

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Pr
1	SB21264845	S	1146 E 32nd ST	SIGH	6	STD	2	\$31,200		\$965,000	\$375.63	2569	1969/ASR	5,556/0.1275	N
2	SB21196235	S	1535 W 224th ST	TORR	122	STD	2	\$33,972		\$690,000	\$432.33	1596	1961/ASR	7,200/0.1653	N
3	SB22006875	S	517 Maryland ST	ES	141	STD	2	\$68,400		\$1,925,000	\$1,005.22	1915	1956/ASR	5,717/0.1312	Y
4	SB22033926	S	4405 Crest DR	MANH	142	STD	2	\$99,600		\$2,400,000	\$1,265.82	1896	1941/ASR	1,846/0.0424	N
5	RS22025833	S	2205 Warfield AVE #EA	REDO	151	STD	2	\$94,200		\$1,800,000	\$851.06	2115	1950/ASR	6,502/0.1493	N
6	SB22016657	S	412 S Francisco AVE	REDO	156	STD,TRUS	2	\$0		\$1,690,000	\$858.74	1968	1912/OTH	5,403/0.124	N
7	SB21264071	S	483 W 39th ST	SP	181	STD	2	\$76,800		\$1,500,000	\$694.44	2160	1909/ASR	6,076/0.1395	N
8	IG21256908	S	714 N Marguerita AVE	ALH	601	STD	2	\$50,400		\$1,250,000	\$661.03	1891	1910/ASR	8,122/0.1865	N
9	P1-8033	S	1805 1807 Arvin DR	GD	627	STD,TRUS	2	\$0		\$1,042,680	\$659.09	1582	1938/ASR	6,647/0.15	N
10	AR21144525	S	1125 Orange Grove AVE	GD	628	STD	2	\$0		\$951,000	\$458.76	2073	1926/ASR	6,673/0.1532	N
11	NP22018159	S	415 S Verdugo RD	GD	628	STD	2	\$60,000		\$1,000,000	\$618.05	1618	1941/EST	7,863/0.1805	N
12	21223181	S	5632 BALTIMORE ST	LA	632	STD	2			\$800,000	\$595.24	1344	1910	5,601/0.12	N
13	AR22016053	S	143 W Cypress AVE	MNRO	639	STD	2	\$38,400		\$760,000	\$760.00	1000	1955/ASR	4,798/0.1101	N
14	P1-8154	S	1915 Newport AVE	PAS	645	STD	2	\$0		\$1,300,000	\$571.68	2274	1924/ASR	7,214/0.16	N
15	P1-7836	S	228 S Mentor AVE	PAS	647	STD,TRUS	2	\$21,600		\$1,850,000	\$1,018.72	1816	1906/ASR	11,010/0.25	N
16	CV21225249	S	9122 Bermudez ST	PR	649	STD	2	\$0		\$825,000	\$407.61	2024	1910/APP	10,339/0.2374	Y
17	PW21256508	S	10134 Grovedale DR	WH	670	STD	2	\$0		\$18,250	\$4.35	4200	2021/SLR	14,339/0.3292	N
18	2122357	S	1249 VIN SCULLY AVE	LA	671	STD	2			\$1,196,250	\$915.96	1306	1920	4,034/0.09	N
19	21771020	S	2413 Hidalgo AVE	LA	671	STD	2			\$1,365,000	\$777.33	1756	1950	5,007/0.11	N
20	21778632	S	1445 Murray DR	LA	671	STD	2			\$1,750,000	\$529.66	3304	1928	4,923/0.11	N
21	CV21221278	S	2469 3rd ST	LVRN	684	STD	2	\$0		\$1,007,000	\$389.71	2584	1921/ASR	6,995/0.1606	Y
22	MB21096629	S	565 N Gordon ST	POM	687	STD	2	\$2,400		\$490,000	\$342.42	1431	1902/ASR	7,142/0.164	N
23	MB21213676	S	4028 - 403 Princeton ST	ELA	699	STD	2	\$0		\$630,000	\$432.69	1456	1924/ASR	5,542/0.1272	N
24	MB22024965	S	700 S Duncan AVE	LA	699	STD	2	\$4,200		\$721,000	\$536.06	1345	1927/ASR	3,442/0.079	N
25	DW22001022	S	1428 W 59th ST	LA	C34	STD	2	\$21,600		\$560,000	\$636.36	880	1923/ASR	3,361/0.0772	N
26	DW21221155	S	1149 E 59th PL	LA	C34	PRO	2	\$0		\$650,000	\$321.30	2023	1989/ASR	5,821/0.1336	N
27	TR22010239	S	228 W 80th ST	LA	C34	STD	2	\$18,240		\$815,000	\$297.66	2738	1905/ASR	7,210/0.1655	N
28	21108751	S	3823 Walton AVE	LA	C34	STD	2			\$1,010,000	\$519.55	1944	1925	6,076/0.13	N
29	21113851	S	9412 S MANHATTAN PL	LA	C36	PRO	2			\$795,000	\$493.18	1612	1944	6,000/0.13	N
30	22120849	S	1146 E 82ND ST	LA	C37	STD	2			\$450,000	\$317.35	1418	1943	5,212/0.11	N
31	21115475	S	2511 W 5TH ST	LA	C42	STD	2			\$750,000	\$420.88	1782	1951	2,396/0.05	N
32	CV22019767	S	440 E Adams BLVD	LA	C42	STD	2	\$0		\$867,000	\$270.09	3210	1900/ASR	7,951/0.1825	N
33	DW22020525	S	1254 S McDonnell AVE	ELA	ELA	TRUS	2	\$14,400		\$830,000	\$365.64	2270	1927/ASR	5,805/0.1333	N
34	OC21240223	S	521 W Laurel ST	CMP	RP	STD	2	\$2,441		\$660,000	\$429.69	1536	1945/ASR	6,259/0.1437	N
35	PW22007003	S	806 N Willowbrook AVE #808	CMP	RP	STD	2	\$0		\$899,000	\$367.24	2448	2017/EST	5,008/0.115	N
36	SB21129209	S	1541 W 224th ST	TORR	122	STD	3	\$34,380		\$727,500	\$284.40	2558	1961/ASR	7,200/0.1653	N
