
Built in 1941
Hawthorne Blvd to 149th go east to Eastwood go north



13,502 SQUARE FEET OF OPPORTUNITIES AND POSSIBILITIES! Two obvious possibilities are 1) make improvements and live or rent the existing units or, 2) develop the land to your liking. The City of Lawndale will allow 4 housing units to be built on this property, with certain conditions. See the attached City of Lawndale Community Development Department Residential Development Standards for details. Current improvements are two free-standing homes, two 2-car garages and a bonus/craft/workshop that can be accessed directly from the front house or by using the door from the parking area. The front house was originally built in 1941, has 4 bedrooms and 2 baths. The living room has a large picture window to the street. The family room features a custom designed fireplace shared with the additional bonus room. The back house was originally built in 1951, is a 2 bedroom 1 bath home with hardwood floors and a backyard with fruit trees. There are additional storage sheds as well. Huge parking area between the houses and in front of the two 2-car side-by-side garages with RV parking possibilities. Well located between Hawthorne Blvd and Prairie, north of 149th Street. Close to shopping, public transportation, and Leuzinger High school. Property is a Trust Sale and is listed in "as is" condition. Lot Dimensions per Assessor 75' x 180'.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$1,300,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Vinyl, Wood
- Appliances: Double Oven, Gas Range, Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Storage

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01934638
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4077019024

Michael Lembeck

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

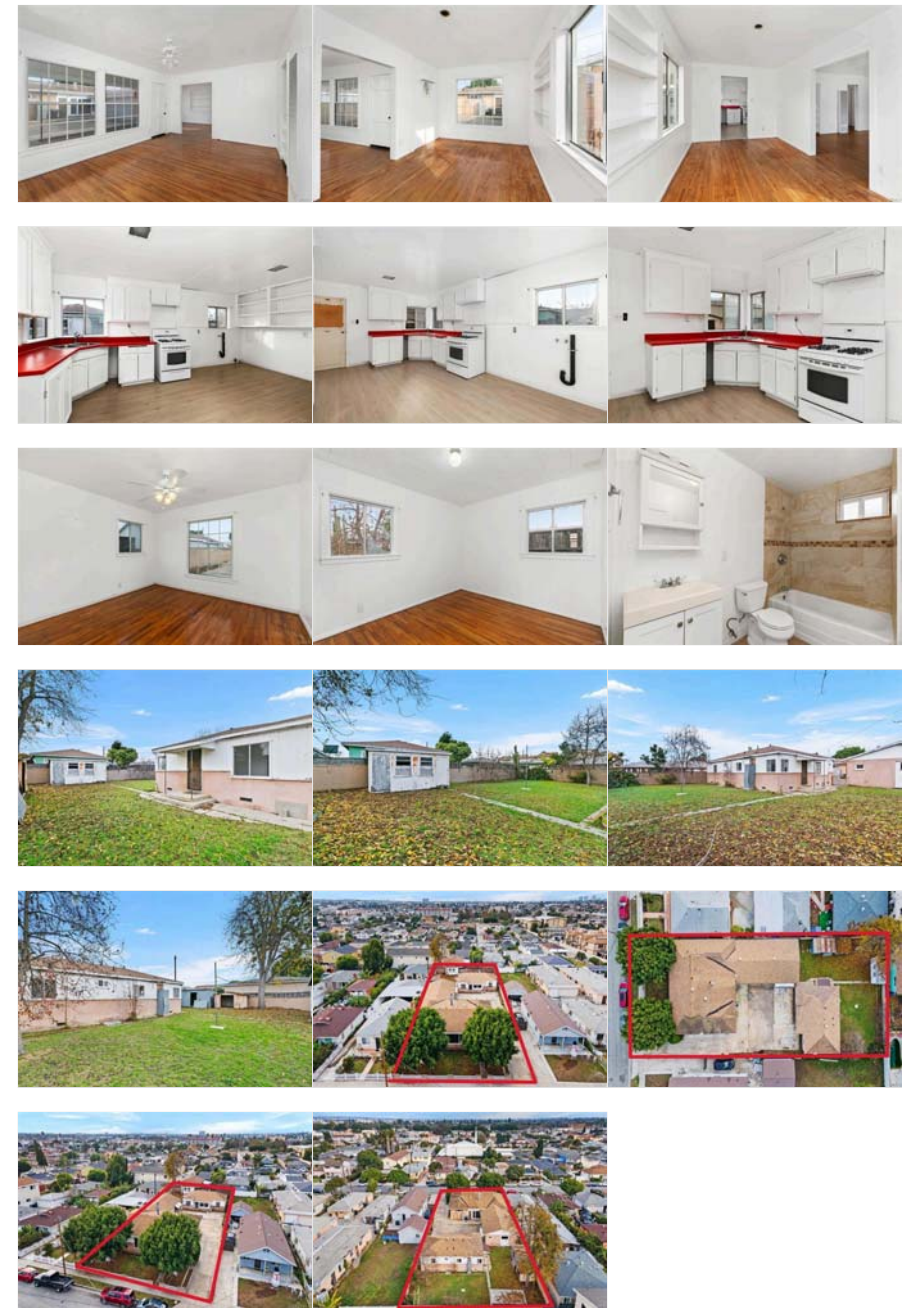
Citivest Realty Services, Inc

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

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Closed

• Duplex

238 E 73rd St

• Los Angeles 90003

2 units • \$474,950/unit • 2,652 sqft • 5,200 sqft lot • \$358.18/sqft • Built in 2008

East on Florence from the 110 freeway, right on San Pedro, right on 73rd.

List / Sold: \$949,900/\$949,900

47 days on the market

Listing ID: RS24000947



Attention Investors 6.5 Cap Rate! This duplex was built in 2008 and features two 4 bedroom 2 bath units that are in good condition. The upstairs unit is in good condition with 4 bedrooms and 2 baths, an updated kitchen with granite counters and newer cabinets, the downstairs unit is the same floor plan and is also in good condition, both units have inside laundry hook ups, the property has a long gated driveway with a large two car detached finished garage and parking for multiple other cars in the rear, the property is close to the 105, 110 and 10 freeways, USC, downtown, Mid city and lots of shopping. Expenses for water and insurance are estimated. We also have another duplex for sale with the same Cap Rate, floor plan and year built at 408 E 56th St. Total gross income \$79080, total expenses \$13,975, buyer accepts responsibility for verifying all information including expenses and income.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$949,900
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$394 (Estimated)
- Laundry: Individual Room, Inside
 - \$78204 Gross Scheduled Income
 - \$64229 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Primary Suite, See Remarks
 - Floor: Laminate
- Appliances: Gas Range, Gas Cooktop, Water Heater

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,975
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02063235
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$3,052	\$3,052	\$3,500
2:	1	4	2	1	Unfurnished	\$3,465	\$3,465	\$3,500

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 122 - Harbor Gateway area
 - Los Angeles County
 - Parcel # 6022010008

Michael Lembeck

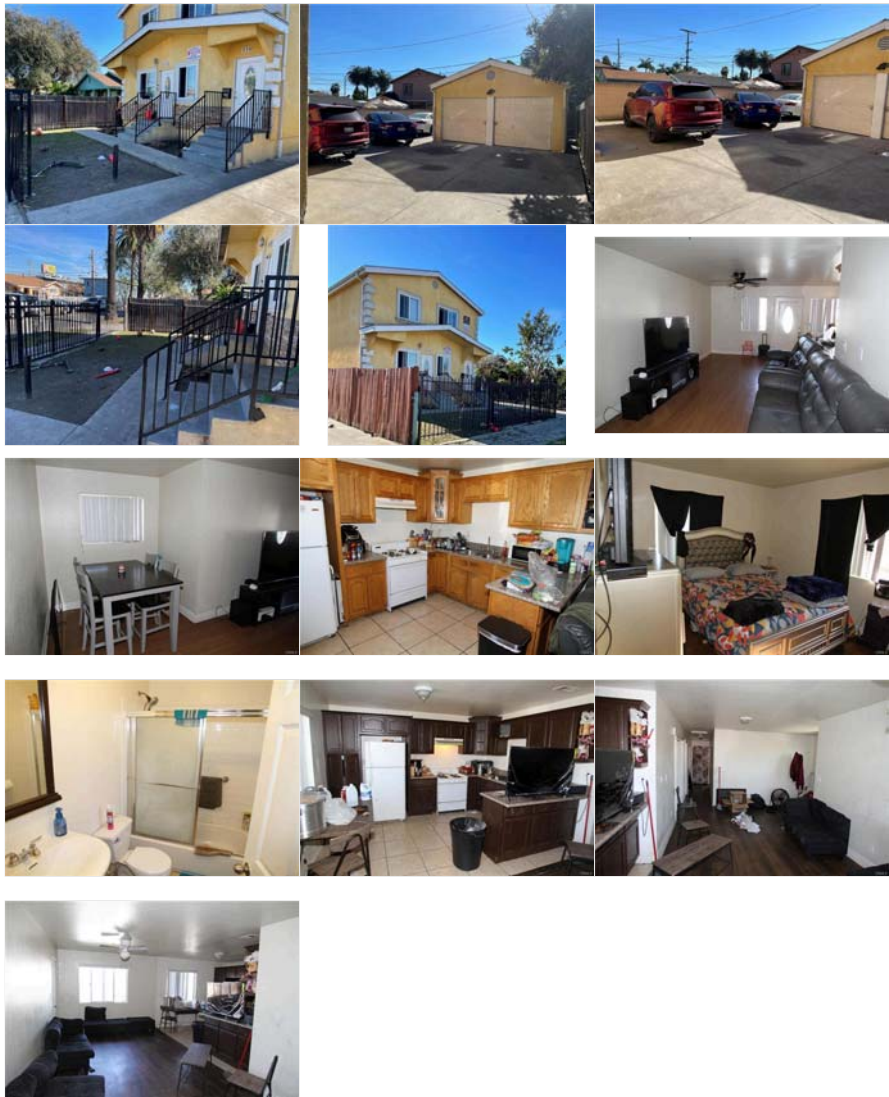
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Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: RS24000947

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Closed

• Duplex

3900 W Avenue 41

• Los Angeles 90065

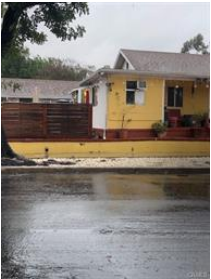
2 units • \$375,000/unit • 1,334 sqft • 4,332 sqft lot • \$562.22/sqft • Built in 1923

Eagle Rock to Ave W Ave 41.

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

2 days on the market

Listing ID: GD24035771



Great property in a good location. Property is under rent control and tenants will stay.

- Facts & Features**
 - Sold On 04/02/2024
 - Original List Price of \$750,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$231 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
 - \$33600 Gross Scheduled Income
 - \$23300 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

- Interior**
 - Rooms: All Bedrooms Down, Jack & Jill
 - Floor: Laminate, Tile
- Appliances: None

- Exterior**
 - Lot Features: 0-1 Unit/Acre, Corner Lot
- Fencing: Average Condition
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

- Annual Expenses**
 - Total Operating Expense: \$4,640
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$840
 - Cable TV: 00876944
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,200
 - Other Expense:
 - Other Expense Description:

Unit Details								
	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,800
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,500
# Of Units With:								
- Separate Electric: 2 - Gas Meters: 2 - Water Meters: 1 - Carpet: - Dishwasher: - Disposal:				- Drapes: - Patio: - Ranges: - Refrigerator: - Wall AC:				

- Additional Information**
 - Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 623 - Glassel Park area
 - Los Angeles County
 - Parcel # 5473009025

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

3114 Sullivan Ave

• Rosemead 91770

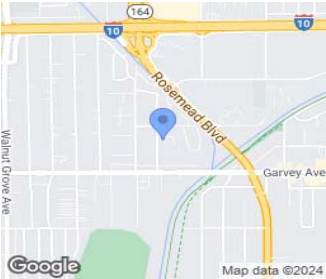
2 units • \$449,000/unit • 1,952 sqft • 9,965 sqft lot • \$544.06/sqft • Built in 1937

Sullivan St and Garvey Ave

List / Sold: \$898,000/\$1,062,000

9 days on the market

Listing ID: WS24050662



Welcome to this exciting opportunity in Rosemead - a duplex nestled on a large lot, almost 10,000 sqft, now available for sale! Offering two independent units with a detached garage, each unit offers 2 bedrooms and 1 bath, this property presents an ideal space for both owner-occupants and investors. While the home is in need of TLC, it has fantastic potential. Conveniently located in the highly sought-after San Gabriel Valley, residents will appreciate the proximity to local restaurants, markets, schools & parks. Location also features easy access to major highways and public transportation. Don't miss out on this incredible chance to add this remarkable property to your real estate portfolio! *The property is under surveillance with security cameras and alarm system. Please schedule a private showing.

Facts & Features

- Sold On 04/02/2024
 - Original List Price of \$898,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$743 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$60000 Gross Scheduled Income
 - \$58000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01918023
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - 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	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 8595012007

Michael Lembeck

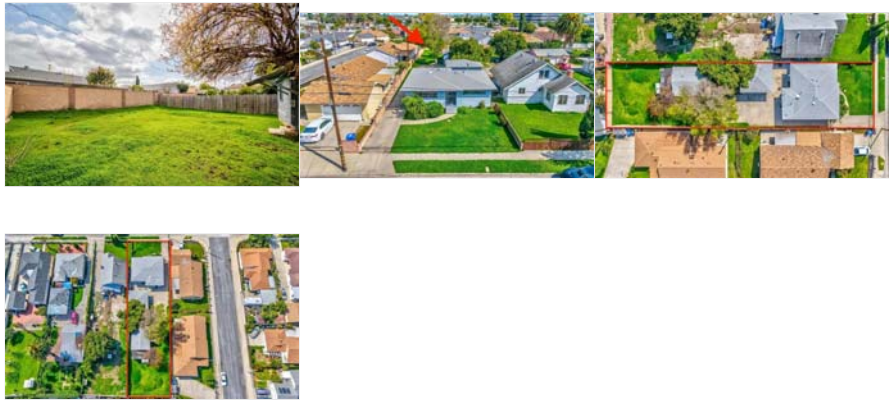
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: WS24050662

Printed: 04/07/2024 8:55:52 AM

Closed • Single Family Residence

List / Sold:
\$1,499,000/\$1,680,000 
8 days on the market
Listing ID: AR24041535

1513 Euclid Ave • San Gabriel 91776
2 units • \$749,500/unit • 2,335 sqft • 6,602 sqft lot • \$719.49/sqft •
Built in 1945
Valley Blvd / San Gabriel Blvd



Rare to find 2 Houses in such a Prime Location! Nestled in the Heart of San Gabriel, offer everything a Buyer/Investor could want in a property. 1,340 sf Front House was recently remodeled. It features 3 bedrooms (master suite) 2 baths, living room, dining area, family room, functionally kitchen with huge island and ample cabinetry, laundry room, newer stainless-steel appliances. 995 sq ft AUD was just completed end of 2023. It features 2 bedrooms (master suite) 2 baths, living room, dining area, good size kitchen with island, laundry room, Private Back Yard, brand-new stainless-steel appliances. Each house has its own 2 parking spaces, also the long driveway provides extra parking if need. Furthermore, these homes offered combination of Comfortable Living, High Rated school (Gabrielino High just 3 blocks away) & Convenient Amenities. Walking distance to Valley Blvd with Hotels (Sheraton & Hilton), Shopping Malls, Markets, Restaurants, minutes to FYW and public transport... too much to list. Excellent for Extended family or Rented Both houses for great income. A MUST SEE!

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Individual Room, Inside
- \$80400 Gross Scheduled Income
- \$58600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Free-Standing Range
- Other Interior Features: Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,800
- Electric: \$2,200.00
- Gas: \$1,500
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$700
- Other Expense: \$16,000
- Other Expense Description: New Tax

Unit Details

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

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%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5369022011

Michael Lembeck

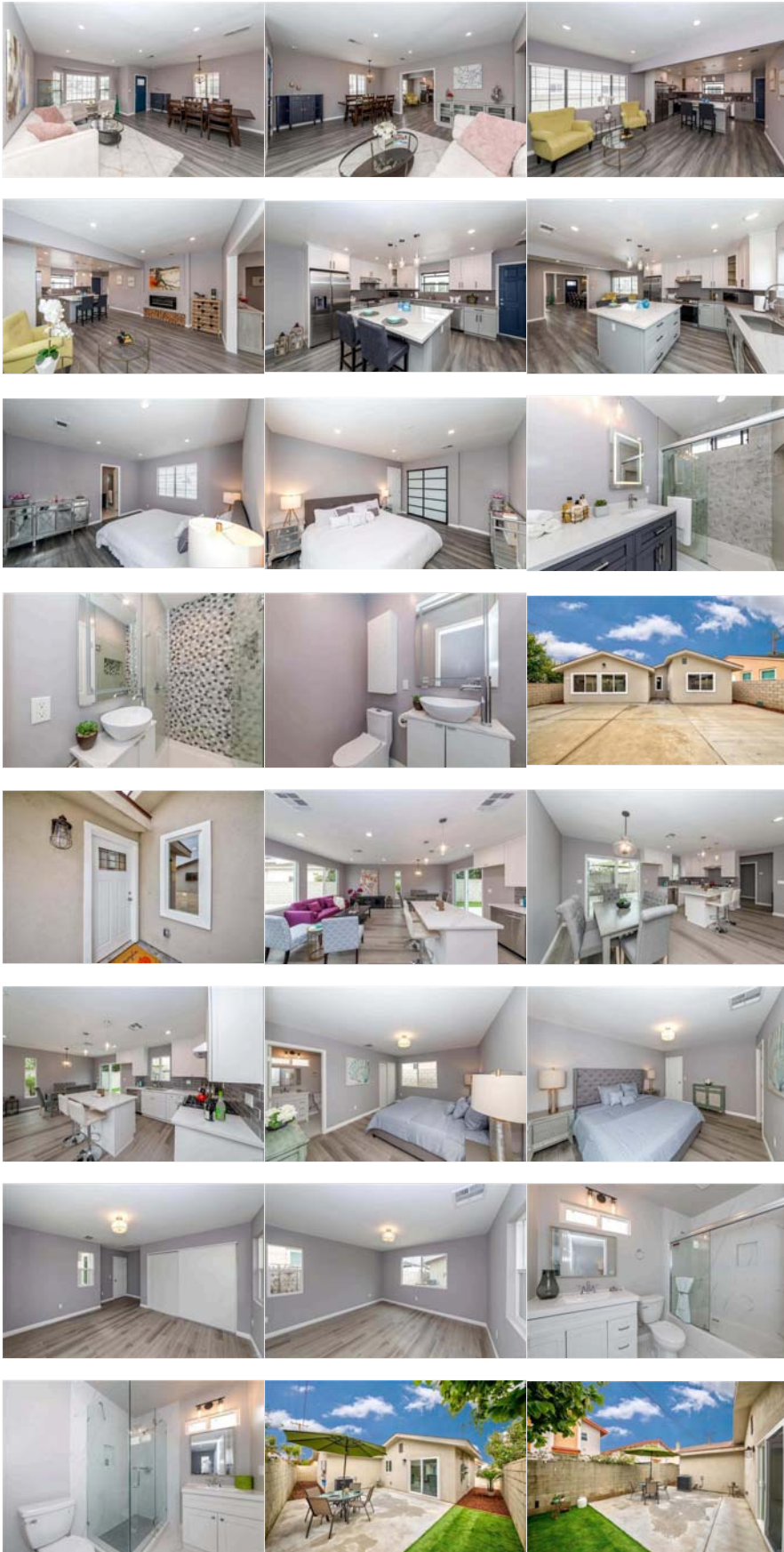
State License #: 01019397
Cell Phone: 714-742-3700

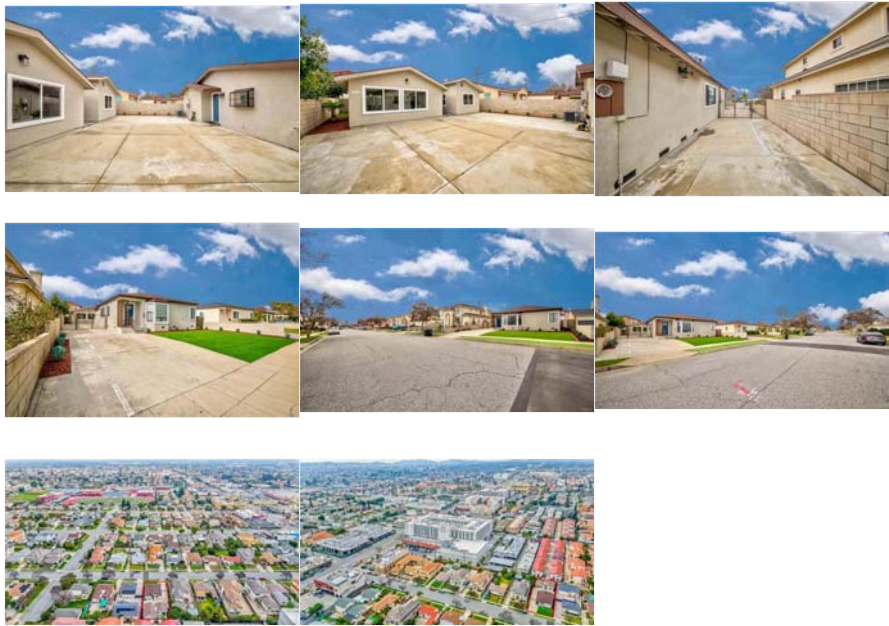
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CUSTOMER FULL: Residential Income LISTING ID: AR24041535

Printed: 04/07/2024 8:55:52 AM

Closed • Duplex

5822 N Vista St • San Gabriel 91775

2 units • \$784,400/unit • 2,154 sqft • 11,606 sqft lot • \$7051.48/sqft • Built in 1956

North of Las Tunas, East of San Gabriel Blvd

List / Sold:

\$1,568,800/\$15,188,888

52 days on the market

Listing ID: WS24014682



Discover this rare gem nestled in the heart of San Gabriel! A haven for both investors and homeowners, this extraordinary duplex offers an unmatched blend of spacious luxury, thoughtful upgrades, and endless potential. Rear 3 bed 2 bath unit (5824 N Vista St) boasts 1,196 sqft, completed in 2022, was recently upgraded with new water heater, new hardwood floors, ductless AC units, Italian style kitchen, recessed lights, custom windows, custom dual shades remote blinds, oversized closets, new moldings, new vanity, new Samsung dishwasher, built-in microwave, Italian Quartz countertop, laundry room along the hallway! New master suite features dual vanities with sliding patio doors to a serene front yard. Owner has already pulled permits to start building an impressive, open concept expansion turning the current 2 bed 1 bath front unit (5822 N Vista St, 946 sqft) into a gorgeous 3,100+ sqft 5 bed 3 bath home, adding 2,246 sqft with 396 sqft 2 car garage. Ideal for self use or for major rental income. Front unit recently remodeled with new bathroom, closets, recessed lighting and more. Situated on a vast 11,603 sqft lot, new long driveway, plenty of parking spaces and professional landscaping completed in 2021. Centrally located to the best of San Gabriel Valley, walking distance to 168 Market, Camellia Square, restaurants, schools and more. Ideal location to call home or attract renters! All approved plans and permits available for review on request or located in supplements. Tenant in front unit currently pays \$2,300 and can vacate with 60 day notice, currently month to month and flexible.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$1,568,800
 - 2 Buildings
 - Levels: One
 - 8 Total parking spaces
 - Cooling: Central Air, Ductless, Wall/Window Unit(s)
 - Heating: Central, Ductless
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Stackable, Washer Hookup
 - \$70800 Gross Scheduled Income
 - \$52000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
 - Floor: Tile, Wood
- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Paved
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,645
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01880554
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$720
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.75%
- 654 - San Gabriel area
 - Los Angeles County
 - Parcel # 5387004006

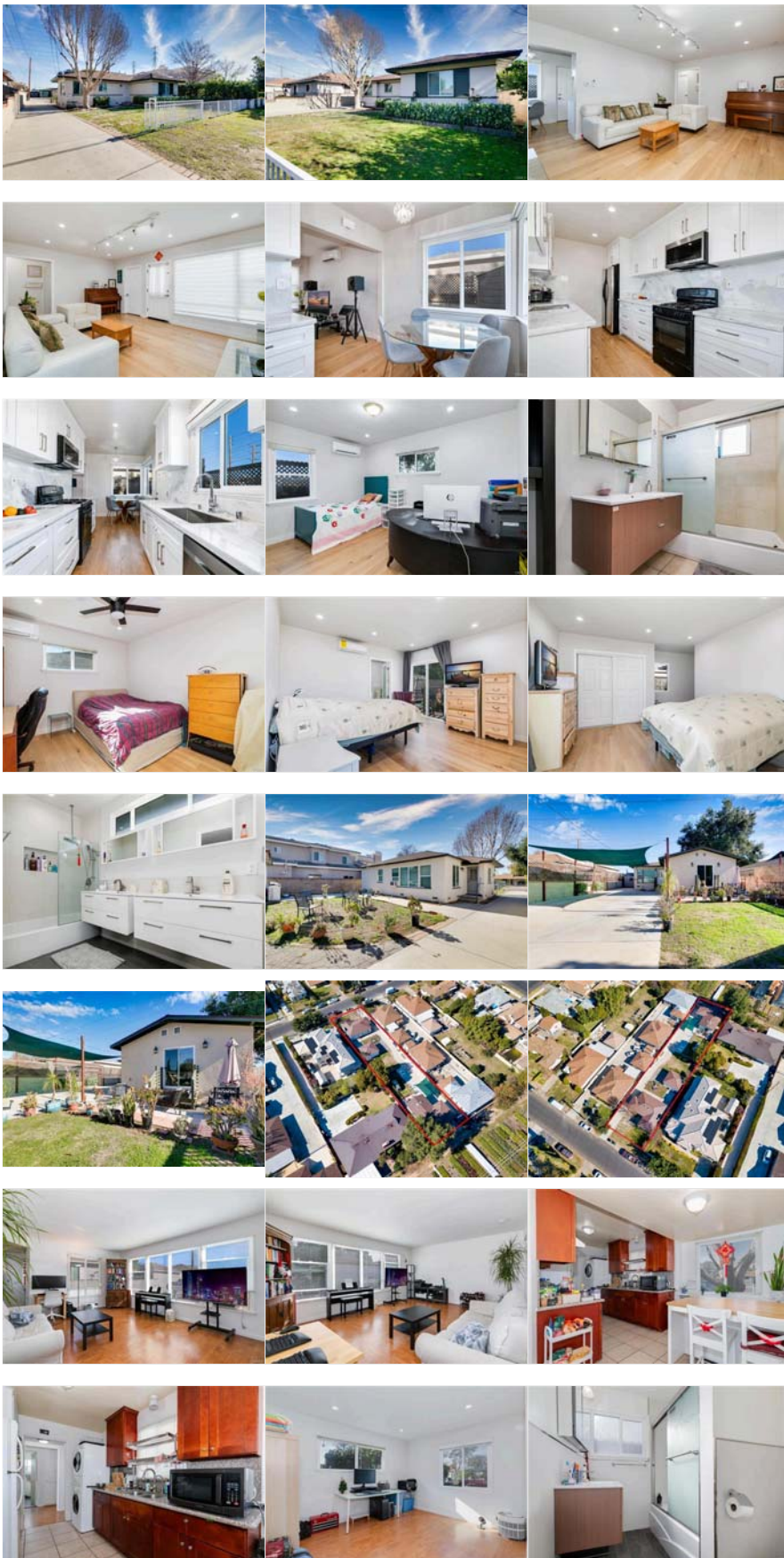
Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: WS24014682

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Closed

• Duplex

112 N 21st St

• Montebello 90640

2 units

• \$345,000/unit

• 1,412 sqft

• 6,796 sqft lot

• \$499.29/sqft

• Built in 1924

Between W Whittier Blvd & N 21st Street

List / Sold: \$690,000/\$705,000

21 days on the market

Listing ID: MB23135477



Welcome to 112 N 21st Street in the charming neighborhood of Montebello! Whether you're looking to invest in a property with income potential or seeking a comfortable living arrangement with the possibility of a secondary income stream, this duplex on 21st Street is a must-see. Front unit consists of 2 beds and 1 bathroom. Back unit is a single with a kitchen and bathroom. Boasting a prime location, this property offers the ideal setup to live in one unit while renting out the other. This duplex has a long driveway and a 2 car garage, ensures that parking is never a hassle. The exterior's great curb appeal only adds to the allure of this property. Step outside and discover a backyard that sets the stage for unforgettable moments. With ample space to spread out and enjoy, you'll find it the perfect canvas for hosting family get-togethers, BBQs, and all kinds of celebrations. Indulge your taste buds with a variety of dining options as you explore the nearby restaurants. Fulfill your shopping cravings at the conveniently located shops like The Habit, Chipotle, Crabby's Seafood, OJI Sushi Sake Bar, Samurai Sushi Teriyaki, Alondra's Wing, Cafe Santo, The BLVD Market, and many more. For families, the proximity to Montebello High & nearby schools, making walking distance. But that's not all – indulge in retail therapy like never before at the renowned Citadel Outlets, just minutes away. Enjoy outdoor leisure at Montebello Park, perfect for picnics, strolls, and relaxation. Schedule a viewing today and envision the possibilities that await you at 112 N 21st Street!