37	22118951	S	1766 W 25TH ST	LA	C16	STD	3			\$850,000	\$261.22	3254	1907	6,261/0.14	N
38	SB21268339	S	2625 W 17th ST	LA	C16	NOD,SPAY	3	\$88,200	6	\$1,042,000		2	1923/ASR	6,749/0.1549	N
39	MB21249020	S	850 W 43rd PL	LA	C34	STD	3	\$0		\$490,000	\$157.46	3112	1928/PUB	5,000/0.1148	N
40	DW21254173	S	848 W 62nd ST	LA	C34	STD	3	\$44,400		\$700,000	\$375.54	1864	1923/PUB	5,520/0.1267	N
41	21112179	S	1250 LEIGHTON AVE	LA	C34	STD	3			\$1,217,500	\$356.62	3414	1911	7,812/0.17	N
42	22123895	S	146 W 49TH ST	LA	C42	STD	3			\$700,000	\$264.35	2648	1948	5,445/0.12	N
43	22126901	S	4183 woolwine DR	LA	ELA	STD	3			\$1,220,000	\$412.44	2958	2021	4,861/0.11	N
44	PW21187492	S	8614 Mountain View AVE	SOG	T4	STD	3	\$67,200		\$825,000	\$494.01	1670	1922/ASR	9,001/0.2066	N
45	DW21227474	S	7527 Wilcox AVE	CUD	T5	STD	3	\$0		\$807,500	\$319.80	2525	1955/ASR	9,012/0.2069	N
46	CV21155283	S	6333 California AVE	BELL	T6	STD	3	\$42,000		\$950,000	\$343.58	2765	1964/ASR	4,613/0.1059	N
47	IN21240996	S	10507 S Inglewood AVE	ING	105	STD	4	\$73,800		\$1,175,000	\$482.15	2437	1952/ASR	6,654/0.1528	N
48	22115907	S	782 W 20TH ST	SP	183	STD	4			\$1,717,000	\$399.30	4300	1979	5,007/0.11	N
49	CV22049122	S	780 9th	POM	687	STD	4	\$4,800		\$750,000	\$245.42	3056	1927/ASR	9,754/0.2239	N
50	SB21177786	S	547 E 223rd ST	CARS	699	STD	4	\$6,130		\$1,169,000	\$287.65	4064	1942/PUB	8,393/0.1927	N
51	SB22017010	S	15714 Halldale AVE	GR	699	STD	4	\$87,480	4	\$1,505,000	\$506.05	2974	1943/ASR	8,250/0.1894	N
52	WS21258750	S	1215 Larrabee ST	WHO	C03	STD	4	\$53,808		\$1,860,000	\$638.74	2912	1940/PUB	7,003/0.1608	N
53	22123335	S	1124 12TH ST	SM	C14	STD	4			\$2,780,000	\$849.89	3271	1914	7,487/0.17	N
54	SB21269870	S	1363 Hauser BLVD	LA	C16	STD	4	\$129,600		\$1,360,000	\$405.73	3352	1947/ASR	4,921/0.113	N
55	21795858	S	1511 4Th AVE	LA	C16	STD	4			\$1,699,000	\$426.03	3988	1922	7,000/0.16	N
56	SR22006459	S	5666 5672 Franklin AVE	LA	C20	STD	4	\$117,600		\$2,100,000	\$418.66	5016	1920/ASR	7,409/0.1701	N
57	22120487	S	3929 E 2ND ST	LA	ELA	STD	4			\$840,000	\$354.73	2368	1924	6,323/0.14	N
58	22124083	S	1288 S CITRUS AVE	LA	HPK	STD	4			\$1,600,000	\$375.94	4256	1924	6,000/0.13	N
59	BB22040273	S	5132 Riverton AVE	NHLW	NHO	STD	4	\$193,200	5	\$2,900,000	\$423.36	6850	2022/BLD	6,750/0.155	N
60	PW21268771	S	15918 Orchard AVE	BF	RG	STD	4	\$96,787	6	\$1,665,000	\$300.11	5548	1989/ASR	8,005/0.1838	N
61	IN22026003	S	14922 Lemoll AVE	GR	115	STD	5	\$0		\$900,000		0	1949/ASR	15,623/0.3587	N
62	22122794	S	1926 Santa Ynez ST	LA	671	STD	5			\$1,300,000	\$322.50	4031	1927	6,500/0.14	N
63	21102578	S	1002 E 33rd ST	LA	C42	STD	5			\$2,640,000	\$410.26	6435	2021	7,504/0.17	N
64	PW21237181	S	15332 Bellflower BLVD	BF	RH	TRUS	5	\$82,260		\$1,220,000	\$442.03	2760	1959/PUB	5,757/0.1322	N
65	22125993	S	214 S BROADWAY	REDO	157	STD	6			\$2,969,675	\$786.46	3776	1921	7,534/0.17	N
66	21111549	S	421 NORMANDIE PL	LA	C17	STD	6			\$1,625,000	\$352.34	4612	1926	7,214/0.16	N
67	21100437	S	660 N Doheny DR	WHO	C10	STD	7			\$2,650,000	\$534.71	4956	1956	4,524/0.1	N
68	21788360	S	1031 N Orange Grove AVE	WHO	C10	STD	7			\$3,130,000	\$521.32	6004	1989	6,283/0.14	N
69	22118953	S	3850 POTOMAC AVE	LA	PHHT	STD	8			\$1,800,000	\$242.42	7425	1956	8,889/0.2	N
70	SB21220828	S	565 W 15th ST	SP	185	STD	9	\$129,670	6	\$1,650,000	\$263.41	6264	1917/ASR	13,519/0.3104	N
71	21105905	S	652 N Hayworth AVE	LA	C10	STD	9			\$3,400,000	\$436.79	7784	1959	7,498/0.17	N
72	SB21256802	S	8900 Baring Cross ST	LA	699	STD	11	\$222,800	5	\$2,500,000	\$267.21	9356	1963/PUB	9,029/0.2073	N
73	22125395	S	1539 WOODRUFF AVE	LA	C05	STD	18			\$7,700,000	\$514.05	14979	1968	7,509/0.17	N
74	EV21079429	S	3630 Midvale AVE	LA	C13	STD	20	\$478,310	5	\$3,965,000	\$287.53	13790	1963/PUB	15,998/0.3673	N

Closed •List / Sold: **\$965,000/\$965,000 ↓****61 days on the market****1146 E 32nd St • Signal Hill 90755****2 units • \$482,500/unit • 2,569 sqft • 5,556 sqft lot • \$375.63/sqft •
Built in 1969****Listing ID: SB21264845****E. of Atlantic/N. of 405 frwy.**

Great investment opportunity to buy a spacious duplex in an excellent Signal Hill location with a strong rental market. Spacious 3 bedroom and 2 baths, with 2-car garages. Convenient location next to 405 freeway, shopping, restaurants, retail, and Home Depot. Long-term tenants with low rents. Showings available only with an acceptable offer. Property sold with tenants.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$814 (Estimated)
- Laundry: Washer Hookup
- \$31200 Gross Scheduled Income
- \$24960 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$6,240
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- 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	\$900	\$900	\$2,500
2:	1	3	2	2	Unfurnished	\$1,700	\$1,700	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7148010087

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$665,000/\$690,000** ↑

1535 W 224th St • Torrance 90501

75 days on the market

2 units • \$332,500/unit • 1,596 sqft • 7,200 sqft lot • \$432.33/sqft • Built in 1961

Listing ID: SB21196235

East of Western and South of 223rd Street



Unique residential investment opportunity. This lot has 2-free standing units in the back of the lot and paved parking in the front of the lot. These two units are part of a five unit compound. Next door (1541) there are 2 free-standing units in the back and a house in the front. Each property has it's own APN #. There is one security fence and remote controlled gate for both properties. The back two units on each lot have raised flooring, built in 1961 and have 798 sq. ft. each per the county assessor. Parking in the compound - each unit has 2 spaces and there are 3 additional visitor spaces. Each lot is 7200 sq. ft. for a total of 14,400 sq. ft. Check for additional development opportunities. Offers subject to inspection. Both properties, 1541 and 1535, must close concurrently.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$665,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$592 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$33972 Gross Scheduled Income
- \$22828 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile
- Appliances: Gas & Electric Range