Facts & Features

- Sold On 04/03/2024
 - Original List Price of \$690,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,197 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 1 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: 01525011
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6344022027

Michael Lembeck

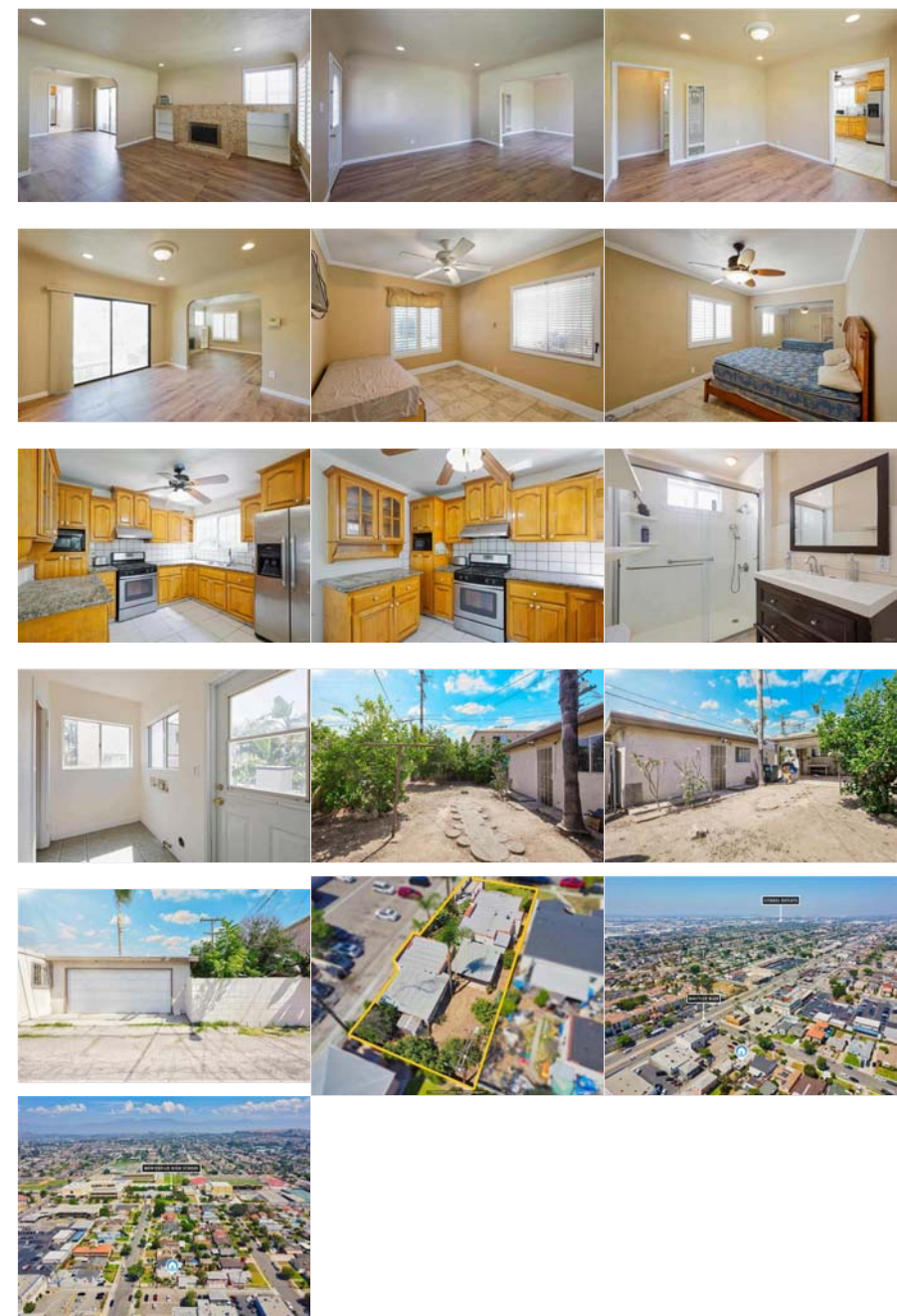
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CUSTOMER FULL: Residential Income LISTING ID: MB23135477

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Closed

• Duplex

3581 3583 Shurtleff Ct

• Los Angeles 90065

2 units • \$494,250/unit • 1,601 sqft • 2,624 sqft lot • \$617.43/sqft • Built in 1927

Off Figueroa to Ulysses St and first right into Shurtleff Court...

List / Sold: \$988,500/\$988,500

25 days on the market

Listing ID: OC24034072



Don't miss this amazing duplex at 3581/3583 Shurtleff Court in the coveted Mt. Washington area of L.A. This adorable property is approximately 1/4 of a mile to Florence Nightingale Middle School in the Mt. Washington School District and just blocks away from the boutiques, cafes, and restaurants that are local to the artistic Mecca of Highland Park. Nestled on an adorable cul-de-sac, this property boasts breathtaking city and mountain views from top unit. Comprising of two homes in one, the upstairs unit presents a spacious living room, recent luxury vinyl planks, an upgraded eat-in kitchen with butcher block style counter tops, Stainless Steel Appliances and three comfortable bedrooms. The downstairs unit has a spacious layout with large storage areas and premium features such as granite countertops in the kitchen and bamboo floors. Additional noteworthy details include double pane windows in most of the property along with copper plumbing, newer electrical panels, tank-less water heaters, chlorine house filters in both units, recessed lighting, mini-split system AC unit, 2 electrical meters, drip system and two stackable laundry closets. This property offers the perfect blend of indoor comfort and outdoor leisure area with a BBQ and picnic table. It's ideally located near restaurants, two coffee shops within a few blocks for that morning wake up call. Easy access to freeways and the metro gold line. This is a must-see property! Charming Duplex with Stunning Views, Spacious living, modern upgrades, and tranquil outdoor spaces. Don't miss out on this rare find duplex property under a million dollars in the Mt. Washington area. Finally, this is a great opportunity for a buyer to live in one unit and rent out the other unit to help offset costs. Both units are tenant occupied... The upstairs unit is a 2 bedroom plus office/den/baby's room and 1 bathroom. The downstairs unit has 1 bedroom and 1 bath and both units have their own one car garage.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$988,500
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$212 (Estimated)
- Laundry: In Closet
 - \$56204 Gross Scheduled Income
 - \$48189 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Art Studio, Kitchen, Walk-In Closet
 - Floor: Bamboo, Vinyl
- Appliances: Gas Range, Tankless Water Heater
 - Other Interior Features: Granite Counters

Exterior

- Lot Features: Cul-De-Sac, Sprinklers Drip System, Walkstreet
- Sewer: Public Sewer
 - Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$8,015
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 02128396
 - Gardener:
 - Licenses:
- Insurance: \$4,015
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,564	\$1,564	\$1,564
2:	1	2	1	1	Unfurnished	\$3,119	\$3,119	\$3,119

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 680 - Mount Washington area
 - Los Angeles County
 - Parcel # 5446001002

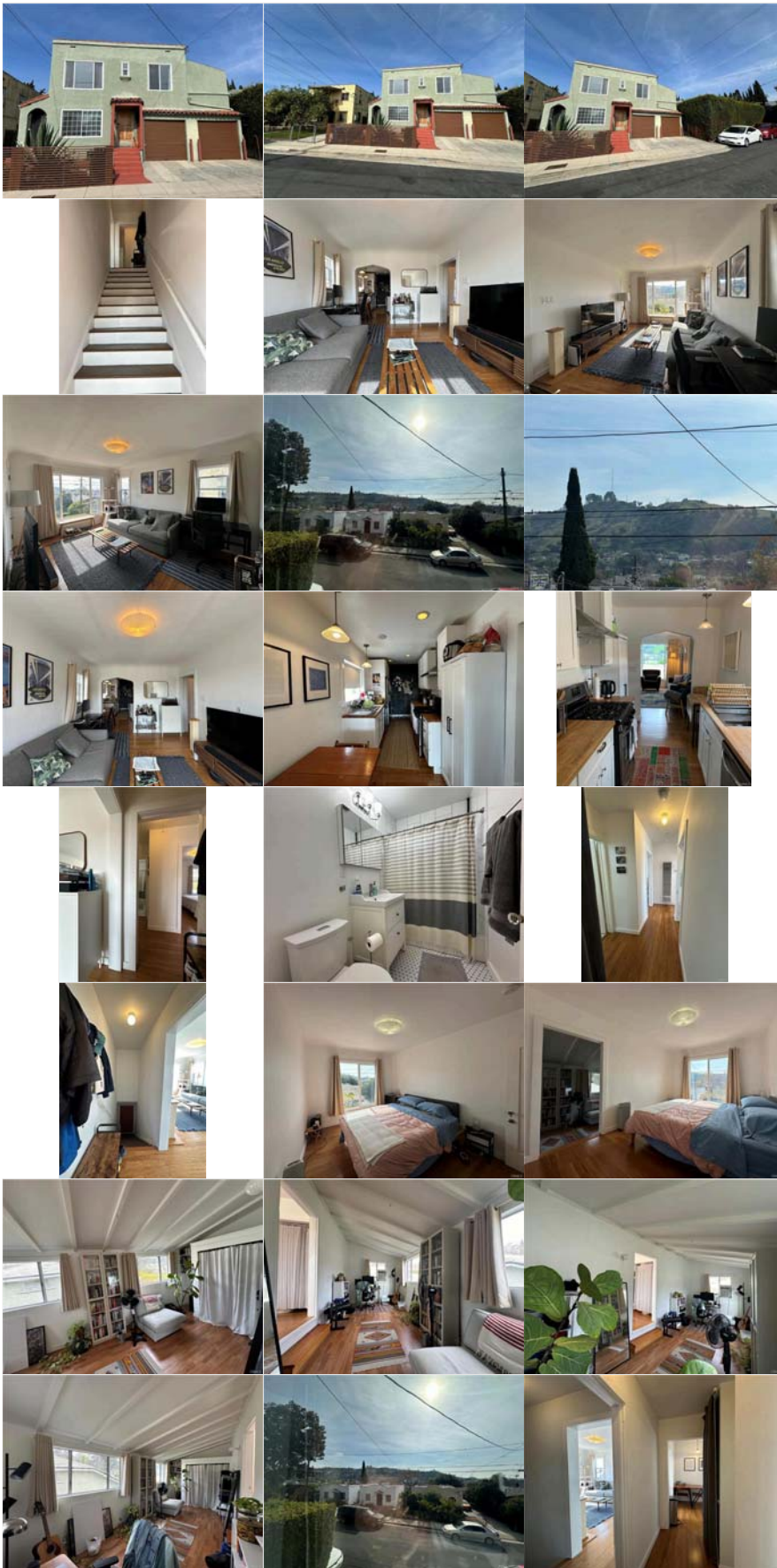
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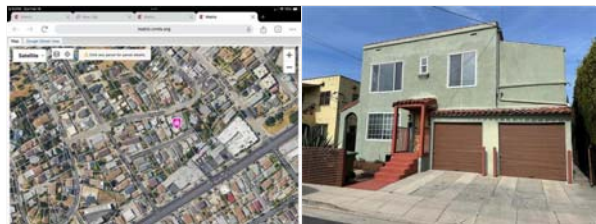
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CUSTOMER FULL: Residential Income LISTING ID: OC24034072

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Closed

• Commercial/Residential

9703 S Normandie Ave

• Los Angeles 90044

2 units • \$250,000/unit • 1,360 sqft • 4,085 sqft lot • \$397.06/sqft • Built in 1949

corner of 97th and Normandie

List / Sold:

\$499,999/\$540,000

25 days on the market

Listing ID: SR24024834



NONE RENT CONTROL SINGLE FAMILY RESIDENCE/ commercial property. Multi unit property located in the COUNTY of Los Angeles, Front is a commercial building rented to a barber shop, back is a original 3 bedroom home, that was converted into 2 units without permits. Home will be delivered vacant, new owner will need to convert the home back to original 3 bedroom. There is a Garage which also sits on the property as the third building, that maybe able to be converted into an ADU. Entire property sits on C2 zoning. Front store can be delivered vacant or new owner can give a rent increase. separate WATER, gas and electric meters.

Facts & Features

- Sold On 03/31/2024
 - Original List Price of \$499,999
 - 3 Buildings
 - 2 Total parking spaces
 - \$1,528 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup
 - \$50400 Gross Scheduled Income
 - \$50400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01993356
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Unfurnished	\$900	\$900	\$1,200
2:	1	3	0	4	Unfurnished	\$0	\$0	\$3,000

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: 3%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6055012032

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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Closed

• Duplex

1644 E 113th St

• Los Angeles 90059

2 units

• \$375,000/unit

Built in 1925

• 1,761 sqft

6,838 sqft lot

• \$482.68/sqft

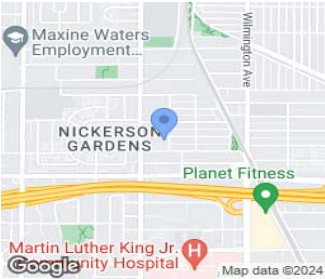
105 and central

List / Sold:

\$749,999/\$850,000

47 days on the market

Listing ID: DW23228176



!!READY TO MOVE!! MUST SEE.... Both units have been remodeled with new kitchen, bathrooms, flooring, doors, blinds, and new appliances. Interior and Exterior have been painted along with new Roof. Unit 1 walks as a 3 bed 1 bath and Unit 2 walks as a 3 bed 1 bath and there is an unpermitted room attached to second unit with its own entry door along with its private bathroom. Property has entry access from main street and alley, there is parking for about 10+ cars. Buyer and Buyers Agent to do their own due-diligency.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$749,999
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$644 (Estimated)
- Laundry: Gas Dryer Hookup, Outside, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Masonry, Wire, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02078798
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6069022024

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

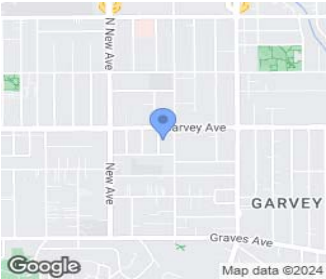




Closed • Duplex

List / Sold:
\$1,200,000/\$1,138,000 ↓

2730 Prospect Ave • Rosemead 91770
2 units • \$600,000/unit • 1,926 sqft • 7,110 sqft lot • \$590.86/sqft •
Built in 1921
181 days on the market
Listing ID: WS23158291
From 10 Fwy, East or West, Exit New Ave. go South and make a left on Garvey Ave. and Right on Prospect Ave.



A nice duplex in the City of Rosemead. Conveniently located to public transportation, markets, restaurant, school, and more. Both units are currently tenant occupied with long term tenants. Nice rectangular shaped lot, with block walls all around. Driveway is all cemented with nice iron gate. Lots of upside potential. Come and take a look!

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$43200 Gross Scheduled Income
- \$26626 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,574
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01975063
- Gardener:
- Licenses:
- Insurance: \$1,724
- 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	\$1,900	\$1,900	\$2,200
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,200

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%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5285001015

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Closed

• Duplex

2063 Junipero Ave

• Signal Hill 90755

2 units • \$350,000/unit • 1,680 sqft • 6,752 sqft lot • \$428.57/sqft • Built in 1948

21st st & Junipero

List / Sold: \$700,000/\$720,000

1 days on the market

Listing ID: PW24057796



Welcome to 2065 & 2063 Junipero Ave. This Duplex is an amazing income producing opportunity in the city of Signal Hill. Perfect for a First-Time Buyer to live in 1 unit and rent the other! This duplex sits on top of the hill in an nice and calm neighborhood. 2065 Junipero is a well maintained 2 bedroom 1.5 bathroom and 2063 offers 1 bedroom and 1 bathroom. There are 2 single car garages and a long driveway, they each have own washer and dryer hook-ups. Each Unit has their own front and backyard. YOU DONT WANT TO MISS THIS INCREDIBLE OPPORTUNITY!

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$700,000
 - 2 Buildings
 - 6 Total parking spaces
 - Heating: Forced Air
 - \$838 (Estimated)
- Laundry: Individual Room, Inside, Outside
 - \$51204 Gross Scheduled Income
 - \$45864 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: Gas Range, Microwave, Refrigerator
 - Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,340
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 01195996
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,740
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,357	\$2,357	\$2,600
2:	1	1	1	1	Unfurnished	\$1,910	\$1,910	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 8 - Signal Hill area
 - Los Angeles County
 - Parcel # 7216006005

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CUSTOMER FULL: Residential Income LISTING ID: PW24057796

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Closed

• Duplex

304 S Lorena St

• Los Angeles 90063

2 units • \$275,000/unit • 1,564 sqft • 7,774 sqft lot • \$370.84/sqft • Built in 1926

North of the 60 freeway South of Cesar Chavez Ave

List / Sold: \$550,000/\$580,000

18 days on the market

Listing ID: PW24030290



2 homes on a lot. Great potential for rentals or live in one and rent the other one. Easy access to freeways. Unit #1 in the front has 1 bedroom 1 bath Unit #2 has 2 bedrooms and 1 bath and a big laundry room.

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$550,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$351 (Estimated)
- Laundry: Inside
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01937239
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$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
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5179013023

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Closed •

List / Sold:
\$2,150,000/\$1,940,000 ↓
108 days on the market
Listing ID: 23331649

1514 S Crest Dr • Los Angeles 90035
2 units • \$1,075,000/unit • 2,689 sqft • 5,763 sqft lot • \$799.55/sqft •
Built in 1929
West of Robertson, South of Pico, North of Pickford, East of Doheny



Nestled in the sought-after Pico area, centrally located, walking distance to Beverly Hills, a short bike ride to Century City, The Grove and Culver City. This recently restored Spanish-style duplex at 1514-1516 S Crest Dr. stands out. The property boasts two separate units, each featuring 2 bedrooms and 1 bathroom. Notable for its appealing Spanish architecture, this duplex holds the potential for two additional ADU units at the rear. The property details include a total square footage of 2,689 sq ft and a lot size of 5,763 sq ft. This move-in-ready duplex is not only recently remodeled with a securely bolted foundation but also comes equipped with state-of-the-art appliances, including Thermador stoves, dishwashers, LG wash tower, and custom windows throughout. The combination of comfortable living spaces, classic architectural details, and modern amenities makes this duplex a truly unique find. Both units will be vacant by escrow. Also, the duplex includes Hardwood floors, high ceilings, and fireplaces grace both units. Separate breakfast rooms with built-ins, plus an upstairs laundry room with a small office. Completely walled-in private backyard. Finally, both units include HVAC systems (one of them was put within the last year)

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: Central Air, Electric, Gas
- Heating: Central
- Laundry: Dryer Included, Stackable, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Formal Entry
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Cooktop, Oven, Refrigerator, Vented Exhaust Fan
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: 24 Hour Security, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- 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	2	1		Unfurnished	\$0	\$0	\$4,000
2:	1	2	1		Unfurnished	\$0	\$0	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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: 2.000%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4305012009

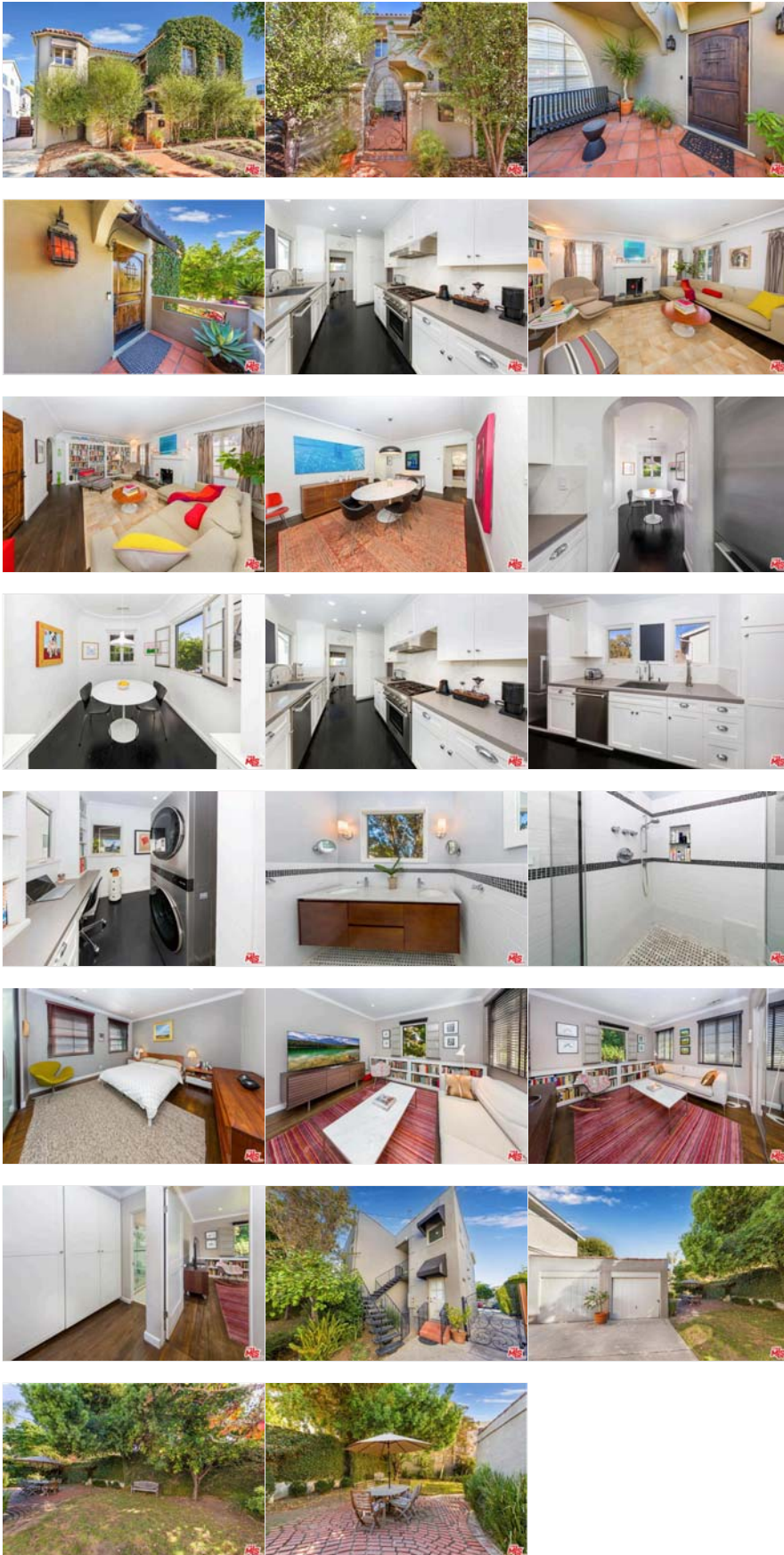
Michael Lembeck

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Closed •

237 San Juan Ave • Venice 90291
2 units • \$1,149,500/unit • 2,477 sqft • 2,705 sqft lot • \$928.14/sqft •
Built in
West of Abbot Kinney, East of Main Street

List / Sold:
\$2,299,000/\$2,110,000 
62 days on the market
Listing ID: 24348517



New Low Price! Seller motivated! Excellent location! Great investment opportunity! Needs a little work in a few places so bring your imagination. Rare, two vacant units on one lot west of Abbot Kinney near the beach. Property was built as two Single Family Homes on a street-to-street lot. Duplex. Original 1945, smaller single-story home plus a newer 2005 plus a larger 3-story contemporary home with a roof deck. One home is a quintessential Venice beach cottage with open beam ceilings, wood floors, creative room shapes and skylights while the other home provides a fresh, modern Venice loft environment with soaring ceilings, tons of natural light, wood floors and a roof deck complete with hot tub and spectacular panoramic views. Quaint, super charming, central courtyard/enclosed yard. Each home has its own private entrance on opposing streets. Oversized 2-car private garage with storage room. Public records currently shows a commercial zoning that may also possibly allow for business use within a mixed residential neighborhood. So many potential uses for this property. Just a few blocks to the beach and Abbot Kinney shops/restaurants. Location, location, location at its best!