Exterior

- Lot Features: Back Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$11,144
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,417
- Cable TV: 01345054
- Gardener:
- Licenses: 164
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$983
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,356	\$1,356	\$2,000
2:	1	2	1	2	Unfurnished	\$1,475	\$1,475	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347002030

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

\$1,850,000/\$1,925,000 ↑

8 days on the market

Listing ID: SB22006875

Closed •**517 Maryland St • El Segundo 90245****2 units • \$925,000/unit • 1,915 sqft • 5,717 sqft lot • \$1005.22/sqft • Built in 1956****3 Parcels North of the Intersection of Maryland Street and E Pine Ave**

517 Maryland Street is a rare opportunity to purchase two homes on a quiet street to alley cul-de-sac lot in a great part of El Segundo. The front house features three bedrooms, two bathrooms, a fireplace, and a private fenced front yard. The rear one-bedroom home on the alley has a beautiful private courtyard, a garage space, and was recently remodeled. Other amenities include A/C, mature fruit trees (avocado, grapefruit, etc...) and a shared swimming pool / spa with its own utility meter.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$264 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$68400 Gross Scheduled Income
- \$39153 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,247
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$2,052
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,600
- Other Expense Description: Utilitie

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,000	\$3,000	\$4,800
2:	1	1	1	1	Unfurnished	\$2,700	\$2,700	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133020015

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex**\$2,200,000/\$2,400,000** ↑

0 days on the market

4405 Crest Dr • Manhattan Beach 90266**2 units** • **\$1,100,000/unit** • **1,896 sqft** • **1,846 sqft lot** • **\$1265.82/sqft** •**Built in 1941**

Listing ID: SB22033926

Just East of Highland between Gull & Crest

El Porto Duplex both with ocean views! Upper unit is 3 beds / 2 baths, upper & lower spacious patios and a 2 car garage plus one spot. Lower unit is a 2 bed/1 bath with 2 parking spots.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Electric
- Heating: Central
- \$556 (Estimated)
- Laundry: In Closet, Individual Room
- \$99600 Gross Scheduled Income
- \$96600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Wood

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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	3	2	2	Unfurnished	\$5,100	\$61,200	\$5,800
2:	1	2	1	0	Unfurnished	\$3,200	\$38,400	\$3,750

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
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4137004018

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,799,900/\$1,800,000** ↑

6 days on the market

Listing ID: RS22025833

2205 Warfield Ave # EA • Redondo Beach 90278**2 units • \$899,950/unit • 2,115 sqft • 6,502 sqft lot • \$851.06/sqft • Built in 1950****MANHATTAN BEACH BLVD/ RINDGE LN**

This duplex is in the perfect area close to freeways, the shopping malls and the beach. This property has been in the family for 60 years and is 3rd generation owned. Both units have been remodeled through out time by the owner who recently moved out of the area. Both units have new kitchens, hardwood floors through the house, upgraded bathrooms, new roofs within 5 years, and many other upgrades that you must see. Both units are vacant to make this sale process smoother so the new owner can bring in family or new tenants.

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,799,900
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Central Air, Electric, Gas
- Heating: Central, Forced Air
- \$1,414 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Outside
- \$94200 Gross Scheduled Income
- \$91400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Block, Fair Condition, Needs Repair, Redwood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$3,500
2:	1	3	2	1	Unfurnished	\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4150001022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:
\$1,399,000/\$1,690,000 ↑

5 days on the market

Listing ID: SB22016657

412 S Francisca Ave • Redondo Beach 90277
2 units • \$699,500/unit • 1,968 sqft • 5,403 sqft lot • \$858.74/sqft •
Built in 1912
North of PCH, South of Torrance Blvd.