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Central
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	3		Unfurnished	\$6,000	\$0	\$12,000
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
- Buyer Agency Compensation: 3.000%
- C11 - Venice area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

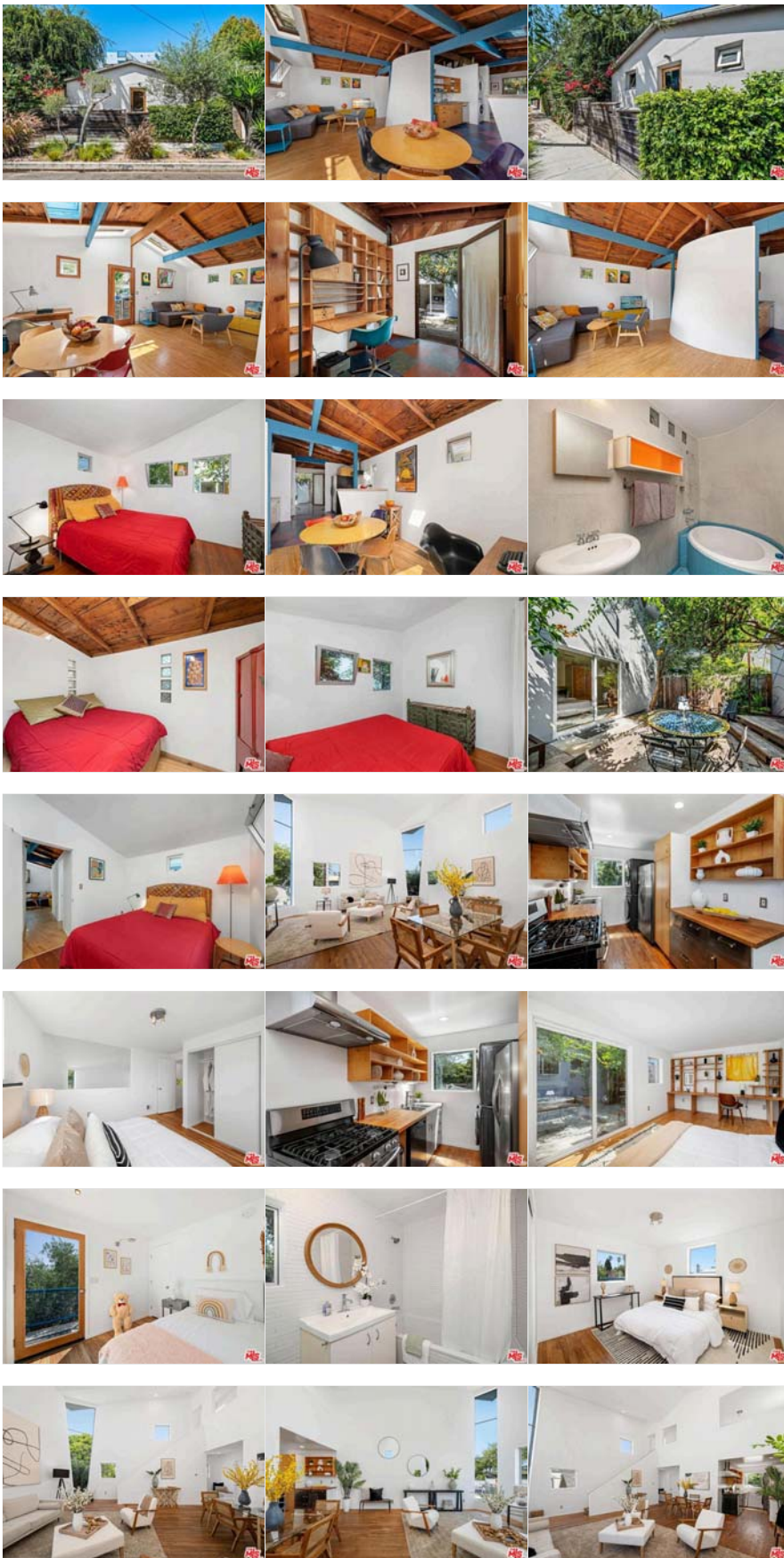
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Cell Phone: 714-742-3700

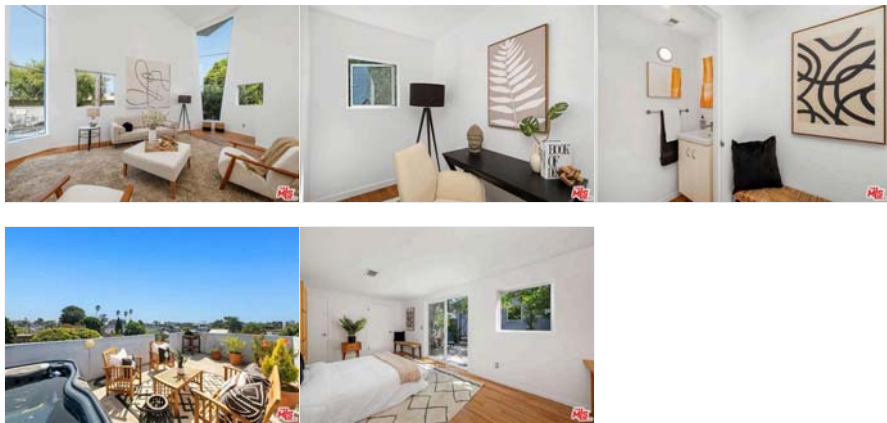
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CUSTOMER FULL: Residential Income LISTING ID: 24348517

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Closed •

341 5th Ave • Venice 90291
2 units • \$1,997,500/unit • 4,000 sqft • 5,269 sqft lot • \$998.75/sqft •
Built in 1921
West of Lincoln, South of Rose, East of Pacific, North of California

List / Sold:
\$3,995,000/\$3,850,000 ↓
54 days on the market
Listing ID: 23340479



Tucked between Rose and Abbot Kinney, this modern beach oasis was designed by AIA Award winning architect Christof Jantzen of StudioJantzen. Preference was given to maintaining privacy, thus creating a welcoming feeling of calm when walking into the front garden of this unique Venice compound. Functionally innovative, this residence spans dual structures, offering a multitude of living, working, and entertainment options. Use the front house for spacious and gracious living, use the detached two-level, open-concept spaces for an artist or yoga studio, offices for a home business, or private guest quarters. Rent the lofted apartment to offset your overhead, or use it for extended family living space. The gated facade of natural wood, sleek steel, and expansive windows gives way to 4,000 + square feet of contemporary yet warm interior space. Upon entering the front house, a large double-height living area is highlighted by a brilliant skylight, a freestanding modern steel gas fireplace, and an architectural floating staircase and catwalk. Double glass doors open to the serene side patio, and alcoves delineate living and dining spaces. A chef's kitchen with custom crafted cabinetry sits open to the great room and features top of the line appliances, butcher block countertops, and a central island. Three secondary bedrooms wrap around a full bathroom, including laundry, to complete the first floor. Upstairs, the primary suite has direct access to a second story deck and is outfitted with new cork flooring and a spa-grade en-suite bathroom. Across the deck, the separate structure includes an open concept space flooded with natural light from the custom skylights, two additional rooms, and one full bathroom. Within the same structure sits the separate apartment unit with a living space, full kitchen, full bathroom, lofted bedroom, laundry and a separate street entrance. Additional features of the property include a rear gate with off-street parking, a garage storage loft, new roofs, a home security system, and towering fruit-filled lemon and lime trees.

Facts & Features

- Sold On 04/06/2024
- Original List Price of \$3,995,000
- 1 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Heating: Central

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C11 - Venice area
- Los Angeles County
- Parcel # 4240008014

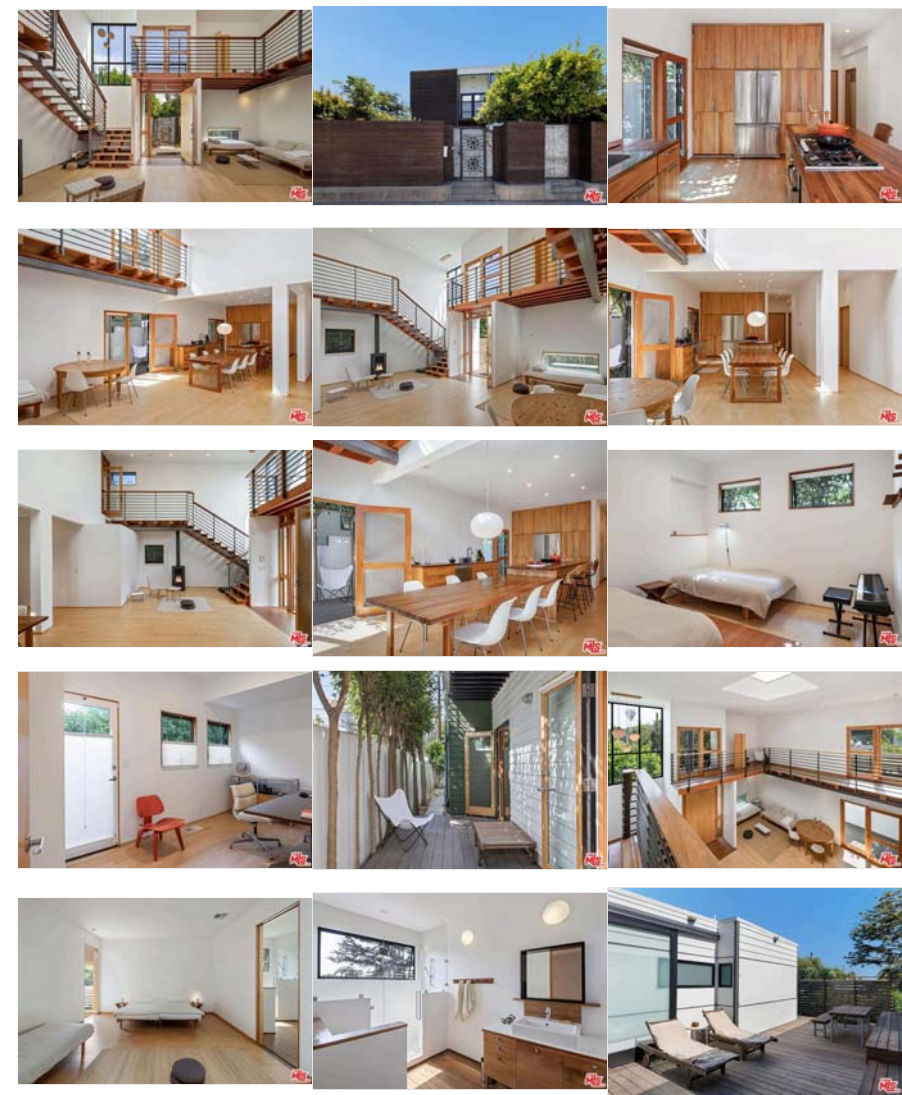
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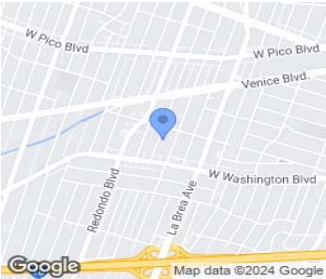
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Closed • Duplex

List / Sold:
\$1,349,000/\$1,315,000 ↓
25 days on the market
Listing ID: PW24034692

1828 S Sycamore Ave • Los Angeles 90019
2 units • **\$674,500/unit** • **2,602 sqft** • **5,003 sqft lot** • **\$505.38/sqft** •
Built in 1929
In Between Venice Blvd. and Washington Blvd.



Incredible Opportunity to own this Completely Remodeled Spanish-Style Two-Story Duplex in the Heart of Mid-City Los Angeles. Upstairs unit consists of 3 Bedrooms/1 Bath, Downstairs unit consists of 2 Bedrooms/1 Bath, and each layout is approx. 1,300 Square Feet. Brand New Kitchens offer Quartz Countertops, Soft-Closing Cabinets and Drawers, and New Appliances (Refrigerator, Range Oven, Dishwasher, and Microwave). Bathrooms have New Vanities, Light Fixtures, Showers and Bathtubs draped in calming sophisticated tile. Upgrades also include New Luxury Vinyl Plank Flooring, New Paint, New Light Fixtures, Some New Double-Pane Windows, and New Heating Systems. Each unit conveniently has a dining room AND Breakfast Nook and its own laundry room with Washer-Dryer Hook-Ups. Ample Parking with a long driveway, parking spaces in the rear yard, plus Two Individual one-car garages. Grassy front yard and low maintenance rear yard. Separate Gas and Electric Meters. Close Proximity to Coffee Shops, Restaurants, and the 10 Freeway. These Move-In Ready Units are Ideal for Investors to get max rent levels, or a Homeowner to live in one unit and rent out the other to supplement the Mortgage Payment!

Facts & Features

- Sold On 04/04/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Forced Air
- \$383 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$84000 Gross Scheduled Income
- \$78200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02126177
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance: \$1,200
- 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	1	Unfurnished	\$0	\$0	\$3,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067016026

Michael Lembeck

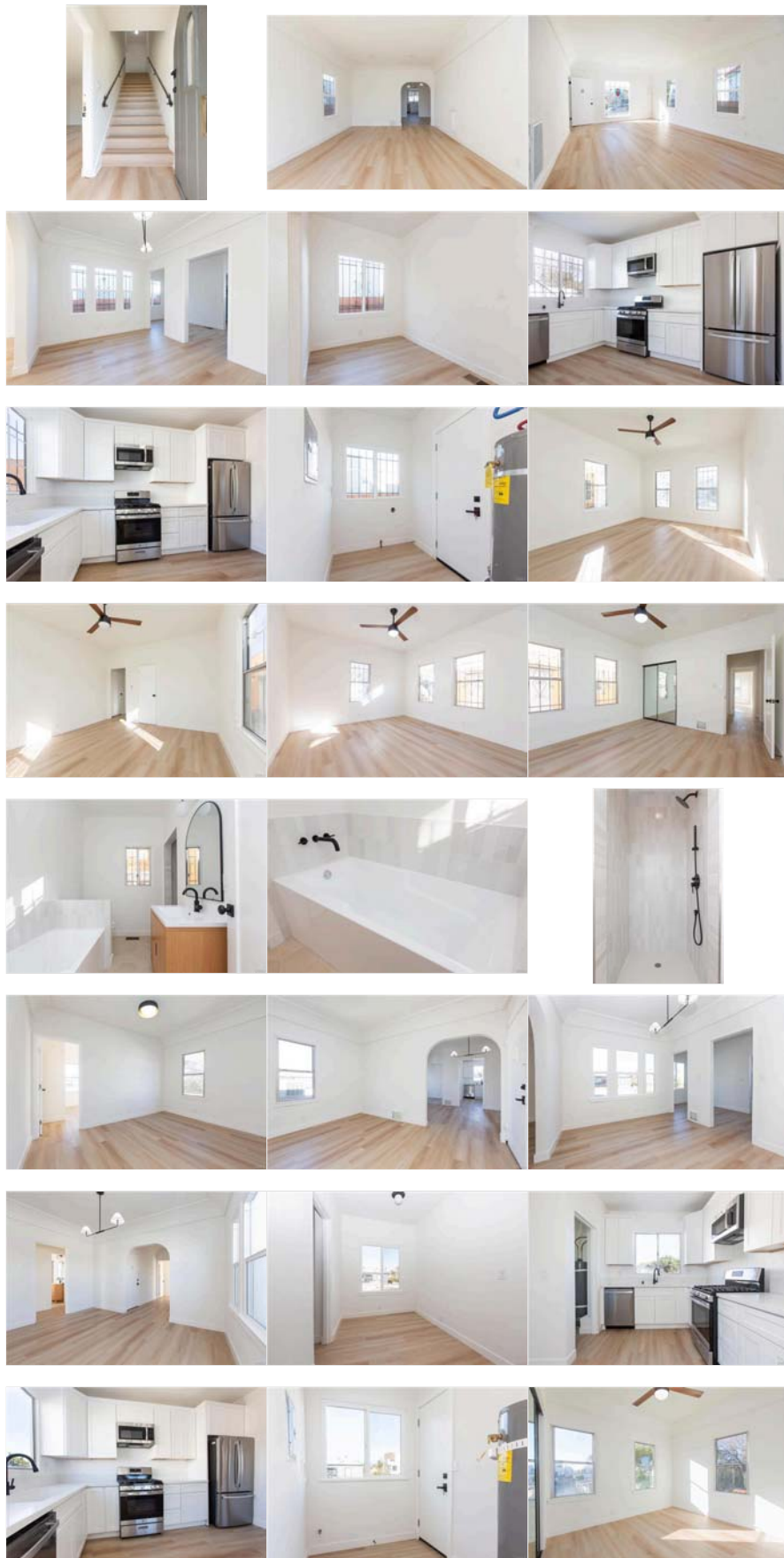
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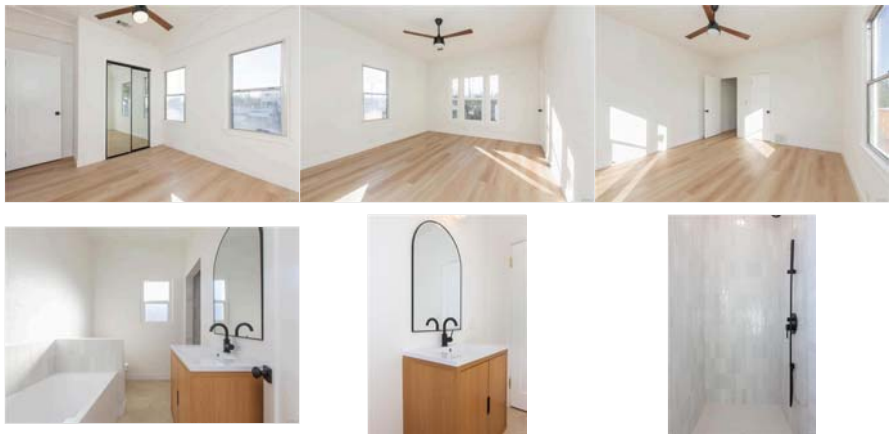
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Closed • Duplex

List / Sold:
\$1,900,000/\$1,500,000 ↓
17 days on the market
Listing ID: SB24016434

6371 W 6th St • Los Angeles 90048
2 units • \$950,000/unit • 4,468 sqft • 6,177 sqft lot • \$335.72/sqft •
Built in 1928

Heading northbound, turn right on the 6th Street, property will be on the left. Heading southbound on Crescent Heights Blvd turn right onto 6th Street, property will be on the right.



Discover an unparalleled opportunity of a lifetime – the chance to acquire a completely vacant property at the culmination of escrow. This remarkable Spanish-style duplex, nestled within the coveted Beverly Grove Neighborhood at 6371 W 6TH St, Los Angeles, presents an extraordinary canvas for discerning investors and owner-users alike. Boasting a generous 4,468 Sq Ft of living space, this property rests on a 6,177 Sq Ft lot, offering endless potential. Two units, both with 3 bedrooms and 2 bathrooms, stand as a testament to the timeless architecture of 1928. Each unit mirrors the other, showcasing large, captivating fireplaces with ornate crown molding and original hand-painted murals above. The interiors feature stunning arched ceilings, preserved original sconces, spacious hallways, generously sized bedrooms, charming kitchen nooks, and expansive dining areas. The kitchens and bathrooms retain their colorful, intact original Spanish tiles, preserving the property's historic charm. Adding to the allure, both units are equipped with laundry rooms and have dual entry points, front and back. The lower unit boasts a captivating 12-foot ceiling, while the upper unit offers the luxury of a spacious patio. Ideally located in a highly sought-after area, this property commands robust rental income potential. Situated in the heart of Beverly Grove on a picturesque, tree-lined street, it offers residents the convenience of walking to the prestigious Hancock Park Elementary. Additionally, renowned attractions like the Grove & Farmer's Market, Beverly Center, Whole Foods, Trader Joe's, LACMA, and the eclectic shops and eateries of 3rd Street are all within easy reach. Seize this once-in-a-lifetime opportunity to transform and revitalize this Spanish gem, whether you're an owner looking to craft your dream unit while generating income or an astute investor eager to restore these Spanish units and potentially add an ADU to the property. Don't miss your chance to be part of the thriving Beverly Grove community, where history meets modern possibilities.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$1,900,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn
- 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	3	2	1		\$0	\$0	\$6,000
2:	1	3	2	1		\$0	\$0	\$6,000

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510020015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB24016434

Printed: 04/07/2024 8:55:52 AM

Closed • Duplex

List / Sold:

\$1,789,000/\$1,675,000 ↓

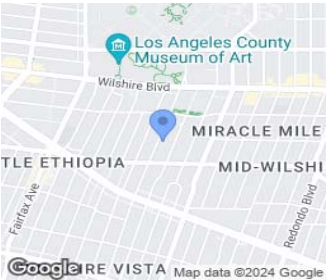
7 days on the market

900 S Curson Ave • Los Angeles 90036

2 units • \$894,500/unit • 4,890 sqft • 7,012 sqft lot • \$342.54/sqft • Built in 1935

Listing ID: OC24042070

East or West on Wilshire Blvd., then South on Curson Ave., or East or West on Olympic Blvd., then North on Curson Ave.



Renowned 20th-century Beverly Hills Architect Albert J. Schroeder and builder Herman Molen designed this large 1935 Spanish Colonial Revival duplex. In-hand, the original 6-sheet architectural plans reflect the type of luxury multi-family homes being designed and constructed in Los Angeles at this time. This 14-room stacked duplex with 4,890 square feet of living space is located within the coveted Miracle Mile Historic Preservation Zone and walking distance to the renowned Museum Row and many other great amenities this beautiful city offers. Each unit has the same floor plan, except for stairways, balcony, and windows, each with interior features that include a spacious living room, dining room, breakfast room, arched doorways, high ceilings, decorative cornices, ornate heater grilles, hardwood floors, chimney, ample clothes and coat closet space, and a passageway with built-in linen storage and additional closet space. The primary bedroom has a walk-in closet, a separate changing room, a Spanish-tiled master bath, and a separate shower. There is a second bedroom with a bath and separate shower, which also serves as the guest bathroom, and a third bedroom. A second access point from the laundry facility to the side of the property leads down a sidewalk to the back, a patio garden area, and two 2-car garages. That same sidewalk leads to the front of the house and the door to the basement, which houses four sizeable hot-air gas furnaces and the control panel for landscape irrigation. ADU potential.

Facts & Features

- Sold On 04/04/2024
- Original List Price of \$1,789,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Gravity
- \$647 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Center Hall, Entry, Living Room
- Floor: Wood
- Appliances: None
- Other Interior Features: Built-in Features, High Ceilings

Exterior

- Lot Features: Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$6,000
2:	1	3	2	2	Unfurnished	\$0	\$0	\$6,000

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: 2.25%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089016014

Michael Lembeck

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

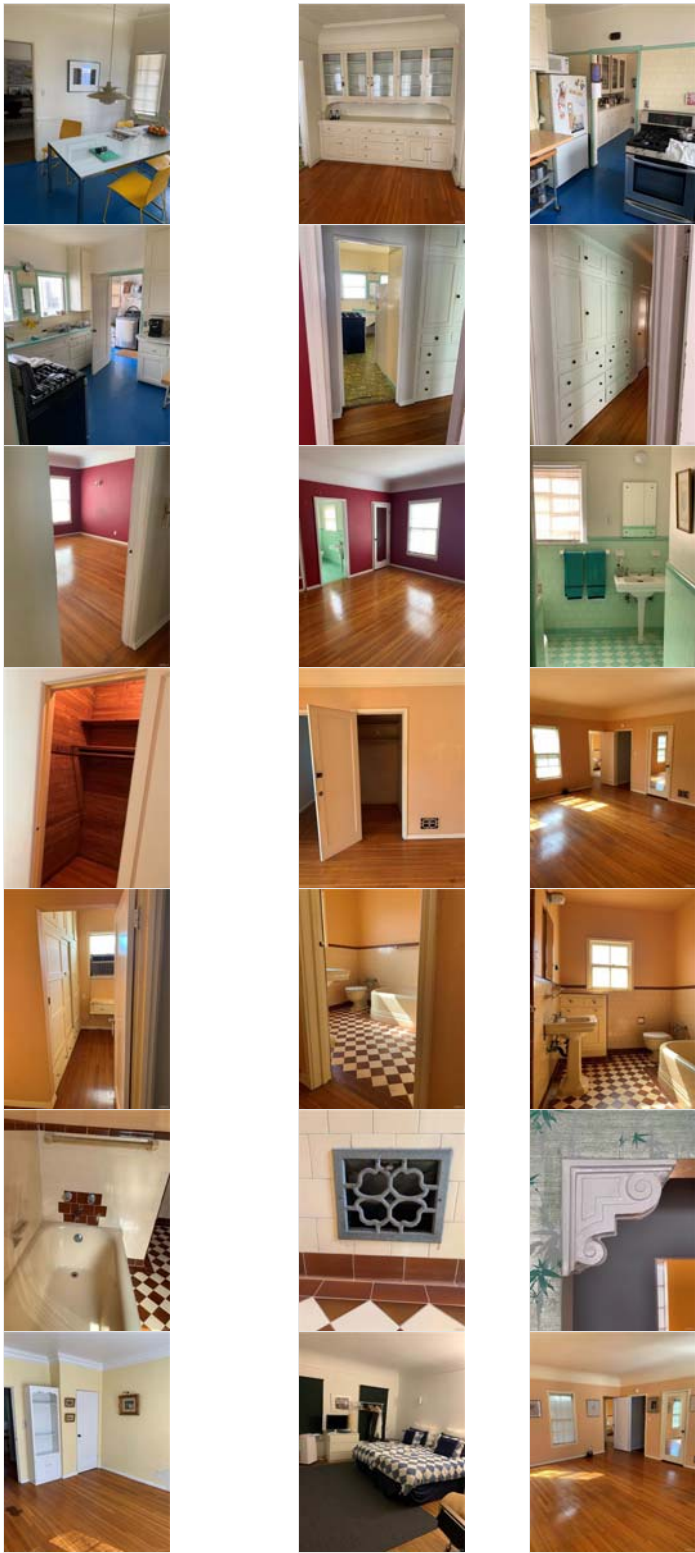
Citivest Realty Services, Inc

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

Click arrow to display photos







Closed •

1351 N Mccadden Pl • Los Angeles 90028
2 units • \$647,500/unit • 1,742 sqft • 5,522 sqft lot • \$743.40/sqft •
Built in 1910
Google Maps

List / Sold:
\$1,295,000/\$1,300,000 ⬆
6 days on the market
Listing ID: 24363045



Welcome home to this beautifully updated and utterly charming Craftsman duplex in the heart of Hollywood. Front house is approximately 1,000 sqft 2 bed 1 bath and features copper plumbing, updated electrical, central heat and air, brass lighting fixtures, stainless steel appliances, butcher block kitchen countertop, laundry room w/washer and dryer, original clawfoot tub, private front and back yards with vegetable garden, built-in barbecue and pizza oven great for al fresco dining and entertaining. Back house is approximately 800 sqft 2 bed 1 bath with its own private, gated yard and is currently occupied with an absolutely wonderful tenant. This is a perfect home for end-user with built-in income or investor to rent out both homes. Walk score of 93!

Facts & Features

- Sold On 04/04/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Barbecue, Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- 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	2	1		Unfurnished	\$2,850	\$2,850	\$3,500
2:	1	2	1		Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547033026

Michael Lembeck

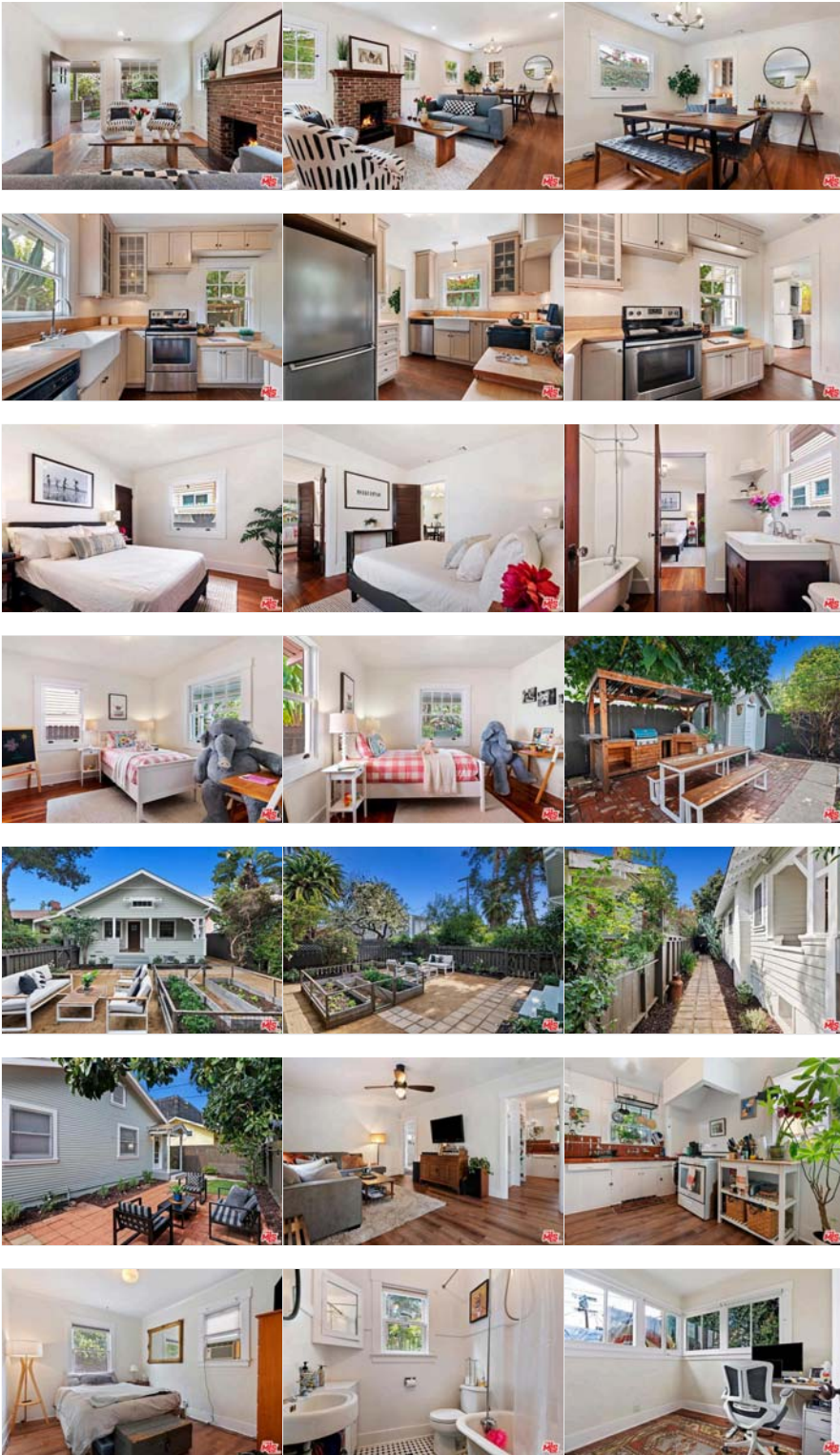
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24363045

Printed: 04/07/2024 8:55:52 AM

Closed

• Duplex

1471 E 41st Pl

• Los Angeles 90011

2 units • \$324,500/unit • 2,000 sqft • 4,829 sqft lot • \$262.50/sqft •

Built in 1923

OFF ALAMEDA

List / Sold: \$649,000/\$525,000

1 days on the market

Listing ID: IV24028096



ALL YOU INVESTORS OUT THERE!! DIAMOND IN THE ROUGH!!!! HUGE 2 BEDROOM FRONT HOME & 3 BEDROOM BACK HOME IN CENTRAL LOS ANGELES.. HOME COMES EQUIPT WITH SOLAR PANELS, AND SEPARATE ELECTRIC AND GAS METERS.. SELLER WANTS OUT FASSSST!!!