Situated high atop of a hill on the east side of the street sits a charming duplex. The elevation of the home provides for ocean views on both the first and second floor from Palos Verdes to Malibu. The duplex maintains much of its 1912 character with high ceilings, arched openings and wood floors. The home was originally constructed as a single story residence by Mr. R.E. Albright. In 1959 the home was converted into a duplex. The centerpiece of the backyard is the Sapote fruit tree which provides ample shade and branches for swings and climbing.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$1,255 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

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: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 156 - S Redondo Bch S of Torrance Bl area
- Los Angeles County
- Parcel # 7508021018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

483 W 39th St • San Pedro 90731
2 units • \$694,500/unit • 2,160 sqft • 6,076 sqft lot • \$694.44/sqft •
Built in 1909
Pacific Ave to 39th

List / Sold:
\$1,389,000/\$1,500,000 ↑
10 days on the market
Listing ID: SB21264071



Two-on-a-lot...just a half block to the Beach....Absolutely Charming Craftsman circa 1903 single family home PLUS a newer (1990) spacious 2-bedroom apartment over a 4-car garage! Live in one, rent the other! Enter through the picket fence, past the abundant rose garden and on to the swing-sized front porch... nostalgic of days gone by. Inside you'll see original glistening refinished pine floors, a cozy newer fireplace with mantle and an enormous formal dining room with built-in buffet and recessed lighting. The spacious kitchen has been updated with granite countertops and tumbled marble backsplash. Adjacent to the kitchen is a sunny nook for casual dining and French doors leading to the fabulous private rear deck...perfect for enjoying the cool ocean breezes, entertaining and family BBQ's. There are two bedrooms on the main level and a full bath with tumbled marble flooring and a garden window. The entire upper level is the expansive primary bedroom with vaulted ceiling & storage. At the rear of the property, off the alley and above the 4-car garage you'll find an amazing 2-bedroom, 1-bath apartment with vaulted ceilings and an open floorplan, large breakfast bar and open-concept kitchen plus a deck with peek of a harbor/Catalina view. The garages were built with extra high ceilings to accommodate a sailboat and includes a newer washer/dryer for the back unit. The front house has a washer/dryer room off the garage as well. Foundation on front house was replaced in 1993. Located walking distance to Korean Friendship Bell, Pt. Fermin Park, the Nature Preserve, and Cabrillo Beach...one of California's premiere windsurfing/surfing spots! Enjoy the cool climate and amazing sunrises from this Pt. Fermin classic.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$1,389,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central, Forced Air
- \$306 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, In Kitchen, Inside, Stackable, Washer Included
- \$76800 Gross Scheduled Income
- \$59925 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Attic, Kitchen, Living Room, Loft, Main Floor Bedroom
- Floor: Wood
- Appliances: Dishwasher, ENERGY STAR Qualified Water Heater, Free-Standing Range, Disposal, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Water Line to Refrigerator, Water Purifier
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters, Recessed Lighting, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$120
- Cable TV: 01116656
- 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	3	1	2	Unfurnished	\$0	\$0	\$3,600
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467023003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21264071

Printed: 03/13/2022 10:07:31 AM

Closed • Duplex

List / Sold: \$1,250,000/\$1,250,000

714 N Marguerita Ave • Alhambra 91801

43 days on the market

2 units • \$625,000/unit • 1,891 sqft • 8,122 sqft lot • \$661.03/sqft •

Listing ID: IG21256908

Built in 1910

From Alhambra Rd turn north on N Marguerita Ave. Property on the right hand side



Do not disturb tenants or walk onto property. A rare DUPLEX located in northwest Alhambra's historical and most sought after neighborhood. This ONE-OF-A-KIND 2-Unit, Dual-metered Craftsman Bungalow retains it's original wood-shingle exterior and paint. Enter into the completely renovated downstairs unit boasting wood laminate floors and dual-pane windows throughout. The open design boasts a spacious living room with recessed lighting, built in fireplace, and the a formal dining room with beautifully built in niches, wall shelves and accents. The redesigned kitchen features, granite counters, custom cabinets with soft close drawers and built in can-lamps. The main floor bedrooms include new lighting fixtures, closets and a convenient study-alcove complete with electrical and USB outlet! Redesigned bath feature new lighting fixtures, granite counter with motion-sensor lighting. An indoor enclosed laundry/utility room leads to the spacious backyard and to the upstairs unit. The upstairs unit is complete with new wood laminate floors and features 2 spacious bedrooms, kitchen, bath and a spacious storage room . Come see this fantastic opportunity to own a property close to downtown Alhambra!

Facts & Features

- Sold On 03/11/2022
 - Original List Price of \$1,250,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - 1 Total carport spaces
 - \$604 (Estimated)
- Laundry: Inside
 - \$50400 Gross Scheduled Income
 - \$47844 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lot 6500-9999, Level, Sprinklers Timer, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01926151
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$2,350	\$2,350
2:	1	2	1	0	Unfurnished	\$0	\$1,850	\$1,850

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
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5321031026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IG21256908

Printed: 03/13/2022 10:07:31 AM

Closed • Duplex

List / Sold: \$950,000/\$1,042,680 ↑

1805 1807 Arvin Dr • Glendale 91208

4 days on the market

2 units • \$475,000/unit • 1,582 sqft • 6,647 sqft lot • \$659.09/sqft •

Built in 1938

Listing ID: P1-8033

Head north on N Verdugo Rd past Glendale Community College and make a right on Arvin Dr. Property will be on your left.



Located in the highly desirable Verdugo Woodlands, this charming side-by-side English cottage-style duplex awaits your finishing touches. Each unit comes with 1 bed, 1 bath, and a 1-car garage for a total of 2 beds, 2 baths, and 2 garages. The interiors offers open, airy layouts with vaulted ceilings and large windows. There are ample-sized living rooms, dining rooms, and kitchens in each unit. Relax and entertain in the lush backyard with a deck and lots of room to grow a garden. Close to Verdugo Park, Verdugo Woodlands Elementary School, and Glendale Community College with convenient access to the 2 and 134 freeways for an easy commute to shopping, dining, and recreation.

Facts & Features

- Sold On 03/08/2022
 - Original List Price of \$950,000
 - 1 Buildings
 - Levels: Multi/Split , Two
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Forced Air
- 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Kitchen, Living Room
 - Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator, Water Heater, Water Line to Refrigerator
 - Other Interior Features: Balcony, Open Floorplan, Storage, Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Landscaped, Lot 6500-9999, Near Public Transit, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01764292
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$0	\$0	\$0
2:								
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: 2
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator: 2
 - Wall AC:

Additional Information

- Standard, Trust sale

- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5652012024

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) P1-8033

Printed: 03/13/2022 10:07:31 AM



Spanish style 2 on a lot fixer. Zoned R4 Duplex consists of two freestanding structures: Front unit is 1,209 square feet, 2 bed, 1 bath; Back unit is 864 square feet, 2 bed, 1 bath. Long driveway with plenty of parking. Front unit has laundry hook ups inside and back unit has laundry hook ups outside. Back unit has an attached one car garage. Excellent rental income potential in a popular area near shopping, dining, and entertainment. Close to supermarket, post office, great schools, restaurants, hotels, banks, public transportation, and shopping malls; Eagle Rock Plaza, Glendale Galleria, Americana. Easy excess to Freeways. This is a great investment opportunity. Do not miss this opportunity!

Facts & Features

- Sold On 03/07/2022
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Cooling: See Remarks
 - Heating: See Remarks
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
 - Floor: Wood
- Appliances: Disposal

Exterior

- Lot Features: Yard
- Fencing: Chain Link, Wrought Iron
 - Sewer: Unknown
 - Other Exterior Features: Awning(s)

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5674014017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$988,000/\$1,000,000** ↑

6 days on the market

415 S Verdugo Rd • Glendale 91205**2 units • \$494,000/unit • 1,618 sqft • 7,863 sqft lot • \$618.05/sqft • Built in 1941**

Listing ID: NP22018159

From Fwy 134, exit Harvey to Broadway heading west, south on Verdugo.

Two stand alone units with detached 3 car garage with separate doors/walls on a huge lot located in a prime location in Glendale, CA. Ample parking and storage in both units. Quiet safe neighborhood close to shopping, restaurants, easy freeway access to the 2, 134 and 5. Front unit is a 1 bedroom and 1 bathroom while the rear unit comes with 2 bedrooms and 1 bathroom. A lot of natural light flows into each unit as both have many windows which were recently upgraded. Priced to sell as is.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$988,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Natural Gas, Wall Furnace
- \$252 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$60000 Gross Scheduled Income
- \$56113 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$3,887
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,039
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,648
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$22,800
2:	1	2	1	2	Unfurnished	\$19,200	\$19,200	\$32,400

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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5680018016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$825,000/\$800,000** ↓

14 days on the market

5632 BALTIMORE St • Los Angeles 90042**2 units • \$412,500/unit • 1,344 sqft • 5,601 sqft lot • \$595.24/sqft •****Built in 1910****Listing ID: 22123181****South of York Blvd, west of Ave 57**

Two detached homes, located in a prime location just 3 blocks from York Blvd with all the amenities. Built in the early 1900's front home has 2 Beds and 1 Bath with an open plan living area, formal dining room and large kitchen, washer hook-up and newer roof (2014). Rear home has 1 BR and 1 BA. The homes are fully fenced, each has a separate driveway, the front unit is on Baltimore and the rear unit is through the rear alley. Lowest priced in H.P. Sold with the tenants and AS-IS condition.