Facts & Features

- Sold On 04/02/2024
 - Original List Price of \$649,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$292 (Estimated)
- Laundry: Individual Room
 - \$36000 Gross Scheduled Income
 - \$4200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01248449
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0		
2:	1	3	1	0	Unfurnished	\$670		

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 # 5116011014

Michael Lembeck

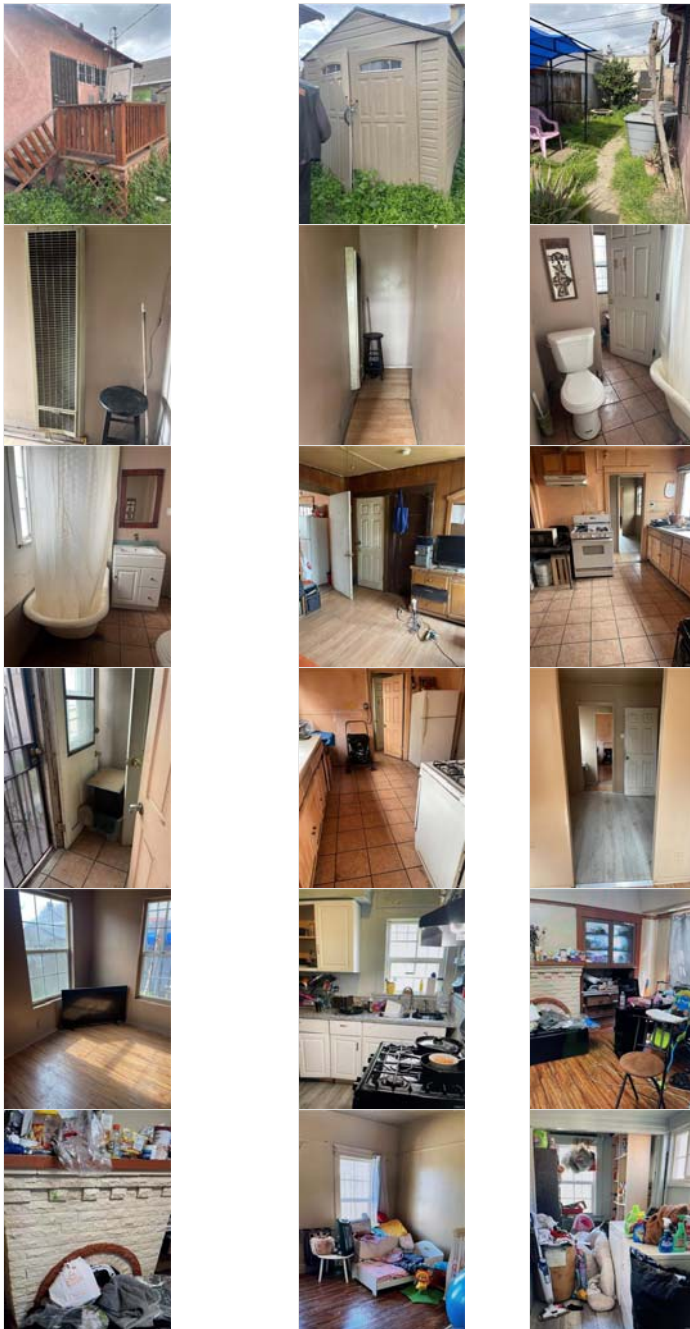
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: IV24028096

Printed: 04/07/2024 8:55:53 AM

Closed

• Duplex

6800 Denver Ave

• Los Angeles 90044

2 units

• \$345,000/unit

• 1,098 sqft

• 5,402 sqft lot

• \$628.42/sqft

• Built in 1923

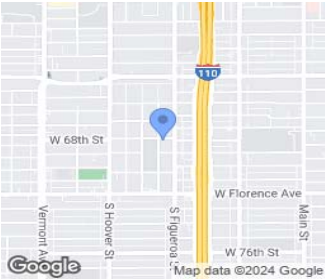
GPS

List / Sold:

\$690,000/\$690,000

0 days on the market

Listing ID: PW24043444



DUPLEX TO BE DELIVERED VACANT! Live in one rent the other. buyer to satisfy themselves with all aspects of the property including but not limited to area.

Facts & Features

- Sold On 03/31/2024
 - Original List Price of \$690,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$345 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02078798
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$0	\$0	\$2,250
# 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: 1.25%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013019009

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

701 Bradshawe Ave • Los Angeles 90022

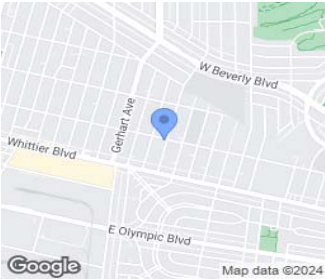
2 units • \$349,500/unit • 1,510 sqft • 4,339 sqft lot • \$476.82/sqft • Built in 1929

N. of Whittier Blvd. Cross Street Hubbard St.

List / Sold: \$699,000/\$720,000 ⬆

36 days on the market

Listing ID: DW24014464



DUPLEX, TWO BEDROOM ONE BATHROOM EACH. COENER LOT WITH TWO CAR GARAGE DETACHED. VERY CLOSE TO SHOPPING CENTERS AND TO SCHOOLS. LIVE IN ONE AND RENT THE OTHER GREAT FOR INVESTORS Unit 703 is completely renovated in 2018 from top to bottom new windows floors The kitchen and bathroom completely renovated. all new copper plumbing change in 2023

Facts & Features

- Sold On 03/31/2024
 - Original List Price of \$699,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$1,095 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01961804
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,299	\$1,299	\$2,000
2:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,100

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 # 6342032030

Michael Lembeck

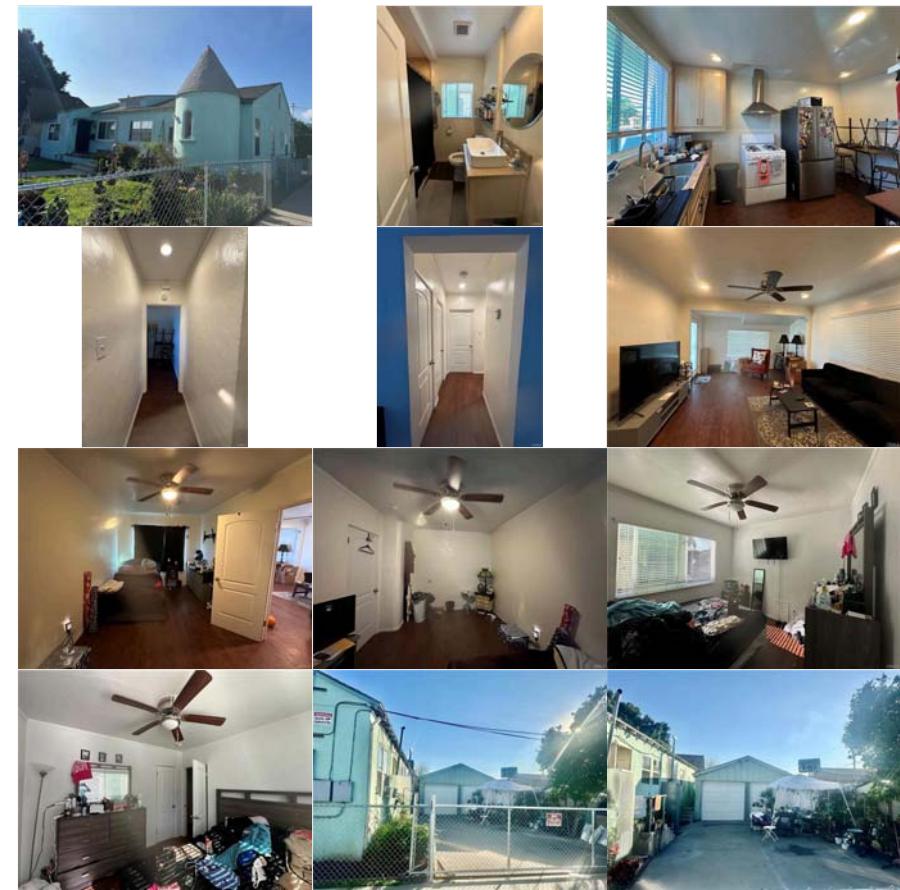
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24014464

Printed: 04/07/2024 8:55:53 AM

Closed •

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

1343 E 59th Pl • Los Angeles 90001

13 days on the market

2 units • \$325,000/unit • 1,502 sqft • 4,276 sqft lot • \$432.76/sqft • Built in 1922

Listing ID: 24359063

MAKE RIGHT TURN FROM COMPTON BLVD ON 59TH PL



Welcome to an outstanding investment opportunity in this well maintained two-unit residential property. Nestled in the heart of Los Angeles, this versatile property offers a seamless combination of comfort and income potential. Each unit features three spacious bedrooms, providing an ideal living space for tenants. Whether you're an investor seeking steady rental income or looking to expand your real estate portfolio, this property presents an attractive option. The strategic location ensures a high demand for rental units, making it a valuable asset for any investor. Don't miss the chance to acquire this prime two-unit property and enhance your investment portfolio. Property to be delivered with tenants.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$650,000
- 2 Buildings
- Levels: One

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01428775
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,090	\$2,090	\$3,500
2:	1	3	1		Unfurnished	\$2,090	\$2,090	\$3,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6008024029

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



Closed

• Duplex

846 W Spruce St

• Compton 90220

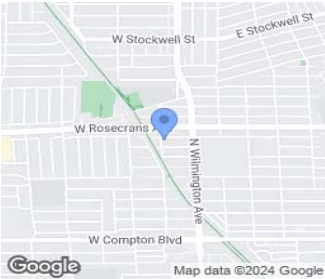
2 units • \$279,500/unit • 1,352 sqft • 4,995 sqft lot • \$413.46/sqft • Built in 1946

Near Rosecrans & Wilmington

List / Sold: \$559,000/\$559,000

4 days on the market

Listing ID: DW24011141



Great investment property for any and investors looking to expand there Real Estate Portfolio. Excellent detached duplex in Compton. Centrally located to all Major Freeways.

- Facts & Features

Sold On 04/02/2024

Original List Price of \$559,000

2 Buildings

0 Total parking spaces

\$595 (Estimated)

Laundry: Gas & Electric Dryer Hookup

2 electric meters available

2 gas meters available

1 water meters available

Interior

- Exterior

Lot Features: Back Yard

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	3	0	Unfurnished	\$0	\$0	\$1,800
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,800

- # Of Units With:

Separate Electric: 2

Gas Meters: 2

Water Meters: 1

Carpet:

Dishwasher:

Disposal:

Drapes:

Patio:

Ranges:

Refrigerator:

Wall AC:

- Additional Information

Standard sale

Rent Controlled

Buyer Agency Compensation: 2%

RO - Compton S of Rosecrans, E of Alameda area

Los Angeles County

Parcel # 6156006015

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 •

22044 Costanzo St • Woodland Hills 91364

2 units • \$475,000/unit • sqft • 6,041 sqft lot • No \$/Sqft data •

Built in 1953

List / Sold: \$950,000/\$1,127,000 ↗

23 days on the market

Listing ID: 224000690



Rarely available is this meticulously maintained Duplex with a great location South of Ventura Blvd. Set on beautiful tree lined Costanzo Street, this excellent investment is fully occupied and getting near market value for rent (photos are from when the property was vacant). Each unit features 2 bedrooms + 1 bath, private laundry room, and a single car garage + 1 additional parking spot. Exquisite restaurants, shopping, cafes, Woodland Hills Elementary, and everyday conveniences are just around the corner along with easy freeway access and a short drive to the beaches and Warner Center. The property and units have many recent upgrades including newer roof, newer HVAC, newer water heater, newer appliances, and more. There are separate electric and gas meters. Opportunities like this do not come on the market often! Both units are Tenant occupied - Please do not disturb the tenants. Thank you!

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$950,000
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Gas Cooking, Refrigerator

Exterior

- Lot Features: Near Public Transit

Annual Expenses

- Total Operating Expense:
 - 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:	2	2	1					
2:	2	2	1					

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- WHLL - Woodland Hills area
 - Los Angeles County
 - Parcel # 2169017019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 224000690

Printed: 04/07/2024 8:55:53 AM

Closed •

List / Sold: \$898,000/\$1,050,000 ↑

989 Dexter St • Los Angeles 90042

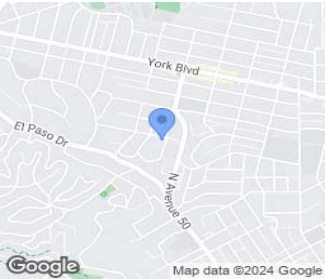
7 days on the market

3 units • \$299,333/unit • 2,110 sqft • 6,665 sqft lot • \$425.59/sqft •

Built in 1924

Listing ID: 24362223

From Eagle Rock Blvd. go south on El Paso Drive, left on N Avenue 49, right on Mendota Ave. and then right on Dexter.



Here is what you have been waiting for, a great Triplex fixer in Highland Park with good solid bones and great upside potential! Two units in front will be delivered vacant which makes this good for an owner user with additional income, or separate guest house. Property shows Triplex on Title but Zoned R1. There are two units in the front structure, two car garage below and a separate one bedroom structure in back that is tenant occupied. Great light throughout, hardwood floors, original wood and metal case windows, the large two car garage has work space, high ceilings and so much more. Property sold As-Is. Priced for a quick sale so don't miss out!

Facts & Features

- Sold On 04/03/2024
 - Original List Price of \$898,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Floor Furnace
- Laundry: Dryer Included, Individual Room, Washer Included
 - \$8084 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

-
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$4,305
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - 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	\$1,475
2:	1	1	1		Unfurnished	\$0	\$0	\$1,000
3:	1	1	1		Unfurnished	\$1,200	\$674	\$1,200

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: 2.500%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5477022022

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

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CUSTOMER FULL: Residential Income LISTING ID: 24362223

Printed: 04/07/2024 8:55:53 AM

Closed

• Triplex

742 E 78th St

• Los Angeles 90001

3 units

• \$230,000/unit

• 1,718 sqft

• 5,976 sqft lot

• \$372.53/sqft

• Built in 1956

Google Maps Link:

https://goo.gl/maps/XFjLqWgVWstw6Kqv6

List / Sold:

\$690,000/\$640,000

↓

167 days on the market

Listing ID:

SW23170111



****Investor's Special**** Three-unit multi-family investment property located in the heart of Los Angeles close to downtown and only 5 miles from SOFi Stadium or the University of Southern California. The Front unit is a 3 bedroom, 1bath with a laundry room, the middle unit is a 1 bedroom, 1 bath and the rear unit is a 1 bedroom, 1 bath with an extra small room. Each unit has its own full kitchen and bath and is loaded with charm. Repairs and TLC are needed in all units. There's also a 2 car detached garage that could be conveyed into an ADU or kelp as a garage. This property is located close to schools, shopping, churches, Transportation and the bus lines are within walking distance. Property will be delivered with long term tenants occupying all units. **DO NOT DISTURB TENANTS!** The Appraised value is there and once the repairs are done, it will only increase the value!!! Buyer's agent to verify everything.

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$690,000
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$318 (Estimated)
- Laundry: See Remarks
 - \$62400 Gross Scheduled Income
 - \$54400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Window Bars
- Fencing: Chain Link, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01870291
 - Gardener:
 - Licenses:
- Insurance: \$5,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,758	\$1,758	\$1,758
2:	1	1	1	1	Unfurnished	\$1,558	\$1,558	\$1,558
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6023031028

Michael Lembeck

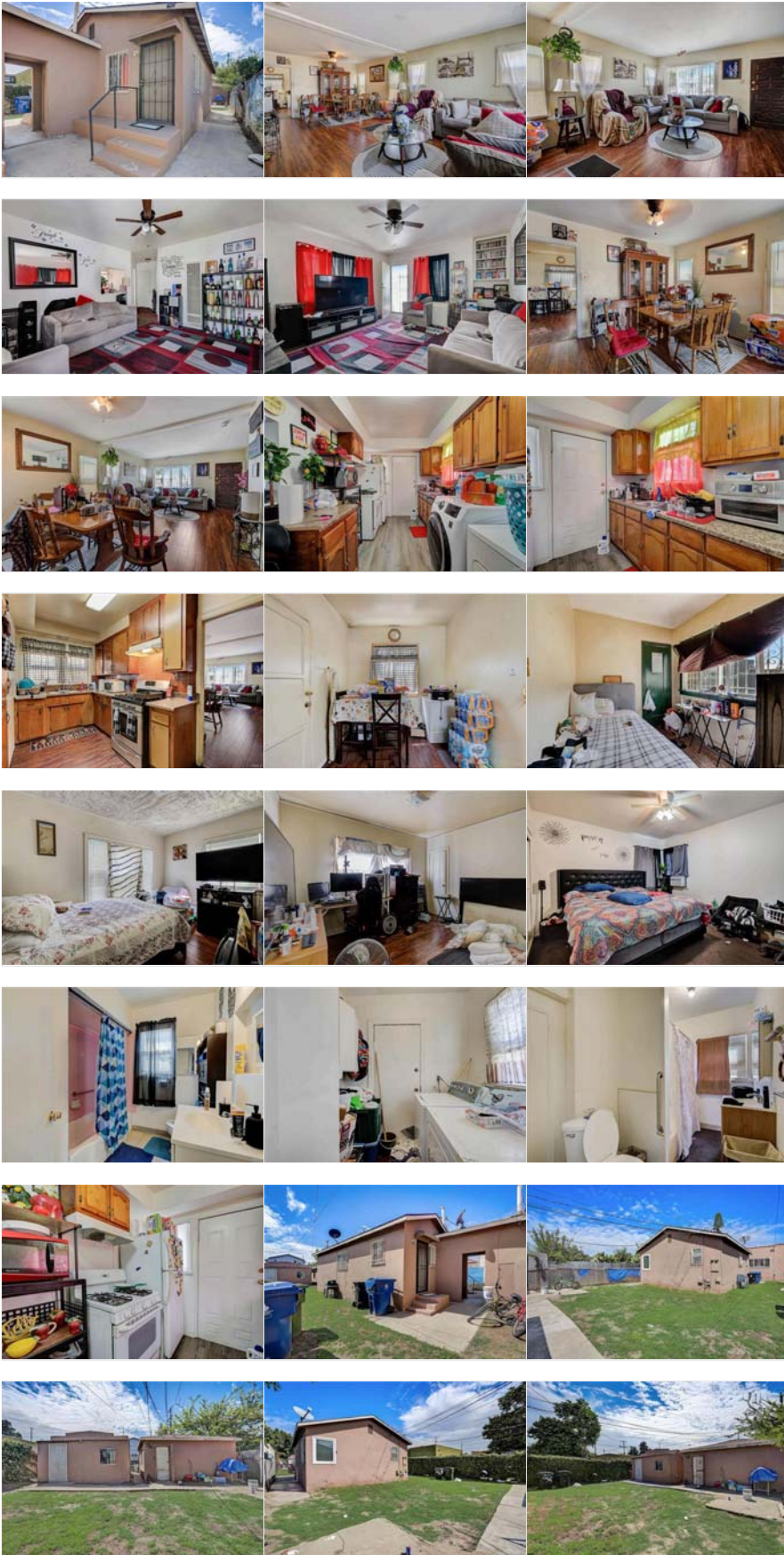
State License #: 01019397
Cell Phone: 714-742-3700

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

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Closed

• Triplex

715 S Ford Blvd

• Los Angeles 90022

3 units

• \$253,333/unit

• 3 sqft

• 8,598 sqft lot

• No \$/Sqft data

• Built in 1926

710 N. Pasadena, Exit Olympic Blvd., head S. Ford Blv.

List / Sold:

\$760,000/\$760,000

0 days on the market

Listing ID: DW23191211



Facts & Features

- Sold On 03/31/2024
 - Original List Price of \$760,000
 - 3 Buildings
 - 3 Total parking spaces
 - 3 Total carport spaces
 - \$0 (Assessor)
- Laundry: Washer Hookup
 - \$45744 Gross Scheduled Income
 - \$36595 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Sewer On Bond

Annual Expenses

- Total Operating Expense: \$7,000
 - Electric: \$1,200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01237236
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	0	0	Unfurnished	\$3,187	\$3,187	\$6,800

Of Units With:

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

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5247001035

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Closed • Triplex

List / Sold: \$765,000/\$765,000 ↗

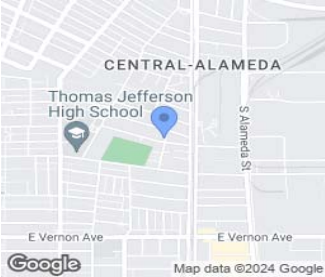
3317 Morgan Ave • Los Angeles 90011

48 days on the market

3 units • \$255,000/unit • 1,488 sqft • 3,900 sqft lot • \$514.11/sqft • Built in 1920

Listing ID: DW24002978

West of Long Beach Ave



HOT PROPERTY!!!! TRIPLEX!!! TRIPLEX!!! ALL UNITS WILL BE VACANT AT CLOSE OF ESCROW!!! 2 BEDROOM AND 1 BATH UNIT, 1 BEDROOM & 1 BATH UNIT, AND 1 BEDROOM & 1 BATH HOUSE SEPARATE, NEW WINDOWS, FRESHLY PAINTED, NEW KITCHENS, NEW BATHROOMS, NEW FLOORING, FRESHLY PAINTED INTERIOR & EXTERIOR

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$724,999
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01910967
- 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		Unfurnished	\$1,300		\$3,052
2:	1	1	1		Unfurnished			\$2,407
3:	1	1	1		Unfurnished			\$2,407

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%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5117009019

Michael Lembeck

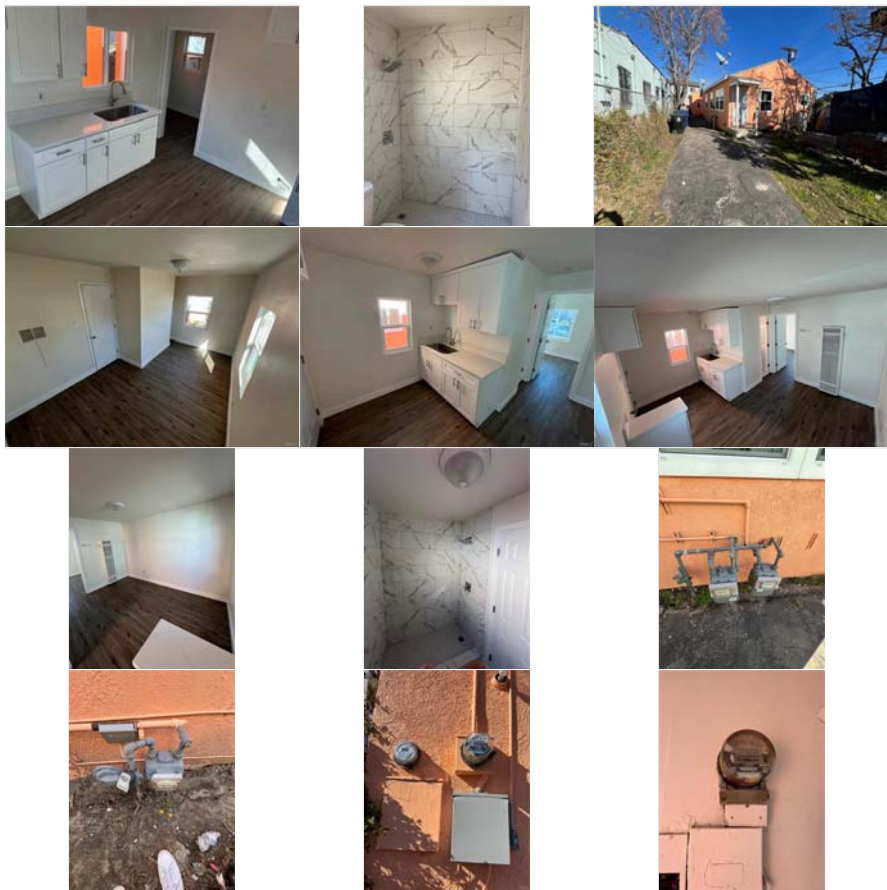
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24002978

Printed: 04/07/2024 8:55:53 AM

Closed

• Triplex

1130 W 58th Pl • Los Angeles 90044

3 units • \$225,000/unit • 2,064 sqft • 4,799 sqft lot • \$327.03/sqft • Built in 1927

Budlong and Slauson

List / Sold: \$675,000/\$675,000

27 days on the market

Listing ID: DW23231436



Welcome these 3 units which are an exceptional investment opportunity in the heart of Los Angeles. This property features 3 distinct units, offering a unique blend of residential comfort and potential rental income. Two of the units are currently tenant-occupied, providing immediate returns on your investment, while the seller-occupied unit will be delivered vacant at the close of escrow, allowing for versatile living arrangements. Situated in a prime location, this property is surrounded by an array of conveniences and entertainment options. Just moments away, residents can enjoy easy access to a variety of stores, ensuring that daily errands are a breeze. Additionally, sports enthusiasts will appreciate the proximity to renowned stadiums (LA Coliseum 8 minute drive, SOFI Stadium 15 minute drive), making it convenient to catch thrilling games and events. Property is within reach of popular local amenities, creating a desirable living experience. Don't miss out on this incredible opportunity to own a versatile property in one of Los Angeles' most dynamic neighborhoods. Schedule your viewing today and envision the limitless potential this investment holds.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$675,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$375 (Estimated)
- Laundry: See Remarks
 - \$63420 Gross Scheduled Income
 - \$60120 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,300
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01425679
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6003006007

Michael Lembeck

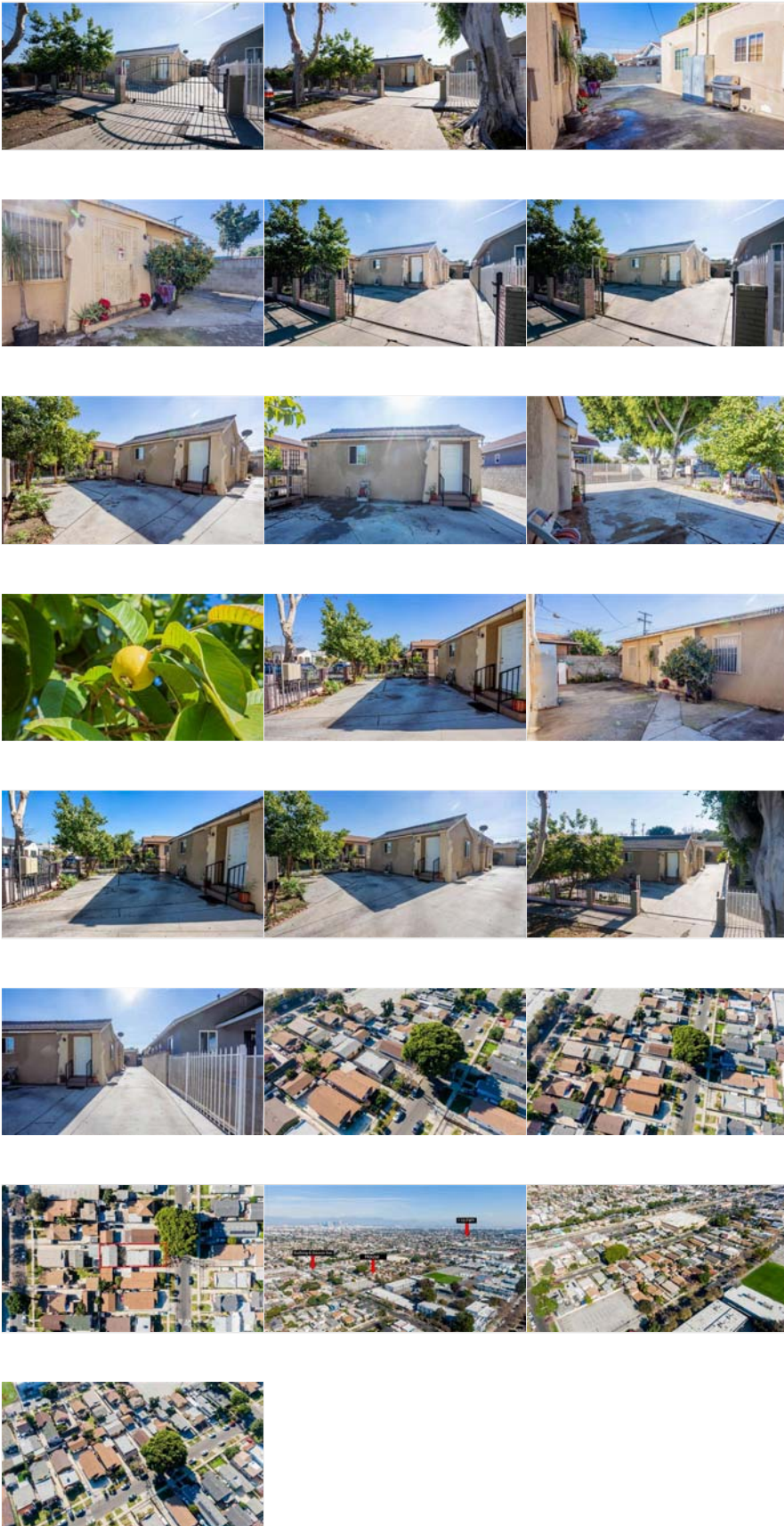
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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Closed

• Triplex

List / Sold: **\$720,000/\$782,000**

532 W 51st St • Los Angeles 90037

7 days on the market

3 units • \$240,000/unit • 2,873 sqft • 5,504 sqft lot • \$272.19/sqft • Built in 1965

Listing ID: SB24053528

West of Figueroa and 51st St.



Great investment property with an excellent cap rate after repairs. Total FIXER. Three units consisting of of 3/2, 2/1, 2/1 each with a single car garage. Desired development zoning RD2. Cash or Hard Money offers only. Sold "As Is" and delivered vacant. This is a true handyman special.

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$675,000
 - 1 Buildings
 - Levels: Multi/Split
 - 3 Total parking spaces
 - \$446 (Estimated)
- Cap Rate: 13
 - \$109200 Gross Scheduled Income
 - \$84577 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

- Rooms: Main Floor Bedroom
 - Floor: Carpet, Concrete
- Appliances: None
 - Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link, Wood
 - Sewer: Private Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$24,623
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 5400
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5001032005

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24053528

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Closed

• Triplex

1137 E 77th St

• Los Angeles 90001

3 units

• \$166,633/unit

• 1,596 sqft

• 5,281 sqft lot

• \$316.42/sqft

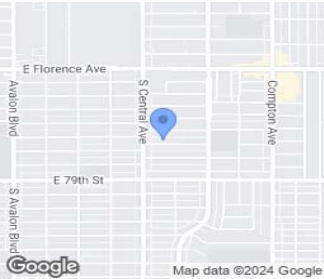
• Built in 1924

Take Florence to Central Street South to 76th Street

List / Sold: \$499,900/\$505,000

6 days on the market

Listing ID: DW23216625



CASH ONLY SALE. Investor special. This triplex is tenant-occupied and is priced to sell quickly. Tenants are unaware of the sale. DRIVE BY ONLY/ DO NOT DISTURB TENANTS. One tenant is currently not paying. The other tenants are on time and the current rent received is \$3,900.00 and is on time. All tenants are on month-to-month leases.

Facts & Features

- Sold On 04/03/2024
 - Original List Price of \$499,900
 - 3 Buildings
 - 4 Total parking spaces
 - \$1,488 (Estimated)
- Laundry: Common Area
 - \$68400 Gross Scheduled Income
 - \$64700 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,700
 - Electric: \$200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 02191300
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$3,900	\$5,700	\$5,700

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: 1%
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6024011026

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

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Closed •

8815 Wall St • Los Angeles 90003

3 units • \$266,333/unit • 2,780 sqft • 4,080 sqft lot • \$287.41/sqft • Built in 1927

From the 110 Fwy exit at Manchester Ave and head East. Turn right on Wall St. The Triplex will be on your right on the corner of Wall St and 88th Pl.

List / Sold: \$799,000/\$775,000 ↓

31 days on the market

Listing ID: 24346677



Step into this inviting Spanish duplex featuring a standalone, charming bungalow. Nestled on a corner lot, this triplex is an ideal property for owner-users. Envision yourself residing in the bungalow while generating rental income from the other tenant-occupied units. The bungalow has lots of light and an airy ambiance, showcasing a character-filled primary bedroom and bath, along with two additional bedrooms and another bath downstairs. The duplex units are 2 beds and 1 bath each and are currently rented and occupied. The bungalow is owner-occupied and will be delivered vacant. Inquire about the new Fannie Mae conventional loan option, requiring only a 5% down payment for eligible units! A 4% allowable rent increase goes into effect on May 1st.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$849,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - 0 Total carport spaces
- Laundry: Dryer Included, Washer Included
 - Cap Rate: 7
 - \$60343.51 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,326	\$1,326	\$2,200
2:	1	2	1		Unfurnished	\$1,273	\$1,273	\$2,200
3:	1	3	2		Unfurnished	\$0	\$0	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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: 2.500%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6041004012

Michael Lembeck

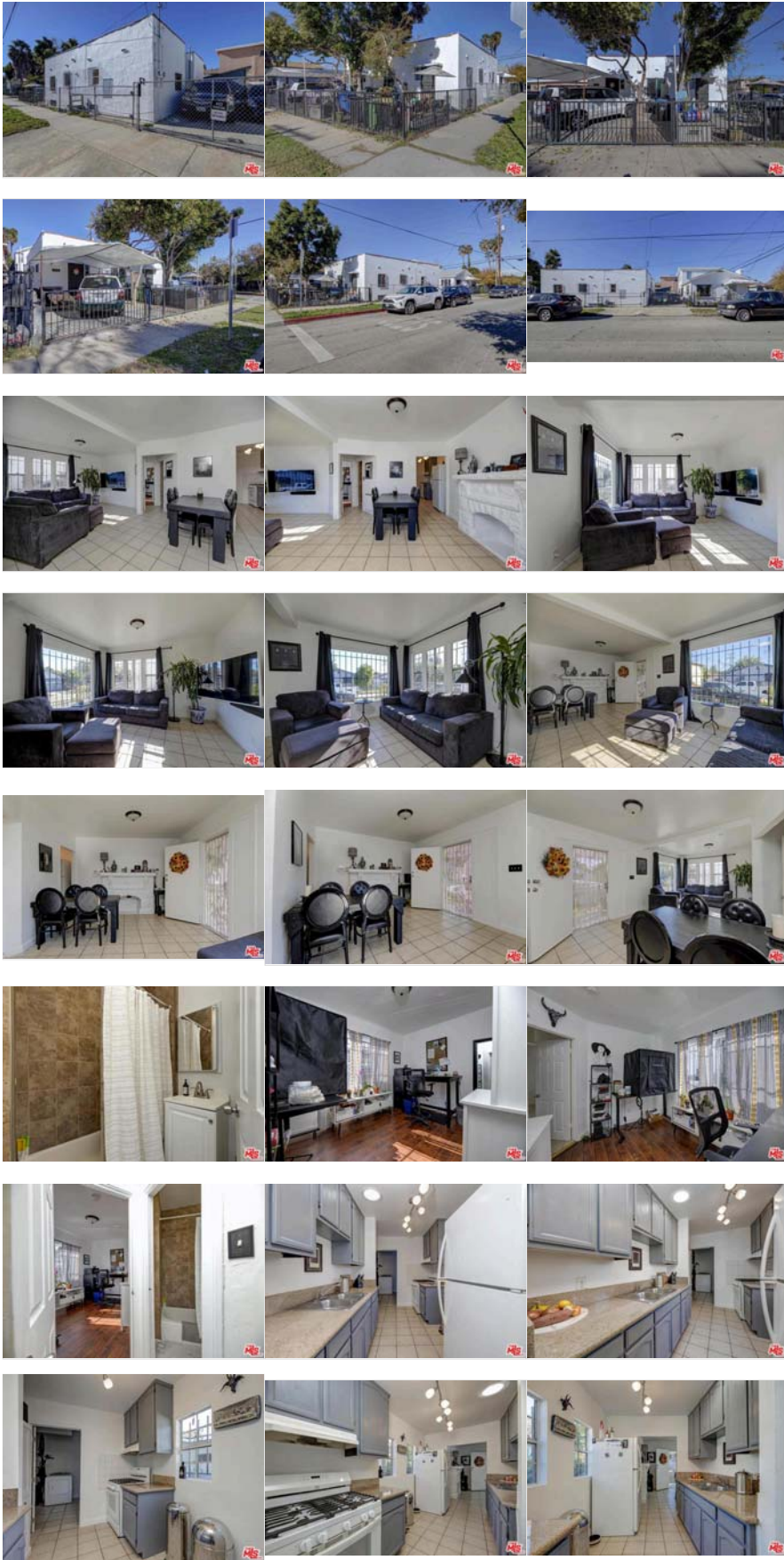
State License #: 01019397
Cell Phone: 714-742-3700

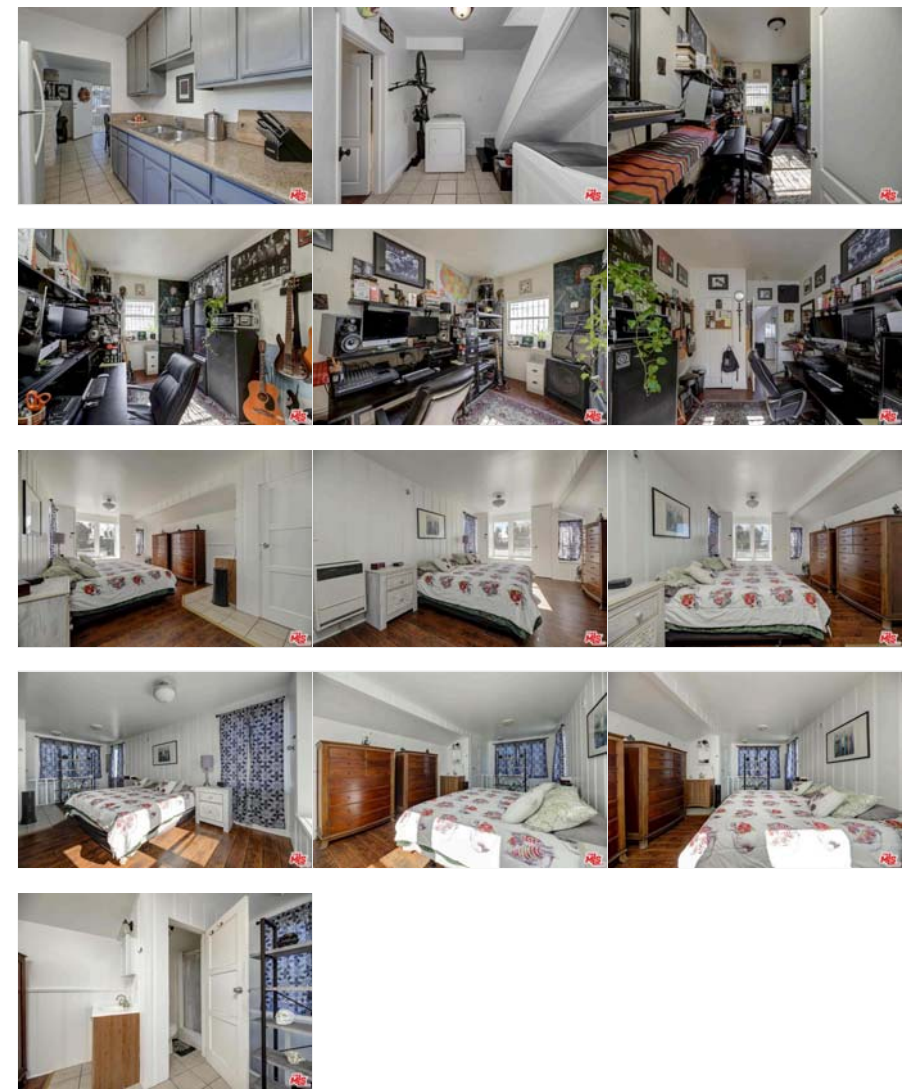
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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24346677

Printed: 04/07/2024 8:55:53 AM

Closed

402 E 43rd Pl • Los Angeles 90011

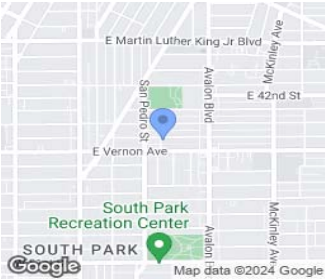
3 units • \$275,000/unit • 1,918 sqft • 4,999 sqft lot • \$430.14/sqft • Built in 1907

East of S. San Pedro & North of W. Vernon Ave

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

127 days on the market

Listing ID: 23314275



Back on the Market Buyer could not perform due to loss of work!! Beautifully updated Tri-plex!!! This is a must see, with Recently Updated Electrical, Plumbing, Roof, Bathrooms and Kitchens TOO MANY UPDATES TO LIST. Great opportunity to invest and just collect rent. All units are tenant occupied. Two of the three units are Section 8 tenants and are paying market rents. Third tenant has been paying on time for many years. Please drive by this one will not last and its at a 7% Cap Rate.

Facts & Features

- Sold On 04/03/2024
 - Original List Price of \$769,999
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
- Cap Rate: 7.1
 - \$57655 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$15,177
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01280965
 - 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	\$2,853	\$2,853	\$2,853
2:	1	1	1		Unfurnished	\$946	\$946	\$2,407
3:	1	1	1		Unfurnished	\$2,320	\$2,320	\$2,320
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: 2.500%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5113015011

Michael Lembeck

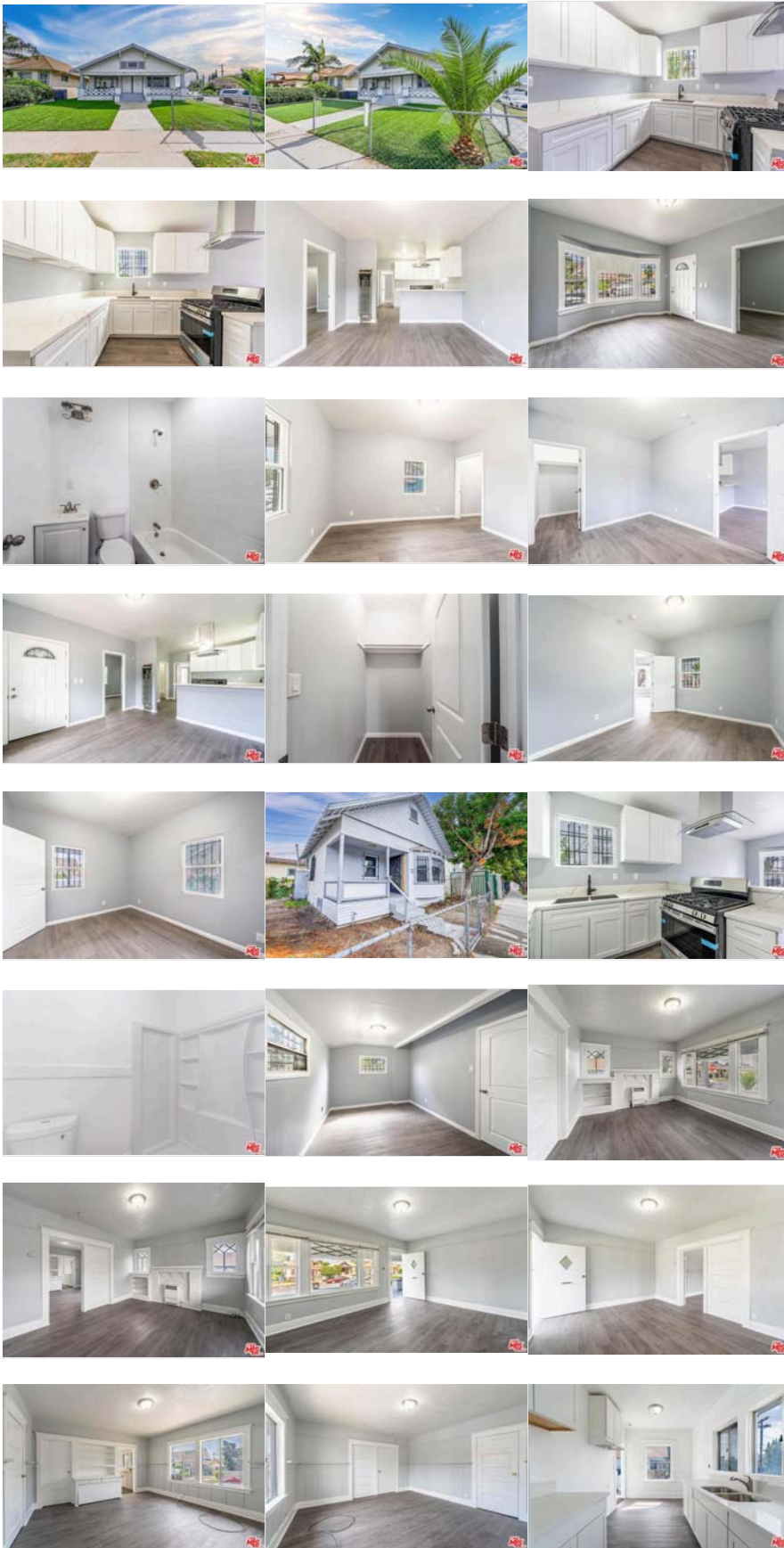
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CUSTOMER FULL: Residential Income LISTING ID: 23314275

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Closed

• Triplex

15733 Victory Blvd

• Van Nuys 91406

3 units • \$261,667/unit • 2,098 sqft • 6,128 sqft lot • \$374.17/sqft • Built in 1948

Victory Bl. and Whitman Ave.

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

12 days on the market

Listing ID: SR23187292



Calling all investors and contractors! Are you on the lookout for an exceptional investment opportunity in the bustling city of Van Nuys? Look no further we have a remarkable 3-unit property available, conveniently located near the 405 freeway, the beautiful lake balboa, a golf course, and numerous shopping centers. Situated on a main street, this property is ideally positioned to attract a steady stream of potential tenants and buyers alike. Investment properties have always been a lucrative option for individuals looking to expand their financial portfolio. For those seeking a potential profit opportunity, this 3 units investment property located near the 405 freeway presents an enticing proposition. Situated on Main Street. This property offers not only a prime location but also the opportunity to build one additional unit. This property was remodeled 3 years ago, new roof, new flooring, new kitchen cabinets and other upgrades. In conclusion, this exceptional 3-unit property in Van Nuys presents a rare investment opportunity for both investors and contractors. Property is being sold with tenants. Do not disturb tenants, they are not a were that the property is been sold. Property has been listed under current market value and is being sold "As is" No credit no repairs will be made.

Facts & Features

- Sold On 04/01/2024
 - Original List Price of \$785,000
 - 3 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Floor Furnace
 - \$385 (Estimated)
- Laundry: Inside
 - \$3367 Gross Scheduled Income
 - \$3367 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00905345
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - 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	1	Unfurnished	\$1,100	\$1,100	\$1,100
2:	2	1	1	1		\$1,200	\$1,200	
3:	3	1	1	1		\$950	\$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%
- VN - Van Nuys area
 - Los Angeles County
 - Parcel # 2233005018

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: SR23187292

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Closed • Quadruplex

List / Sold:

\$1,750,000/\$1,673,888 ↓

27 days on the market

Listing ID: PW24011438

2013 S 8th St • Alhambra 91803
4 units • \$437,500/unit • 3,776 sqft • 8,894 sqft lot • \$443.30/sqft •
Built in 1929
N. Atlantic to 8th



Welcome to a truly exceptional property that transcends the ordinary – a meticulously crafted and thoughtfully designed four-unit residence. Nestled on a spacious lot, this property offers a unique layout, ensuring each dwelling stands as a distinct entity. The front home, a standalone gem, captivates with its enchanting Spanish arches and a formal dining room bathed in natural light through expansive windows. Every detail has been considered, from remodeled kitchens and bathrooms to upgraded plumbing and electrical systems. The added convenience of laundry facilities enhances the overall appeal. Step outside to be greeted by a drought-tolerant lawn, elevating the home's curb appeal, while a small rear yard provides a private retreat. The middle structure is a testament to spacious living, featuring a large 4-bed, 2-bath layout with laundry amenities, modernized kitchens and baths. Immerse yourself in the ambiance of warmth and comfort in this tastefully remodeled space. Noteworthy is the privately enclosed paved driveway, adding an extra touch of exclusivity. The downstairs unit unveils a generously sized studio, boasting a sliding glass door and exquisite flooring. Privacy meets style in this versatile living space, offering an ideal canvas for personalization. Access to a beautiful laundry room, complete with a hand sink, and a paved driveway adds to the overall allure. Tucked away at the rear of the property is a private sanctuary – a detached one-bed, one-bath home with its own formal dining room. This secluded residence comes complete with air conditioning, dedicated parking, and the added luxury of in-house laundry facilities. This property presents a rare offering of four large garages with floor-to-ceiling storage along the rear wall. The attention to detail extends beyond the living spaces – all windows have been replaced, the roof is brand new, and a comprehensive re-plumb and electrical upgrade ensure modern functionality. This is not your ordinary 4-plex; this is a symphony of architectural brilliance and meticulous upgrades, creating a residence that stands as a testament to sophistication and comfort. Explore the extraordinary – make this unique property yours today.

Facts & Features

- Sold On 04/04/2024
- Original List Price of \$1,750,000
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 4.64
- \$116052 Gross Scheduled Income
- \$81236 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,536
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,392
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$2,269
- Maintenance: \$2,000
- 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	4	2	1	Unfurnished	\$3,650	\$3,650	\$3,650
2:	1	3	2	1	Unfurnished	\$3,650	\$3,650	\$3,650
3:	1	1	1	1	Unfurnished	\$1,283	\$1,283	\$2,250
4:	1	0	1	1	Unfurnished	\$1,088	\$1,088	\$1,750

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5256004049

Michael Lembeck

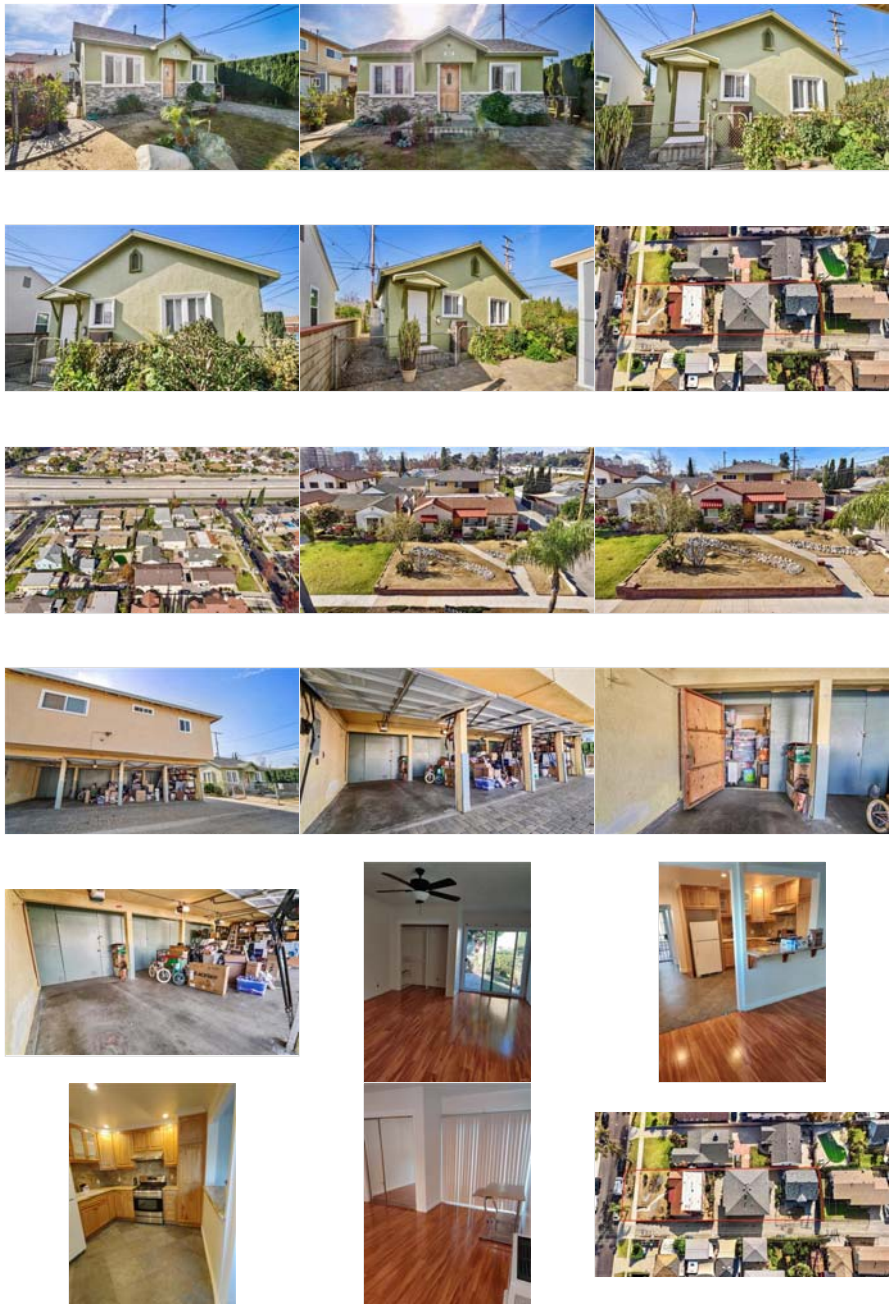
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Closed • Apartment

List / Sold:

\$1,200,000/\$1,200,000

5 days on the market

Listing ID: CV24027715

224 N Vecino Dr • Covina 91723

4 units • \$300,000/unit • 3,084 sqft • 8,406 sqft lot • \$389.11/sqft • Built in 1958

North of I-10, West of CA-57; Near the Intersection of E Kenoak Dr & N Grandview Ave



We are pleased to exclusively offer for sale a prime investment opportunity located in the city of Covina offering a unit mix of four spacious 2-Bed/1-Bath units. This property boasts ample onsite carport and open-space parking, enhancing tenant convenience. An added benefit is the onsite coin-operated laundry facility, contributing to both tenant satisfaction and additional revenue. Significant capital improvements have been made to increase the property's value and appeal. A new roof was installed in 2022, interior upgrades include; new kitchens, bathrooms, and flooring in most units, reflecting modern tastes and standards. Furthermore, two units have been upgraded with copper piping, emphasizing the commitment to quality infrastructure. Situated in an excellent rental location, the property offers easy access to transportation and shopping, ensuring sustained tenant demand. This investment opportunity offers 35% upside in rental income for a savvy investor familiar with repositioning tenancy. The property is currently tenant occupied (all units) and will be sold with the tenants in place.