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$825,000
- 2 Buildings
- \$24480 Net Operating Income

Interior

- Appliances: Disposal

Exterior**Annual Expenses**

- Total Operating Expense: \$5,520
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00804434
- 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	\$1,320	\$1,320	\$2,800
2:	1	1	1		Unfurnished	\$1,116	\$1,116	\$2,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5478029003

Michael Lembeck

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

Re/Max Property Connection

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

ClosedList / Sold: **\$599,888/\$760,000** ↑

7 days on the market

143 W Cypress Ave • Monrovia 91016**2 units • \$299,944/unit • 1,000 sqft • 4,798 sqft lot • \$760.00/sqft •****Built in 1955****Listing ID: AR22016053****Just west of S Myrtle Ave., and One street south of Huntington Drive**

Great location of the property, just west of Myrtle Ave and a block from Huntington Drive. It is close to all shops, restaurants, markets, bus stops, etc. This duplex offer one bedroom and a bathroom on each units. Carport parkings on the back. Well maintained units, and recently been painted and revised inside.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$599,888
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$497 (Estimated)
- \$38400 Gross Scheduled Income
- \$25733 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Master Bedroom
- Appliances: Gas Range, Refrigerator, Water Heater
- Floor: Laminate, Vinyl, Wood

Exterior

- Lot Features: Front Yard, Rectangular Lot, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,795
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$798
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance: \$1,800
- 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	1	0	0	Unfurnished	\$1,600	\$19,200	\$19,200
2:	1	1	0	0	Unfurnished	\$0	\$0	\$19,200

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8508010033

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1915 Newport Ave • Pasadena

2 units • \$549,500/unit • 2,274 sqft • 7,214 sqft lot • \$571.68/sqft • Built in 1924

East of Lincoln and West of Mentone, South of Wyoming St and North of Idaho St.

List / Sold:
\$1,099,000/\$1,300,000 ↑

8 days on the market

Listing ID: P1-8154



Two enchanting one-story updated Spanish-style units on a beautiful, tree-lined street in Pasadena, framed by a water-saving front garden. These side-by-side units are light and bright with separate addresses (each has its own water, electricity and gas meter). The entire structure measures 2,274 square feet, divided about equally between the two units. Unit # 1917 has an open floor plan and a spacious kitchen with quartz countertops. The stainless-steel appliances are included: refrigerator, stove, dishwasher, microwave, washer & dryer. There are two bedrooms, one of which is very spacious, and the bathroom features a separate shower and a very deep bathtub. There is plenty of storage throughout the unit, a separate laundry room, ceiling fans, French doors, an alarm system and an open patio for barbecues and entertainment. Unit #1915 also has two bedrooms and one bath; one of the bedrooms is very spacious. The bathroom has a combo shower/bathtub and a closet. The kitchen has a breakfast nook and comes with stainless-steel refrigerator, stove, washer, and dryer. This unit also has a separate laundry room and plenty of storage space. Additional features include a 4-car carport and space for an additional car. Units will be delivered Vacant. Don't miss this opportunity to live in one and rent the other, or to rent both if you prefer!

Facts & Features

- Sold On 03/07/2022
 - Original List Price of \$1,099,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Gravity, Wall Furnace
- Laundry: Dryer Included, Individual Room, Washer Included
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Free-Standing Range, Microwave, Refrigerator, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
 - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00899496
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$0	\$0	\$0
2:		2	1		Unfurnished			
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:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Disposal:

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5825014011

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) P1-8154

Printed: 03/13/2022 10:07:31 AM

Closed •

List / Sold:

\$2,000,000/\$1,850,000 ↓

55 days on the market

228 S Mentor Ave • Pasadena 91106
2 units • \$1,000,000/unit • 1,816 sqft • 11,010 sqft lot • \$1018.72/sqft •
Built in 1906

Listing ID: P1-7836

Duplex is located on S Mentor Ave just south of Cordova St. Unit 230 is the front unit (vacant) and Unit 228 is the back unit (occupied - do NOT disturb tenants). Thank you!



This property presents an extremely rare opportunity to acquire an 11,010 SF lot with an existing duplex, in the heart of Pasadena's South Lake Avenue business district. South Lake is known for its major office plazas, dining, and shopping options, all of which are steps away from the property. In addition, the site is ideally located just blocks from the California Institute of Technology (Caltech), and not far from other Pasadena districts such as the Playhouse District and Old Town Pasadena. The front unit (230) abounds with early 1900's character and craftsman details such as a welcoming front porch & wood siding, hardwood floors, crown moulding, and built-in features in both the living room and dining room. The adjacent kitchen leads into a large laundry room with washer/dryer hookup and laundry sink. Both bedrooms are large and are connected by a full bathroom with a shower over tub. The back unit (228) has one bed, one bath, and a large back patio area and is currently tenant occupied. The oversized yard features room for at least 4 cars, an open patio, garden boxes, shed & garage (used for storage by owner) & an abundance of open space that is only limited by your imagination. This incredible opportunity won't last long!