Facts & Features

- Sold On 04/02/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 9 Total parking spaces
- 5 Total carport spaces
- \$1,464 (Estimated)
- Laundry: Community
- \$77160 Gross Scheduled Income
- \$48843 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,003
- Electric: \$1,200.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$2,142
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,142
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,650	\$1,650	\$2,095
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,095
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,095
4:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,095

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 614 - Covina area
- Los Angeles County
- Parcel # 8429027008

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: CV24027715

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Closed •

List / Sold: \$999,000/\$1,050,000 ↑

2413 W Beverly Blvd • Montebello 90640

17 days on the market

4 units • \$249,750/unit • 2,600 sqft • 7,153 sqft lot • \$384.23/sqft •

Built in 1953

Listing ID: 24364633

This great investment opportunity is situated in the heart of North Montebello, on West Beverly Boulevard with Via Val Verde as the cross street. The nearest major intersection of West Beverly Boulevard and North Wilcox Avenue. Monterey Park Adjacent.



Introducing an exceptional investment opportunity in North Montebello (adjacent to Monterey Park), now available for the first time in 27 years! This offering comprises four single-story units. The unit mix includes two spacious (2 Bed + 1 Bath) and two (1 Bed + 1 Bath) layouts. Included with each unit is an enclosed garage parking space, its own personal laundry room, and separate metering for gas and electricity, facilitating efficient management. This property holds significant potential for increased rental income, presenting an ideal opportunity for investors seeking to enhance value and maximize returns. Furthermore, residential financing options are available. Strategically positioned near schools, shopping outlets, and dining establishments along West Beverly Blvd.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$999,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
- Laundry: Individual Room
 - Cap Rate: 2.17
 - \$21723 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$28,329
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02166761
 - 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	\$1,100	\$1,100	\$2,250
2:	1	2	1		Unfurnished	\$1,100	\$1,100	\$2,250
3:	1	1	1		Unfurnished	\$1,050	\$1,050	\$1,850
4:	1	1	1		Unfurnished	\$1,050	\$1,050	\$1,850

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: 2.500%
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6343007018

Michael Lembeck

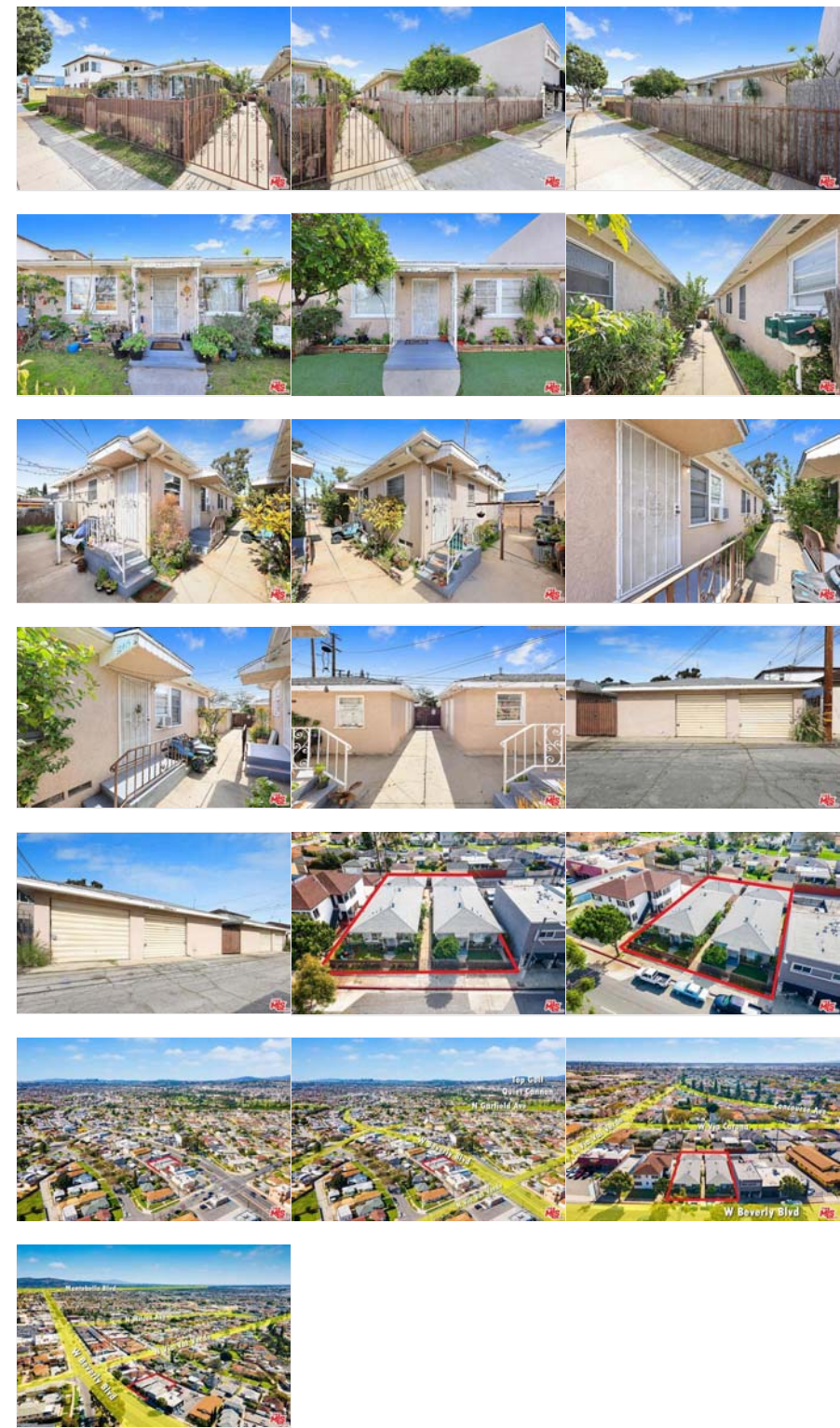
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Closed •

1832 W 20th St • Los Angeles 90007

4 units • \$225,000/unit • 4,139 sqft • 8,271 sqft lot • \$217.44/sqft • Built in 1923

MARIPOS AVE & 20TH ST

List / Sold: \$900,000/\$890,000 ↓

0 days on the market

Listing ID: 24367525



Investors and builders, here's a great opportunity! A well-maintained 4-unit income property near Koreatown. Three units feature 3 bedrooms and 2 bathrooms each, other one unit has 3 bedrooms and 1 bathroom. Currently, the property is subject to REAP recording, two units pay 50% of the rent to the city, and one unit is not paying rent.(Requiring eviction). One unit is occupied by the owner. (One unit is under Section 8). We are seeking buyers who are aware of all current conditions and are willing to purchase the property as-is.

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02205941
 - 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	\$0
2:	2	3	2		Unfurnished	\$0	\$0	\$0
3:	3	3	2		Unfurnished	\$0	\$0	\$0
4:	4	3	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: 2.500%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5075030001

Michael Lembeck

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Closed

6215 3rd Ave

Los Angeles 90043

4 units • \$206,250/unit • 3,120 sqft • 4,801 sqft lot • \$264.42/sqft • Built in 1950

On the corner of 3rd Ave & Hyde Park Blvd.

List / Sold: \$825,000/\$815,000

83 days on the market

Listing ID: 23327041



PART OF A 2 BUILDING PORTFOLIO - sold together with adjacent lot 6223 3rd Ave for \$1,750,000 total (2 fourplexes - 8 total units). We're pleased to present an extremely rare investment opportunity in the heart of LA's Hyde Park Neighborhood, less than 3 miles from SoFi Stadium. The 6215-6223 3rd Ave package consists of two (2) detached 3,120 SF fourplexes (both LAR3 Zoning) on two (2) adjacent lots totaling 0.32 AC of land, conveniently positioned on the corner of Hyde Park Blvd & 3rd Ave. Built in 1950 & 1952 respectively, the buildings feature eight (8) 2+1 units, each separately metered, with attractive corner lot curb appeal, a large center courtyard, and ample parking within the property gates, including 7 garage spaces with ADU potential (+10 additional on-site tandem spaces). 6 out of 8 units only have minor interior updates, creating plenty of value-add potential. This package offers an excellent opportunity for any investor to capitalize on over 80% in rental upside, including an upcoming allowable rent increase of up to 7% beginning Feb 1, 2024.

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$825,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
- \$32191 Net Operating Income

Interior

-
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$27,400
 - 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	2	1		Unfurnished	\$0	\$0	\$2,600
2:	1	2	1		Unfurnished	\$0	\$0	\$2,600
3:	1	2	1		Unfurnished	\$0	\$0	\$2,600
4:	1	2	1		Unfurnished	\$0	\$0	\$2,600
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: 2.500%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4007015014

Michael Lembeck

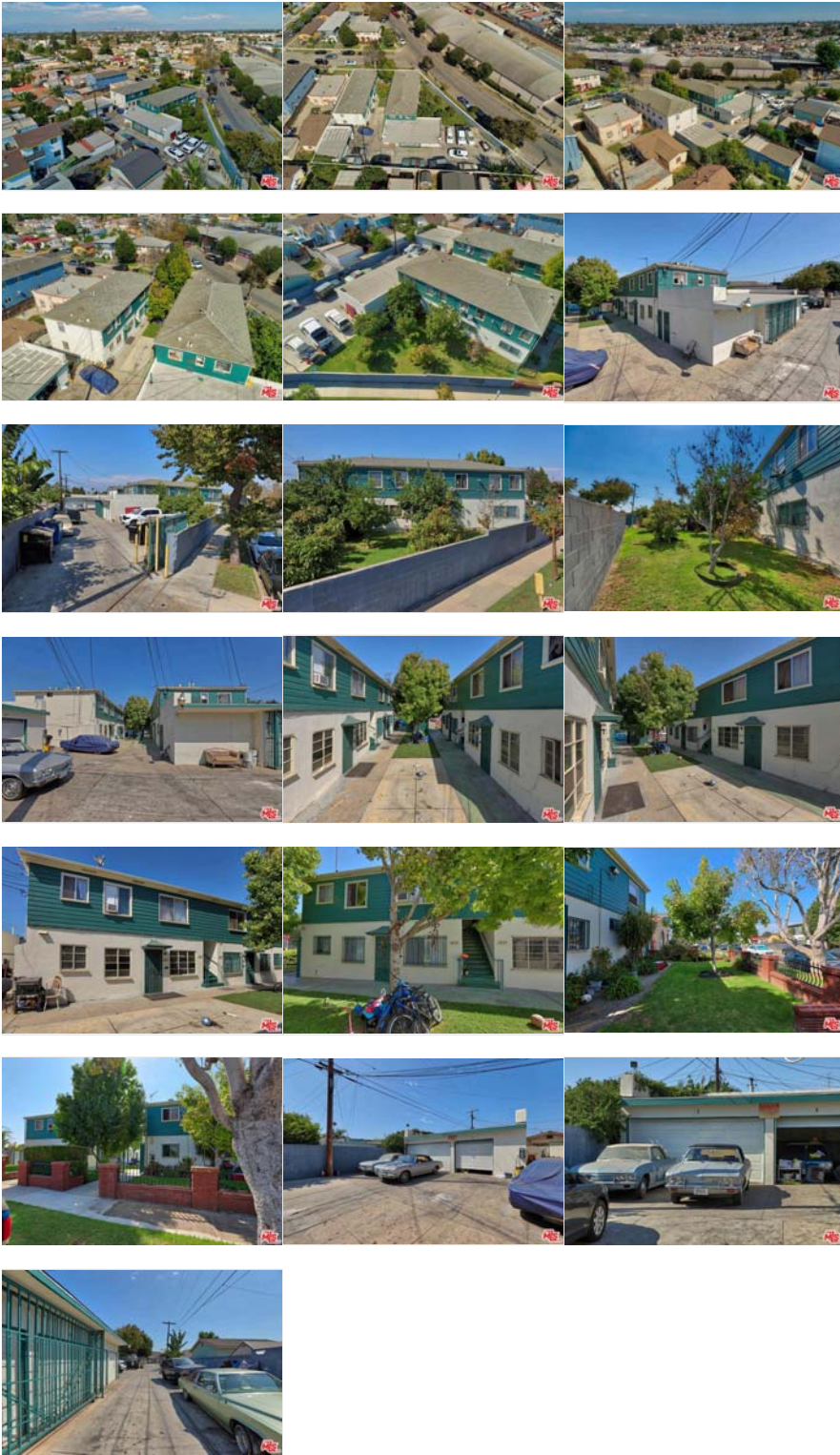
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CUSTOMER FULL: Residential Income LISTING ID: 23327041

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Closed

6223 3rd Ave • Los Angeles 90043

4 units • \$231,250/unit • 3,120 sqft • 9,179 sqft lot • \$296.47/sqft • Built in 1952

On the corner of 3rd Ave & Hyde Park Blvd.

List / Sold: \$925,000/\$920,000

83 days on the market

Listing ID: 23327213



PART OF A 2 BUILDING PORTFOLIO - sold together with adjacent lot 6215 3rd Ave for \$1,750,000 total (2 fourplexes - 8 total units). We're pleased to present an extremely rare investment opportunity in the heart of LA's Hyde Park Neighborhood, less than 3 miles from SoFi Stadium. The 6215-6223 3rd Ave package consists of two (2) detached 3,120 SF fourplexes (both LAR3 Zoning) on two (2) adjacent lots totaling 0.32 AC of land, conveniently positioned on the corner of Hyde Park Blvd & 3rd Ave. Built in 1950 & 1952 respectively, the buildings feature eight (8) 2+1 units, each separately metered, with attractive corner lot curb appeal, a large center courtyard, and ample parking within the property gates, including 7 garage spaces with ADU potential (+10 additional on-site tandem spaces). 6 out of 8 units only have minor interior updates, creating plenty of value-add potential. This package offers an excellent opportunity for any investor to capitalize on over 80% in rental upside, including an upcoming allowable rent increase of up to 7% beginning Feb 1, 2024.

Facts & Features

- Sold On 04/04/2024
 - Original List Price of \$925,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
- \$30785 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$27,400
 - 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	2	1		Unfurnished	\$0	\$0	\$2,600
2:	1	2	1		Unfurnished	\$0	\$0	\$2,600
3:	1	2	1		Unfurnished	\$0	\$0	\$2,600
4:	1	2	1		Unfurnished	\$0	\$0	\$2,600
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: 2.500%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4007015015

Michael Lembeck

State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: 23327213

Printed: 04/07/2024 8:55:53 AM

Closed •

List / Sold:

\$1,175,000/\$1,162,500 ↓

38 days on the market

Listing ID: 24353087

552 W 40th Pl • Los Angeles 90037
5 units • \$235,000/unit • 2,200 sqft • 6,752 sqft lot • \$534.09/sqft •
Built in 1952
South on Figueroa Street, West on W. 40th Place



Assumable bridge financing available to help buyer through lease-up phase of ownership. We are pleased to offer an excellent opportunity to purchase a fully vacant five-unit apartment building with a stabilized GRM of 8.14 and stabilized cap rate of 7.88%. Two of the units are completely remodeled with modern finishes including hardwood floors and stainless steel appliances. Gated off-street parking and an on-site storage unit is available for each unit. The property is currently striped with 7 parking spaces, has a separate building that includes four storage closets, and has a charming backyard area that can be enjoyed by all residents. If a new owner wanted to add washer and dryer hookups, and AC Units, they might be able to ask as much as \$2,407 per month, the Section 8 maximum for 1 bedroom units. Buyer shall determine for themselves how much rent they can obtain from Section 8. The property is zoned LARD1.5 which allows for one small lot subdivision for every 1,500 square feet of land and then a 70% density bonus given the site sits in a TOC Tier 3 zone. So potentially a developer can build 7-8 small lot homes or potentially more using AB2345 or other affordable city and state laws. Excellent location in the heart of the South Figueroa Corridor just one block south of Exposition Park which includes BMO Stadium, the LA Memorial Coliseum, the California Science Center and the Natural History Museum of Los Angeles County. The University of Southern California is one mile north of the property. Easy access to the 110 Freeway brings you to downtown Los Angeles and beyond.

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cap Rate: 7.88
- \$118167 Net Operating Income

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$28,653
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$2,100	\$2,100	\$2,407

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: 2.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5019023005

Michael Lembeck

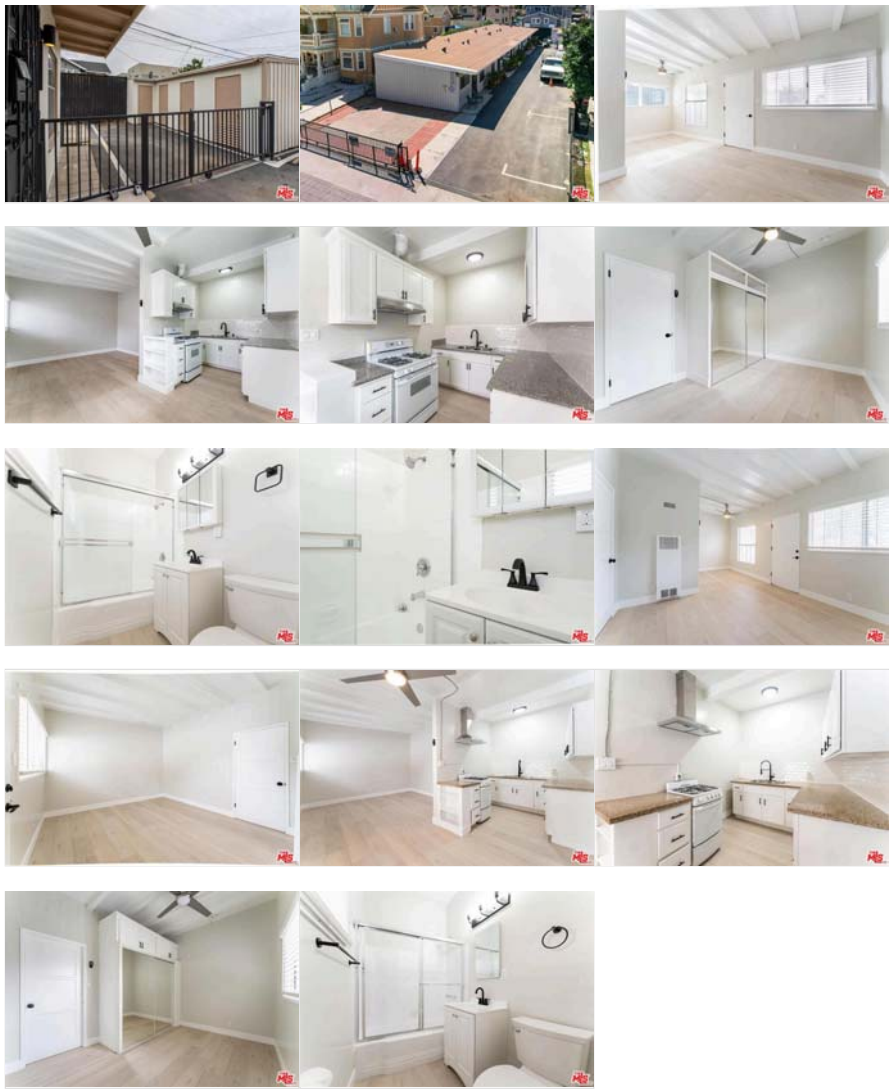
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CUSTOMER FULL: Residential Income LISTING ID: 24353087

Printed: 04/07/2024 8:55:54 AM

Closed • Townhouse

List / Sold:
\$2,880,000/\$2,850,000 ↓
32 days on the market
Listing ID: GD24034041

114 W 64th Pl • Inglewood 90302
6 units • **\$480,000/unit** • **7,661 sqft** • **8,791 sqft lot** • **\$372.01/sqft** •
Built in 2004
West of La Brea Ave & North of Centinela Ave



This very well kept six unit complex consists of 6 2BR 2.5 BA Townhouse style apartment units. Each unit is equipped with a Multi zone HVAC system (one for each floor), Washer & Dryer Hook-ups, Fireplace, Hardwood Floors and the property's underground parking with 14 parking spots adds a sought-after element of convenience. This property provides the right investor an opportunity to acquire a pristine quality asset in one of the nation's hottest submarkets. Inglewood is pro-progress, evidenced by the redevelopment of The Forum, the new Light Rail line along Florence and the new, 300 acre, \$2.6 billion NFL stadium which is minutes away from the Property. The Hollywood Park redevelopment in Inglewood is one of the most exciting projects to shine a spotlight on sports and entertainment in Los Angeles County. The long-term final buildout of Hollywood Park will include 2,500 homes, 900,000 square feet of office space, 890,000 square feet of retail and a 300-key hotel. The complex has 25 acres of open space featuring a six-acre artificial lake fronting SoFi Stadium. As a result, Inglewood's local economy has thrived along with residential and commercial real estate rents and values soaring to new heights. In addition to Inglewood's entertainment venues such as Kia Forum and SoFi Stadium, host to the 2026 World Cup and 2028 Summer Olympics, the construction of a new NBA arena, the Intuit Dome, is currently underway. Additional projects include a \$1.85 billion people mover stretching over 1.6-miles connecting the L.A. Metro K Line with SoFi Stadium and Intuit Dome.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$2,880,000
- 1 Buildings
- 14 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central, Forced Air
- \$2,179 (Estimated)
- Laundry: Inside
- Cap Rate: 4.36
- \$187800 Gross Scheduled Income
- \$125703 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 0 water meters available

Interior

Exterior

- Security Features: Automatic Gate
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$62,097
- Electric: \$1,489.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 00905345
- Gardener:
- Licenses: 1224
- Insurance: \$2,676
- Maintenance: \$1,840
- Workman's Comp:
- Professional Management: 7512
- Water/Sewer: \$6,153
- Other Expense: \$2,733
- Other Expense Description: ATT

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	2	Unfurnished	\$2,950	\$2,950	\$2,950
2:	1	2	3	2	Unfurnished	\$2,400	\$2,400	\$2,950
3:	1	2	3	2	Unfurnished	\$2,700	\$2,700	\$2,950
4:	1	2	3	2	Unfurnished	\$2,800	\$2,800	\$2,950
5:	1	2	3	2	Unfurnished	\$2,300	\$2,300	\$2,950
6:	1	2	3	2	Unfurnished	\$2,500	\$2,500	\$2,950

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 0
- Carpet:
- Dishwasher: 6
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4002020007

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: GD24034041

Printed: 04/07/2024 8:55:54 AM

Closed •

1112 11th St • Santa Monica 90403
6 units • \$500,000/unit • 5,388 sqft • 7,512 sqft lot • \$556.79/sqft •
Built in 1954
North of Wilshire

List / Sold:
\$3,000,000/\$2,400,000 ↓
41 days on the market
Listing ID: 24352039



5 vacant 1BR/1BA units in 8-unit building (2-Uppers and 3-Lowers). Charming mid-century traditional style. Rare opportunity providing a virtual blank slate to reimagine a building and create amenity-rich homes in a destination neighborhood for affluent professionals. Vacant units available for showings. Vacant unit and laundry rents are projected. GRM is based on these rents. Units are separately metered for gas and electricity. Walk score 87, Bike Score 95, Transit Score 70 .

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cap Rate: 5.02
- \$150640 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$61,856
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$0	\$0	\$2,580
2:	1	1	1		Unfurnished	\$1,300	\$1,300	\$2,580
3:	1	1	1		Unfurnished	\$739	\$739	\$2,580
4:	1	1	1		Unfurnished	\$2,369	\$2,369	\$2,580

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: 2.000%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281027004

Michael Lembeck

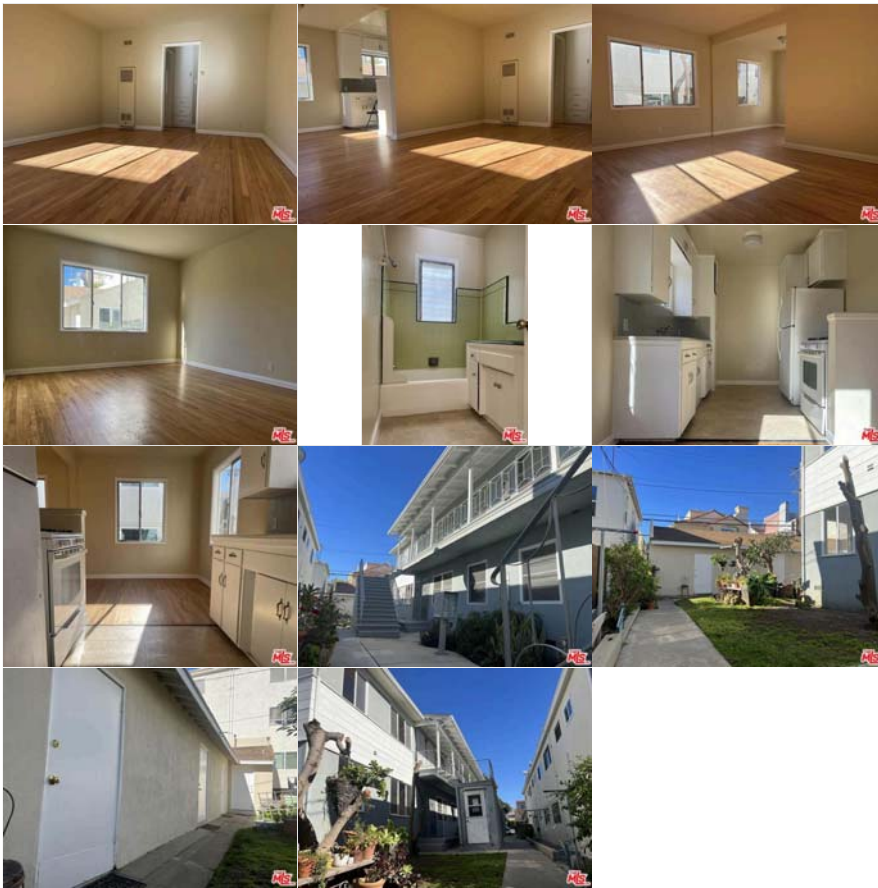
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CUSTOMER FULL: Residential Income LISTING ID: 24352039

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Closed

• Apartment

3810 W 1st St

• Los Angeles 90004

6 units

• \$208,333/unit

• 7,761 sqft

• 8,555 sqft lot

• \$119.19/sqft

• Built in 1923

W/ Vermont Ave. S/ Beverly Blvd.

List / Sold:

\$1,250,000/\$925,000

↓

123 days on the market

Listing ID: AR23174767



This incredible 6 units is a 7,761 square foot multi-family home on a 8,549 square foot lot with 10 bedrooms and 6 bathrooms. This apartment community was built in 1923 and has 2 stories. Zone R3- please follow the TOC guidelines attached in the supplement, in the Opportunity Zone. Excellent opportunity for developer and/or investor. Adjacent Mid-Wilshire neighborhood. The property is in the heart of Koreatown neighborhood in Los Angeles. Easy access to surrounding areas including Larchmont Village, Country Club Park, Miracle Mile, Koreatown, Hollywood, Downtown, Chinatown. Additionally, the building is conveniently located near the 110, 101 and 10 Freeways. It is one of the most popular sections of LA. This submarket has been on the rise for years as more and more luxury developments pour into the area pushing a high occupancy rate in the last decade. Koreatown is a thriving market with many new developments taking place and a strong demand for housing in the area. This building is an attractive investment, in a prime location. This property has 2 addresses 3810 W. 1st St and 101 S. Catalina St on a corner lot. 1 unit to be delivered vacant at closing.

Facts & Features

- Sold On 04/02/2024
 - Original List Price of \$1,450,000
 - 1 Buildings
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas, Wall Furnace
 - \$1,386 (Estimated)
- Cap Rate: 1.41
 - \$48216 Gross Scheduled Income
 - \$17671 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Lot 6500-9999, Value In Land
- Fencing: Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,099
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$3,533
 - Cable TV: 01121690
 - Gardener:
 - Licenses: 492
- Insurance: \$5,165
 - Maintenance: \$1,155
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$3,129
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$606	\$606	\$0
2:	1	2	1	1	Unfurnished	\$554	\$554	\$0
3:	1	2	1	1	Unfurnished	\$0	\$0	\$0
4:	1	2	1	1	Unfurnished	\$700	\$700	\$0
5:	1	1	1	1	Unfurnished	\$708	\$708	\$0
6:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$0

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%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5518020001

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Closed •

List / Sold: **\$800,000/\$820,000** ⬆

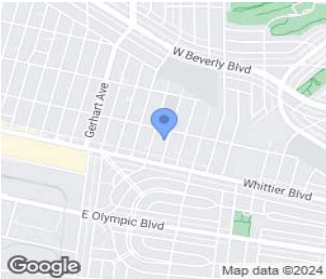
721 School Ave • Los Angeles 90022

19 days on the market

6 units • **\$133,333/unit** • **2,260 sqft** • **6,894 sqft lot** • **\$353.98/sqft** • **Built in 1941**

Listing ID: 24361285

Head west on Whittier Blvd and turn left on School Ave. The subject property is located in between Hubbard St & Whittier Blvd.



We are pleased to present 721 School Ave, a remarkable 6-unit multifamily property located in the heart of East Los Angeles. This unique property, featuring three separate structures, is being offered for sale for the first time in nearly 40 years. Built in 1941, the property consists of (3) one-bedroom units and (3) studio units, providing a total of 2,260 square feet of rentable space on a spacious 6,892 square foot lot. A notable feature of this property is the inclusion of (4) parking garages, which offer potential for conversion into ADUs (subject to buyer verification) or can be used to generate additional income through parking and/or storage fees. Situated near Whittier Blvd, a major thoroughfare in East Los Angeles, Montebello, and Whittier, 721 School Ave offers exceptional accessibility. It is conveniently located close to the 5/60/710 freeways and the Metro Gold Line's Atlantic Station, providing residents with easy commuting options. The property is also within close proximity to the famous Citadel Outlets, adding to its desirability. For the savvy investor, there is an opportunity to achieve nearly a 75% upside in rents through strategic renovations as future vacancies arise, making this an attractive investment in the bustling East Los Angeles market.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$800,000
 - 3 Buildings
 - Levels: Multi/Split
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Cap Rate: 5.29
 - \$43414 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$22,972
 - 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	1	1		Unfurnished	\$1,048	\$1,048	\$1,850
2:	1	0	1		Unfurnished	\$827	\$827	\$1,450
3:	1	0	1		Unfurnished	\$882	\$882	\$1,450
4:	1	0	1		Unfurnished	\$827	\$827	\$1,450
5:	1	1	1		Unfurnished	\$1,048	\$1,048	\$1,850
6:	1	1	1		Unfurnished	\$1,048	\$1,048	\$1,850

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: 2.000%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 6342034027

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CUSTOMER FULL: Residential Income LISTING ID: 24361285

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Closed •

25100 Frampton Ave • Harbor City 90710
7 units • \$192,857/unit • 3,618 sqft • 10,003 sqft lot • \$373.13/sqft •
Built in 1951
Frampton Ave & Lomita Blvd

List / Sold:
\$1,350,000/\$1,350,000
21 days on the market
Listing ID: 24362075



We are pleased to present our newest exclusive listing in Harbor City. This property is comprised of seven units- three of which have been extensively renovated. The property is being offered at an extremely low price per unit, well below the sales comparables and boast estimated 60%upside + in rents. The property has been well taken care of and has strong curb appeal. A new owner can benefit from a good basis on a mid-sized apartment building, possible ADU garage conversions, and clip coupons as the rents come in. The property is being offered with strong yields in place and is well positioned near major employers (less than a mile from the Kaiser Permanente South Bay Medical Center), schools, parks, and more.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- Heating: Wall Furnace
- \$68280 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$33,609
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00874241
- 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	\$1,047	\$1,047	\$2,250
2:	5	1	1		Unfurnished	\$1,271	\$1,271	\$1,810
3:	1	0	1		Unfurnished	\$1,195	\$1,195	\$1,195

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%
- 124 - Harbor City area
- Los Angeles County
- Parcel # 7413001008

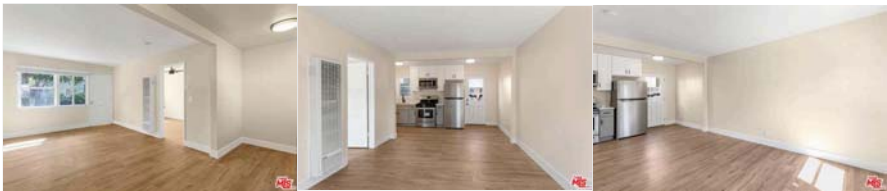
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CUSTOMER FULL: Residential Income LISTING ID: 24362075

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Closed • Apartment

List / Sold:
\$2,480,000/\$2,380,000 ↓
89 days on the market
Listing ID: AR23198135

624 S Santa Anita Ave • Arcadia 91006
7 units • \$354,286/unit • 7,198 sqft • 9,252 sqft lot • \$330.65/sqft •
Built in 1942

Take Exit 210 for Santa Anita Ave South. Continue south on Santa Anita Ave and pass Huntington Dr. The Property will be on your left at the corner of Santa Anita and Genoa.



Major Price reduction. This prime mixed-use corner property in the heart of Arcadia offers a unique opportunity for investors and business owners alike. The property features one ~4,500 sq. ft. retail unit on the first floor and six residential units on the second floor of ~2,800 sqft. Total Building Area is ~7,110 sqft. Located on a major traffic artery near the 210 freeway, this property enjoys excellent visibility and foot traffic. It is also within the renowned Arcadia school district. This property is sure to appeal to a wide range of buyers, including those seeking to generate income, grow their portfolio, or own and operate a business in a prime location.

Facts & Features

- Sold On 04/02/2024
- Original List Price of \$2,800,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.74
- \$213156 Gross Scheduled Income
- \$117476 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$88,000
- Electric: \$17,000.00
- Gas: \$13,000
- Furniture Replacement:
- Trash: \$6,000
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$9,700
- Maintenance: \$10,600
- Workman's Comp:
- Professional Management: 12800
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,600	\$1,600	\$10,000
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,400
3:	1	2	1	0	Unfurnished	\$1,375	\$1,375	\$1,800
4:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
5:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,900
6:	1	2	1	0	Unfurnished	\$1,370	\$1,375	\$1,700
7:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,400

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%
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5779012001

Michael Lembeck

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

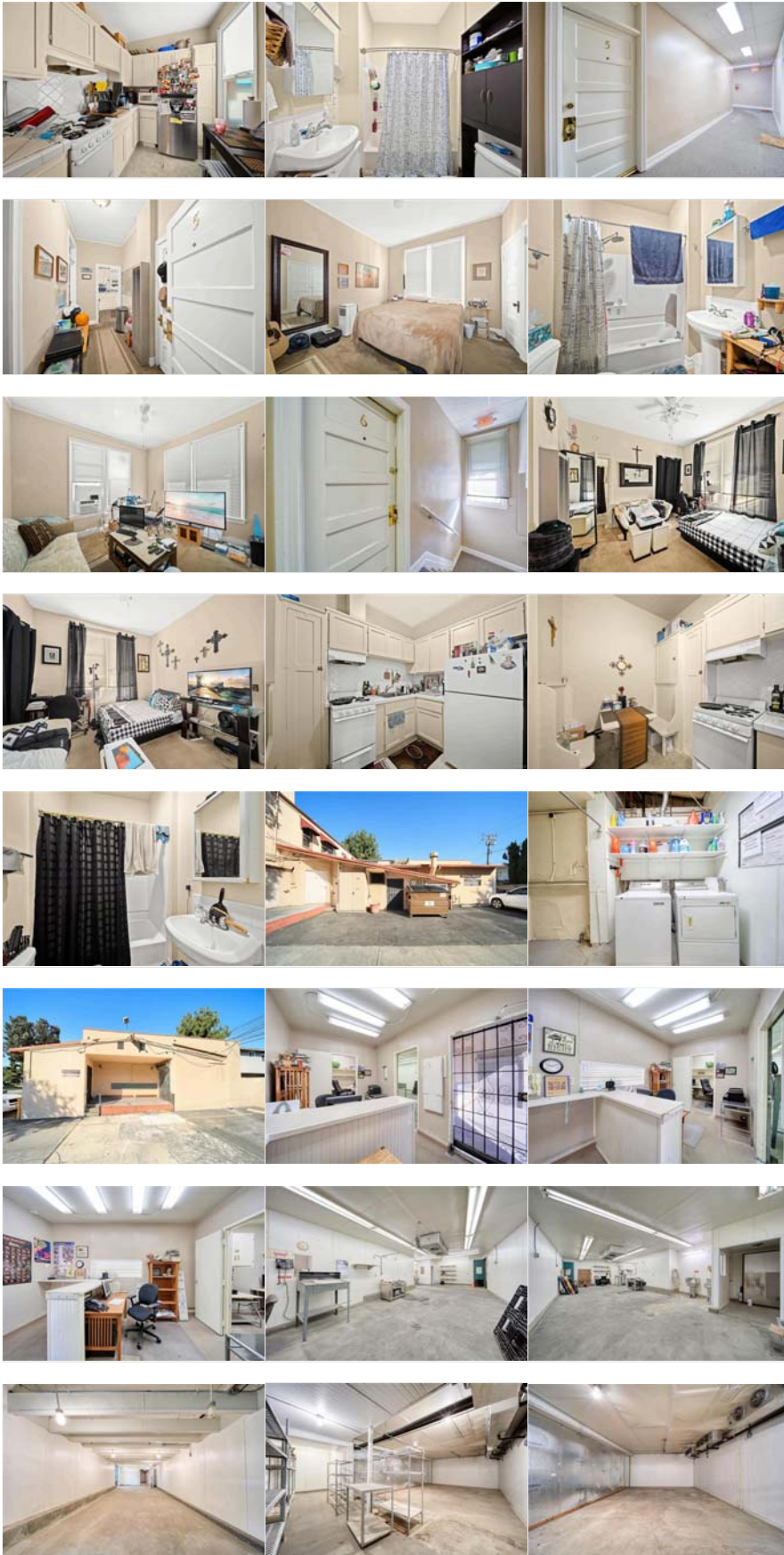
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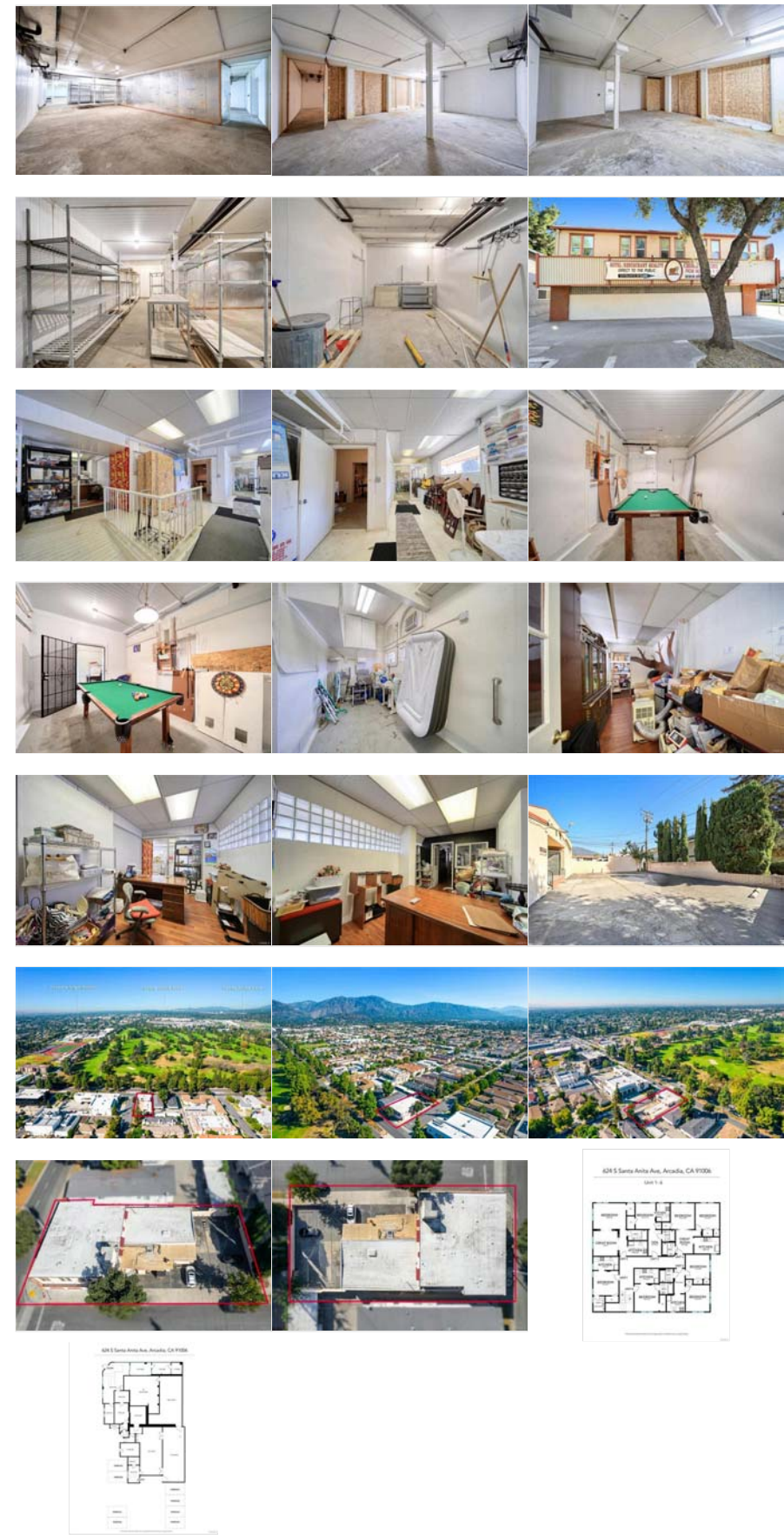
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Closed

3064 Ganahl St • Los Angeles 90063

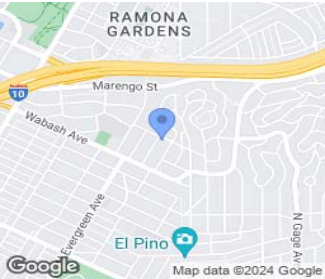
8 units • \$149,875/unit • 4,076 sqft • 9,603 sqft lot • \$294.16/sqft • Built in 1923

I-5 freeway to N Hicks to Ganahl St

List / Sold: \$1,199,000/\$900,000

22 days on the market

Listing ID: 24359519



1 story Spanish style 8 unit building consisting of 4 duplexes around a courtyard. 6 car uncovered spots for parking. Huge 9600 corner lot zoned LAR2. Property recently was upgraded with new windows, smooth coat stucco, drought tolerant landscaping, electrical, plumbing, roof, and interior upgrades to units. Currently one vacant unit, may be able to show that unit, call agent. No non paying tenants. Rents raised Feb 1 2024. Unit number 8 is vacant projected rent shown on rent roll of \$1,595. Rents are approximately 37% under market values. Inside with accepted offer for occupied units. Subject to Los Angeles RSO.

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$1,199,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace

Interior

- Appliances: Range

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$652	\$652	\$1,595
2:	1	1	1		Unfurnished	\$943	\$943	\$1,595
3:	1	1	1		Unfurnished	\$964	\$964	\$1,595
4:	1	1	1		Unfurnished	\$964	\$964	\$1,595
5:	1	1	1		Unfurnished	\$1,003	\$1,003	\$1,595
6:	1	1	1		Unfurnished	\$936	\$936	\$1,595
7:	1	1	1		Unfurnished	\$954	\$954	\$1,595
8:	1	1	1		Unfurnished	\$1,595	\$0	\$1,595

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: 2.500%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5229027001

Michael Lembeck

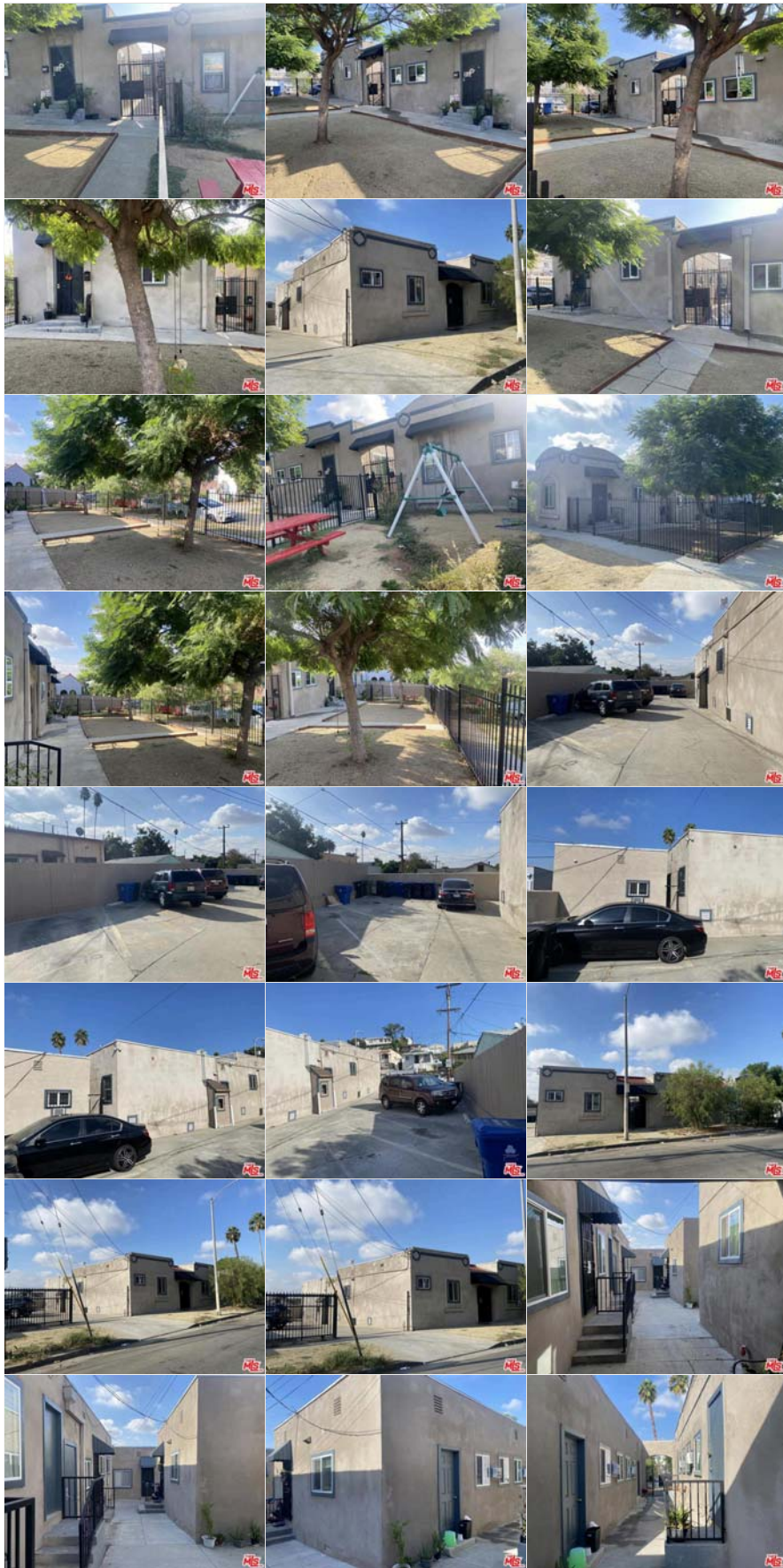
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CUSTOMER FULL: Residential Income LISTING ID: 24359519

Printed: 04/07/2024 8:55:54 AM

Closed •

12159 Magnolia Blvd • Valley Village 91607
10 units • \$262,500/unit • 8,918 sqft • 10,600 sqft lot • \$294.35/sqft •
Built in 1960
North of Moorpark Street, West of Laurel Canyon Boulevard

List / Sold:
\$2,625,000/\$2,475,000 ↓
39 days on the market
Listing ID: 24356531



Marketing package attached under DOCS. 5.35% Current Cap!!! Hard-to-Find Asset in the Much-Desired Valley Village Residential Area. Corner lot measuring approximately 10,500 square feet of space; Extra large owner's unit with 2 bedroom, 2 baths, private laundry room and 3 entrances with private patio; Owner's unit has huge family room with fireplace & sliding glass door out to patio formal dining room , 2nd fireplace in large living room. Central air, 2 car tandemparking; Extra large units totaling 8918 square feet, averaging 891 square feet per unit; Units are bright, featuring large private balconies; Fireplaces in some units; Six (6) out of 10 units have been fully-remodeled; Seismic retrofit completed; Copper plumbing-; New water heater; Laundry room renovated; Exterior of property partially repainted; Strong current rents with considerable upside.

Facts & Features

- Sold On 04/03/2024
- Original List Price of \$2,850,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Cap Rate: 5.35
- \$140370 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$58,832
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2		Unfurnished	\$2,093	\$4,187	\$5,800
2:	8	1	1		Unfurnished	\$1,590	\$12,720	\$15,600

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: 1.500%
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2347020016

Michael Lembeck

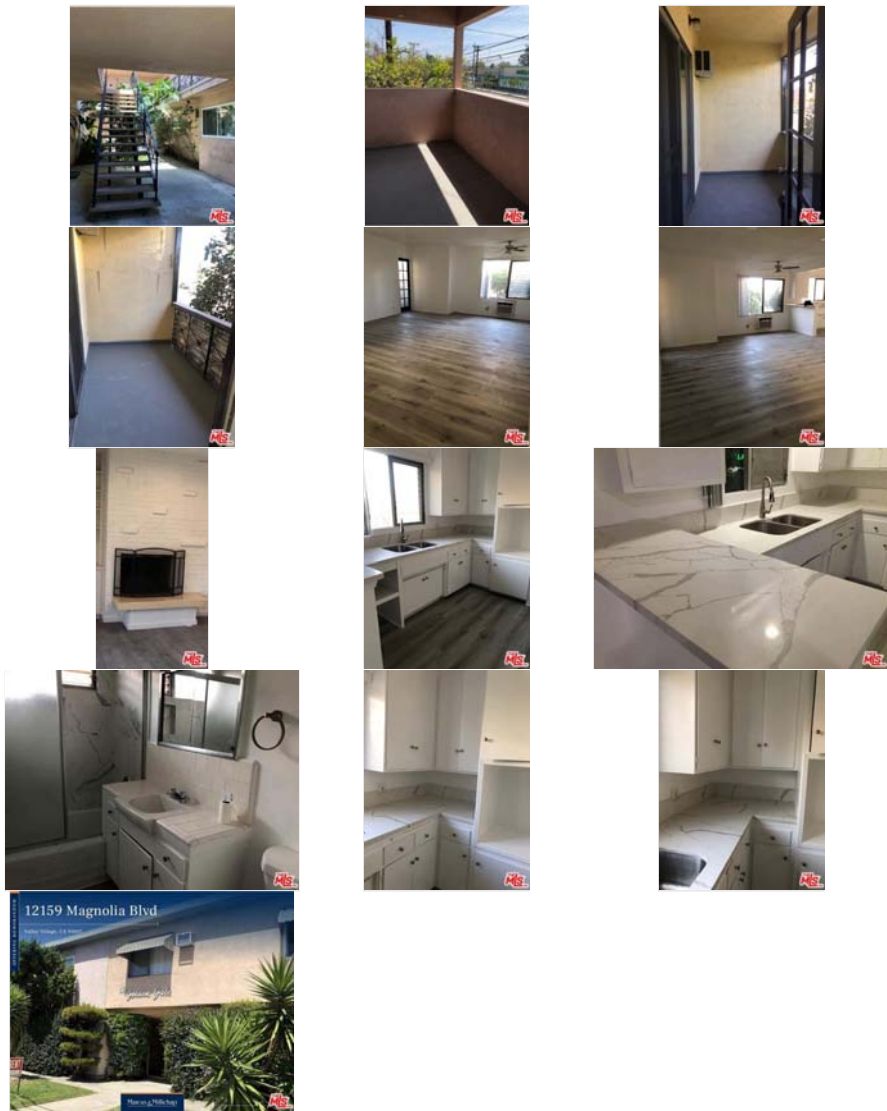
State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: 24356531

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Closed •

List / Sold:

\$3,100,000/\$2,750,000 ↓

150 days on the market

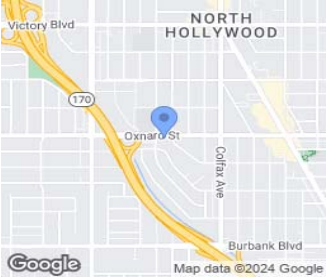
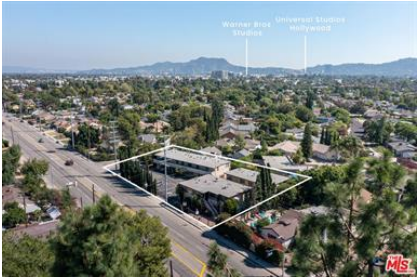
Listing ID: 23319587

11848 Oxnard St • North Hollywood 91606

14 units • \$221,429/unit • 10,132 sqft • 18,950 sqft lot • \$305.96/sqft •

Built in 1954

CA 170 to Oxnard head east for 3 blocks.



A huge combined corner lot of 18,950 SF and total building SF of 10,132 comprised of 3 income buildings in the burgeoning North Hollywood/Valley Village area! This offering comprises two adjacent properties, 11848 Oxnard St in North Hollywood and 5991 Carpenter St in Valley Village, creating a combined portfolio of 14 units and 17 parking spaces, and must be sold together. 11848 Oxnard St., North Hollywood features two separate buildings, each with its own charm and functionality. The front building consists of (2) 2-bedroom, 1-bathroom units and (2) 1-bedroom, 1-bathroom units, while the rear building houses (2) 2-bedroom, 1-bathroom units. For added convenience, the rear building includes six ground-level parking garages, ensuring secure and ample parking and storage for tenants. 5991 Carpenter St., Valley Village is adjacent to 11848 Oxnard St., and consists of a 2-story building constructed in 1957. This building encompasses eight 1-bedroom, 1-bathroom units, each featuring its own private balcony or patio, providing tenants with a comfortable outdoor space to enjoy, along with 11 surface parking spaces. This property package offers an excellent opportunity for investors looking to expand their portfolio in the highly sought-after North Hollywood and Valley Village areas and gain a stable and potentially lucrative investment. With a substantial upside in rental income and 14 well-maintained units, this property presents significant potential for rental income growth, with estimated rent increases of approximately 40%.

Facts & Features

- Sold On 04/05/2024
 - Original List Price of \$3,100,000
 - 3 Buildings
 - Levels: Two
 - 17 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Laundry: Community
 - Cap Rate: 6.1
 - \$189465 Net Operating Income
 - 14 electric meters available
 - 14 gas meters available

Interior

- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Disposal, Range, Refrigerator
 - Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$75,549
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00965994
 - 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	\$1,335	\$1,300	\$1,900
2:	1	1	1		Unfurnished	\$1,176	\$1,176	\$1,900
3:	1	1	1		Unfurnished	\$1,377	\$1,377	\$1,900
4:	1	1	1		Unfurnished	\$1,340	\$1,340	\$1,900
5:	1	1	1		Unfurnished	\$1,379	\$1,379	\$1,900
6:	1	1	1		Unfurnished	\$1,520	\$1,520	\$1,900
7:	1	1	1		Unfurnished	\$1,378	\$1,378	\$1,900
8:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,900
9:	1	2	1		Unfurnished	\$1,438	\$1,438	\$2,350
10:	1	2	1		Unfurnished	\$1,472	\$1,472	\$2,350
11:	1	2	1		Unfurnished	\$1,580	\$1,580	\$2,350
12:	1	2	1		Unfurnished	\$1,519	\$1,519	\$2,350
13:	2	1	1		Unfurnished	\$1,750	\$1,750	\$1,900

Of Units With:

- Separate Electric: 14
 - Gas Meters: 14
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.000%
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2339014001

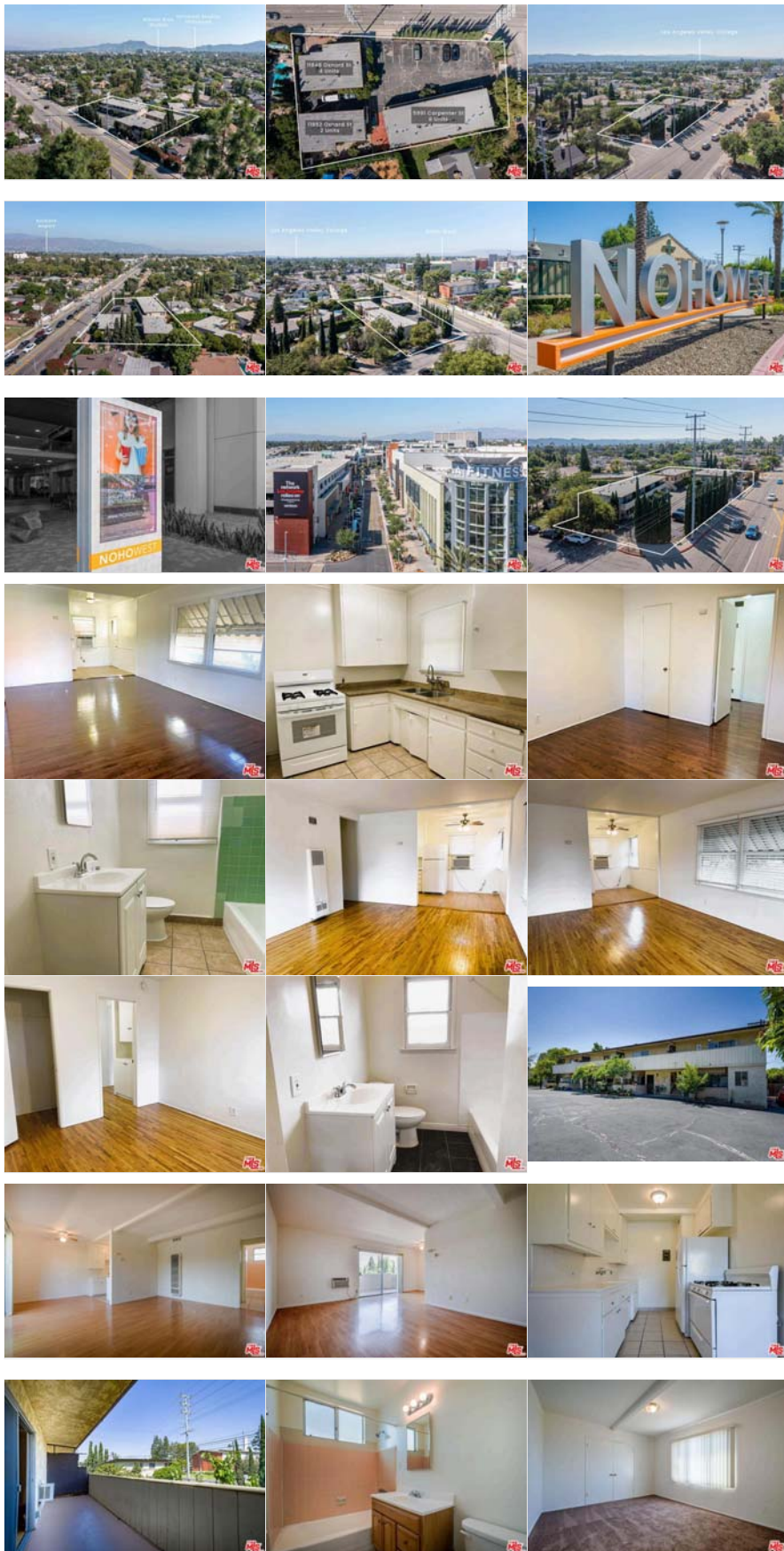
Michael Lembeck

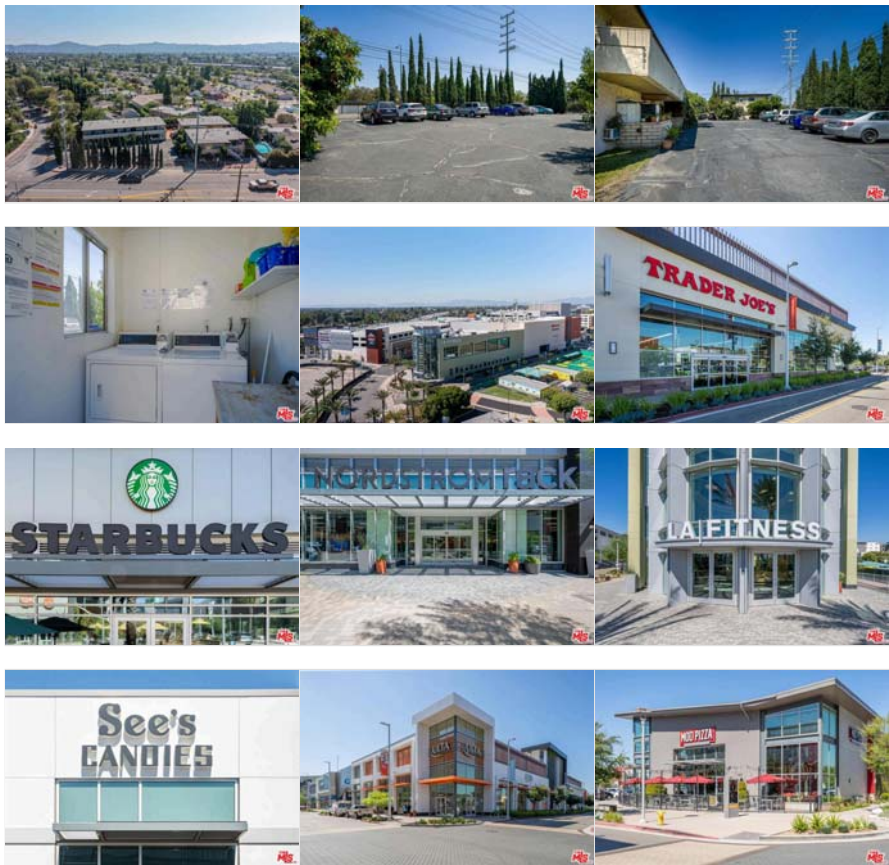
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CUSTOMER FULL: Residential Income LISTING ID: 23319587

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Closed • Apartment

List / Sold:

\$4,100,000/\$4,100,000

20 days on the market

Listing ID: CV23221841

601 Wisconsin St • Pomona 91768
15 units • \$273,333/unit • 12,915 sqft • 19,981 sqft lot • \$317.46/sqft •
Built in 1963
South of I-10; East of CA-57; Near Intersection of W Holt Ave & Wisconsin St



6.15% CAP Rate!...11.73 GRM!...Turn-Key Asset!...Need we say more? We are pleased to exclusively offer for sale this 15 unit multi-family asset in the city of Pomona. Recent property improvements include: 12 of the 15 rental units have been totally remodeled consisting of recessed lighting throughout, lavish kitchens with natural stone counters & shaker style cabinetry, new range ovens, new wood laminate flooring throughout, fully remodeled restrooms with modern vanity and fiberglass shower surround, new mirrored wardrobe closets, and new wall A/C & heater installed. ALL rental units received new entry doors, new dual pane windows, and copper plumbing throughout. The unit mix consists of 1(2Bed+Den/1.5Bths), 7(2Bed/1.5Bths), and 7(1Bed/1Baths). Tenants enjoy onsite car-port parking, private gated entry with remote, and an onsite laundry facility which is technologically equipped and App-Enabled. Priced at a current 6.15% CAP Rate and 11.73 GRM (based on current rental income) this property offers a new investor not only a significant cash return on Day 1, but an investment property that has been meticulously maintained with little future maintenance required.

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$4,100,000
- 1 Buildings
- 15 Total parking spaces
- 15 Total carport spaces
- \$3,696 (Estimated)
- Laundry: Community, Inside
- \$349519 Gross Scheduled Income
- \$253140 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$85,894
- Electric: \$552.00
- Gas: \$4,200
- Furniture Replacement:
- Trash: \$5,621
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$7,500
- Maintenance: \$10,875
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,100
- Other Expense: \$2,250
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,359	\$2,359	\$2,375
2:	3	2	2	0	Unfurnished	\$2,095	\$6,285	\$2,100
3:	1	2	2	0	Unfurnished	\$1,995	\$1,995	\$2,100
4:	1	2	2	0	Unfurnished	\$1,947	\$1,947	\$2,100
5:	2	2	2	0	Unfurnished	\$1,810	\$3,620	\$2,100
6:	1	1	1	0	Unfurnished	\$1,914	\$1,914	\$1,895
7:	1	1	1	0	Unfurnished	\$1,914	\$1,914	\$1,895
8:	1	1	1	0	Unfurnished	\$1,810	\$1,810	\$1,895
9:	1	1	1	0	Unfurnished	\$1,785	\$1,785	\$1,895
10:	1	1	1	0	Unfurnished	\$1,785	\$1,785	\$1,895
11:	1	1	1	0	Unfurnished	\$1,768	\$1,768	\$1,895
12:	1	1	1	0	Unfurnished	\$1,745	\$1,745	\$1,895

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8340018019

Michael Lembeck

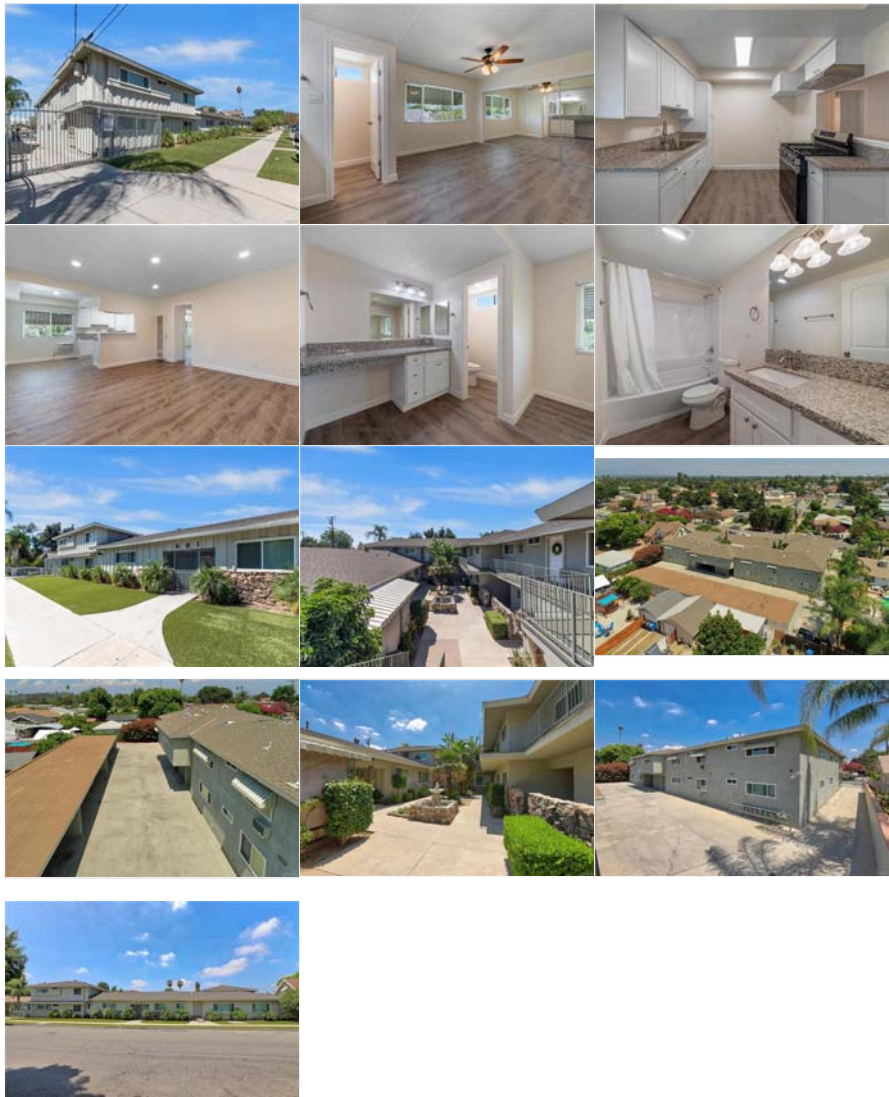
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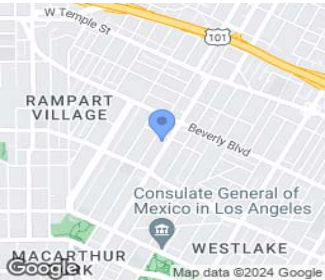
List / Sold:
\$2,849,000/\$2,000,000 ↓

204 days on the market

209 S Rampart Blvd • Los Angeles 90057
16 units • **\$178,063/unit** • **11,096 sqft** • **12,505 sqft lot** • **\$180.25/sqft** •
Built in 1958

Listing ID: 23301587

On Rampart Blvd between Beverly Blvd and 3rd Street in what is known as Rampart Park, in the Westlake District, adjacent to Mid-Wilshire and Silver Lake-Echo Park.



Investment opportunity with upside potential, as most rents are below market. Could be an excellent property for development as the property is in an Enterprise Zone Toc Tier2 per ZIMAS. There are 16 units, 14-1 bedrooms, and 2- two bedrooms. The location of the building is in a densely populated area close to parks, shopping, and close to downtown. NO SIGN ON PROPERTY.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Multi/Split
- 9 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.33
- \$95029 Net Operating Income

Interior

Exterior

- Security Features: Gated Community
- Sewer: Other, Sewer Paid

Annual Expenses

- Total Operating Expense: \$114,558
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01429001
- 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	\$956	\$956	\$1,850
2:	2	1	1		Unfurnished	\$1,644	\$1,644	\$3,700
3:	2	2	1		Unfurnished	\$3,536	\$3,536	\$4,200
4:	2	1	1		Unfurnished	\$1,806	\$1,806	\$3,400
5:	1	1	1		Unfurnished	\$1,169	\$1,169	\$2,000
6:	1	1	1		Unfurnished	\$1,612	\$1,612	\$1,850
7:	5	1	1		Unfurnished	\$5,070	\$5,070	\$9,250
8:	1	1	1		Unfurnished	\$925	\$925	\$1,850
9:	1	1	1		Unfurnished	\$1,850	\$1,850	\$1,850
10:	1	1	1		Unfurnished	\$791	\$791	\$1,850
11:	1	1	1		Unfurnished	\$947	\$947	\$1,850
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%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5155022012

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Closed •

1218 McClellan Dr • Los Angeles 90025
16 units • \$368,750/unit • 11,758 sqft • 8,717 sqft lot • \$501.79/sqft •
Built in 1972
South of Wilshire Blvd, between Centinela Ave and Bundy Dr.

List / Sold:
\$5,900,000/\$4,965,000 ↓
32 days on the market
Listing ID: 24344813



1218 McClellan Dr is a 16-unit apartment building in a prime West Los Angeles location. The property was built in 1972 with a unit mix comprised of one studio, fourteen large one-bedroom one-bathroom, and one two-bedroom one-bathroom unit. The building is 11,758 sqft on an 8,714 sqft lot zoned LAC2. Amenities include controlled access and gated parking. The building's extremely desirable location demands premium rents upon turnover of units, as this is one block south of Brentwood and one block east of Santa Monica. Within proximity are grocery stores, such as Ralphs, Smart & Final, Bristol Farms, Erewhon Market, and many restaurants, coffee shops, and bars. EXCELLENT LOCATION - WALK SCORE = 93 - 'WALKER'S PARADISE' - DAILY ERRANDS DO NOT REQUIRE A CAR'. UNIT MIX CONSISTING OF MOSTLY LARGE 1-BEDROOM UNITS - AVG 735 SQFT. AMENITIES INCLUDE CONTROLLED ACCESS ENTRY AND GATED PARKING. RARE MID-SIZED ASSET - FIRST TIME ON THE MARKET IN 50 YEARS. APPROXIMATELY 23.5% POTENTIAL RENTAL UPSIDE UPON TURNOVER.

Facts & Features

- Sold On 04/04/2024
- Original List Price of \$5,900,000
- 1 Buildings
- Levels: Multi/Split
- 16 Total parking spaces
- Cap Rate: 3.18
- \$187592 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$159,803
- 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	0	1		Unfurnished	\$1,560	\$1,590	\$1,900
2:	14	1	1		Unfurnished	\$1,837	\$25,720	\$31,500
3:	1	2	1		Unfurnished	\$2,400	\$2,400	\$3,250
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: 2.000%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4267036004

Michael Lembeck

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

Citivest Realty Services, Inc

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Newport Beach, 92660





CUSTOMER FULL: Residential Income LISTING ID: 24344813

Printed: 04/07/2024 8:55:54 AM

Closed • Apartment

7346 Bright Ave • Whittier 90602

17 units • \$244,118/unit • 12,991 sqft • 13,975 sqft lot • \$338.70/sqft • Built in 1964

East of I-605, South of CA-60; Near the Intersection of Mar Vista St & Bright Ave

List / Sold:

\$4,150,000/\$4,400,000

11 days on the market

Listing ID: CV24044018



16 Units "Uptown" Whittier with Private Seller Financing Available! We are pleased to exclusively offer for sale a premier multi-family residential investment opportunity nestled in the desirable uptown Whittier area. The subject property offers a desirable unit mix consisting of: 2 (3 Bedroom/2 Bathroom) units, 14 (2-Bedroom/1-Bathroom) units, and a 1 Bedroom/1 Bathroom non-conforming unit, totaling 12,991 rental square feet on a 13,975 square foot lot. The property boasts copper plumbing throughout and a newer central water heater enhanced by a solar power system, reflecting the seller's commitment to efficiency. Tenants enjoy an array of amenities designed for comfort and convenience including; an onsite laundry facility, covered tuck-under parking, and select units feature a cozy fireplace, adding a touch of warmth to the living space. Each unit is individually metered for electricity & gas, while the owner pays for water and trash. Located within walking distance to a vibrant selection of shops, eateries, and the public library, this property offers an urban lifestyle with the charm of a close-knit community. Given the longevity of ownership, the rental rates have been kept modest for the location allowing for a 35% upside in rental income, with most units poised for an annual rental increase currently. Investors will be particularly interested in the attractive Private Seller Financing that is offered with the following terms: 35% Down Payment, 6.5% Interest-Only Payments, Due in 10 Years.

Facts & Features

- Sold On 04/02/2024
 - Original List Price of \$4,150,000
 - 1 Buildings
 - Levels: Two
 - 16 Total parking spaces
 - 16 Total carport spaces
 - \$6,041 (Estimated)
- Laundry: Community, Inside
 - \$330080 Gross Scheduled Income
 - \$205444 Net Operating Income
 - 17 electric meters available
 - 17 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$114,734
 - Electric: \$2,400.00
 - Gas: \$1,929
 - Furniture Replacement:
 - Trash: \$8,254
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Insurance: \$10,000
 - Maintenance: \$12,000
 - Workman's Comp:
 - Professional Management: 24000
 - Water/Sewer: \$7,200
 - Other Expense: \$2,400
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,400	\$2,400	\$2,495
2:	1	3	2	0	Unfurnished	\$400	\$400	\$2,495
3:	1	2	1	0	Unfurnished	\$2,150	\$2,150	\$2,150
4:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,150
5:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,150
6:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,150
7:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,150
8:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,150
9:	5	2	1	0	Unfurnished	\$1,350	\$6,750	\$2,150
10:	1	2	1	0	Unfurnished	\$1,315	\$1,315	\$2,150
11:	2	2	1	0	Unfurnished	\$1,250	\$2,500	\$2,150
12:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,845

Of Units With:

- Separate Electric: 17
 - Gas Meters: 17
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 678 - N. Whittier area
 - Los Angeles County
 - Parcel # 8141010027

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: CV24044018

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Closed

List / Sold:

\$3,699,000/\$3,590,000

5 days on the market

Listing ID: 24345953

14924 Roscoe Blvd • Panorama City 91402
17 units • \$217,588/unit • **13,422 sqft** • **17,071 sqft lot** • \$275.59/sqft •
Built in 1963
On Roscoe Blvd a few blocks East of Roscoe.



Value Add 17 unit building in the North Valley. Property is priced at a 5.94% current cap rate. Great unit mix of Studio, 1's, 2's and 3 bedroom units. Close proximity to public transportation, employment, and shopping. Proforma cap rate of over 8.29% and located in a dense rental area makes this an ideal value add building with no where to go but up. Property is also located in a Qualified Opportunity Zone. Make sure you check out the building video tour and OM. Call listing agent with any questions.

Facts & Features

- Sold On 04/05/2024
- Original List Price of \$3,699,000
- 1 Buildings
- Levels: Multi/Split
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.94
- \$219682 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$119,569
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866111
- 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	\$831	\$831	\$1,395
2:	6	1	1		Unfurnished	\$1,444	\$8,663	\$11,370
3:	3	2	1		Unfurnished	\$1,833	\$5,499	\$6,585
4:	5	2	2		Unfurnished	\$1,726	\$8,632	\$11,475
5:	2	3	2		Unfurnished	\$2,158	\$4,315	\$5,390
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: 2.000%
- PC - Panorama City area
- Los Angeles County
- Parcel # 2210003060

Michael Lembeck

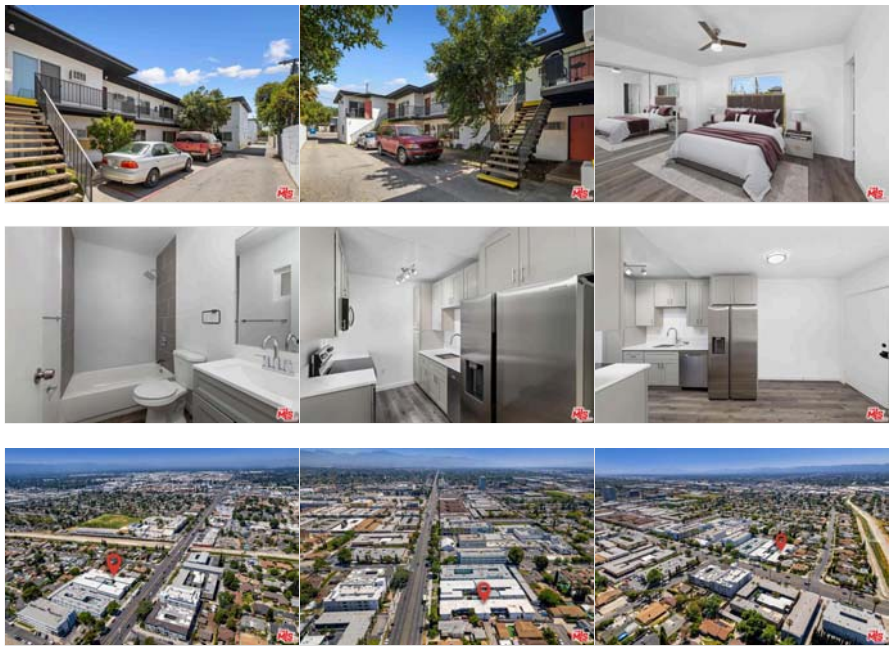
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Click arrow to display photos





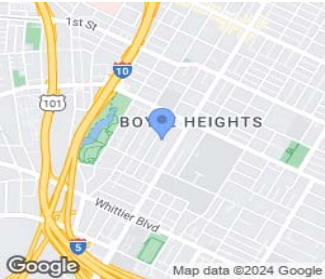
CUSTOMER FULL: Residential Income LISTING ID: 24345953

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Closed • Apartment

List / Sold:
\$4,600,000/\$3,600,000 ↓
9 days on the market
Listing ID: PW23227995

456 S Breed St • Los Angeles 90033
24 units • \$191,667/unit • 18,857 sqft • 15,731 sqft lot • \$190.91/sqft •
Built in 1972
4th st and Soto



This property is in Boyle Heights 24 units 23 units are 1 bed 1 bath and 2 bed 2 bath where the onsite lives. Common Laundry area, 27 parking spaces, recreation area, elevator, and the property is gated. Rents are below market. Great rental area.

Facts & Features

- Sold On 04/01/2024
- Original List Price of \$4,600,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area, Community
- \$262368 Gross Scheduled Income
- \$85988 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$80,882
- Electric: \$17,065.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$9,899
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$17,863
- Maintenance:
- Workman's Comp:
- Professional Management: 12462
- Water/Sewer: \$23,593
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$487	\$487	\$1,800
2:	1	1	1	1	Unfurnished	\$699	\$699	\$1,800
3:	1	1	1	1	Unfurnished	\$750	\$750	\$1,800
4:	1	2	2	1	Unfurnished	\$0	\$0	\$2,300
5:	2	1	1	2	Unfurnished	\$0	\$0	\$1,800
6:	2	1	1	1	Unfurnished	\$1,200	\$2,400	\$1,800
7:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,800
8:	1	1	1	1	Unfurnished	\$1,046	\$1,046	\$1,800
9:	1	1	1	1	Unfurnished	\$1,070	\$1,070	\$1,800
10:	1	1	1	1	Unfurnished	\$822	\$822	\$1,800
11:	9	1	1	1	Unfurnished	\$900	\$8,218	\$1,800
12:	1	1	1	1	Unfurnished	\$1,522	\$1,522	\$1,800
13:	2	1	1	1	Unfurnished	\$1,700	\$3,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183014017

Michael Lembeck

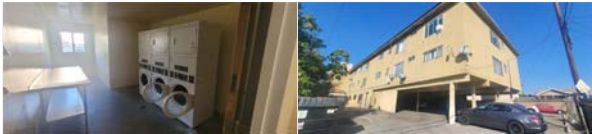
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