Facts & Features

- Sold On 03/11/2022
 - Original List Price of \$2,000,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Laundry: Individual Room, Inside
 - \$21600 Gross Scheduled Income
 - \$16128 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
 - Floor: Carpet, Laminate, Wood
- Appliances: Dishwasher, Gas Range
 - Other Interior Features: Built-in Features

Exterior

- Lot Features: Sprinklers None
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,472
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01444805
 - Gardener:
 - Licenses:
- Insurance: \$672
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,360
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	0	Unfurnished	\$0	\$0	\$0
2:		1	1	0	Unfurnished		\$1,800	
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, Trust sale
- 647 - Pasadena (SW) area
 - Los Angeles County
 - Parcel # 5735028003

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-7836

Printed: 03/13/2022 10:07:31 AM

Closed • Single Family ResidenceList / Sold: **\$825,000/\$825,000****9122 Bermudez St • Pico Rivera 90660****30 days on the market****2 units • \$412,500/unit • 2,024 sqft • 10,339 sqft lot • \$407.61/sqft • Built in 1910****Listing ID: CV21225249****Cross streets are Serapis and Bermudez**

Location, Location, Location! This is the perfect opportunity to acquire a single story family home with two units located in the great part of Pico Rivera. Front unit offers 2 bedrooms and 2 baths and an office space, hardwood flooring and tile flooring throughout, dining room, living room, updated kitchen with tile flooring, clean cabinetry, granite countertops and backsplash, separate patio and laundry hook ups from the back unit. Guest house offers 2 bedrooms and 1 bathroom with an attached garage. This cozy back house / mother-in-law suit comes with a living room, clean kitchen and has its own patio cover space with washer and dryer hook ups. Property has close access to the 605 Freeway, walking distance to the near by Magee Academy of Arts & Sciences, fast food chains, restaurants, shopping centers, and much much more !!!!!!! Don't let this opportunity pass you by!!

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- \$957 (Estimated)
- Laundry: Inside, Outside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,295
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01115523
- Gardener:
- Licenses:
- Insurance: \$924
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 649 - Pico Rivera area
- Los Angeles County
- Parcel # 6382020009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

10134 Grovedale Dr • Whittier 90603

2 units • \$999,500/unit • 4,200 sqft • 14,339 sqft lot • \$4.35/sqft •

Built in 2021

NORTH OF WHITTIER BLVD SOUTH OF JANINE DR

List / Sold: \$1,999,000/\$18,250 ↓

50 days on the market

Listing ID: PW21256508



TWO BRAND NEW LARGE HOMES ON A HUGE 14,339 SQ FT LOT WITH OVER 4,200 OF SQ FT OF LIVING SPACE! YES YOU HEARD THAT RIGHT (2 NEW HOMES) IN THE HIGHLY DESIRED AREA OF SUNGOLD A BLOCK AWAY FROM FRIENDLY HILLS. The MAIN house FEATURES 3,000 sq ft living space and is completely brand new framing 10 feet walls, brand new roof, new electrical, new plumbing, hardwood floors throughout all the bedrooms have high ceilings all around. New kitchen with lots of storage, large cabinets and a huge island with courts countertop. The kitchens countertops and backsplash are also courts and a walk in pantry. Home features 4 bedrooms all of which have their own restrooms except for the front bedroom that overlooks the front yard. The main house has four new full bathrooms. There is a master bedroom, that has a walk-in closet and a full bath. The second bedroom has a full bath, two large windows and a closet. The third room has a full restroom as well, a large closet and three windows. The front room overlooking the front yard has a large closet and two windows. The laundry room fits two washers and two dryers with a folding bench and built in cabinets. The attic has over 2,400 of SQFT and a 2 car extra large garage. The Second HOME has 1,200 square-foot living, two large bedrooms and two full baths, a laundry room, a formal living room and a beautiful big kitchen. The house is completely new, with NEW electrical and plumbing. 10 feet walls and hardwood floors in the bedrooms. The second house has solar panels. The home has large attic for storage, that allow you to stand up and walk around. The house has surround system throughout. There is a coat closet and a closet in the hallway. Beautiful landscaping and concrete slab COVERED patio and GET THIS ALL PERMITS FOR A POOL HAVE BEEN ISSUED BY THE CITY... THIS IS SIMPLY AN AMAZING PROPERTY.

Facts & Features

- Sold On 03/07/2022
 - Original List Price of \$1,999,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$579 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Formal Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet, Walk-In Pantry
 - Floor: Wood
- Appliances: Range Hood
 - Other Interior Features: Block Walls, Built-in Features, Cathedral Ceiling(s), Copper Plumbing Full, High Ceilings, Open Floorplan, Pantry, Pull Down Stairs to Attic, Recessed Lighting

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area

- Los Angeles County
- Parcel # 8234023020

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

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

CUSTOMER FULL: Residential Income LISTING ID: PW21256508

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Closed •

List / Sold: **\$995,000/\$1,196,250** ↑

1249 VIN SCULLY Ave • Los Angeles 90026

13 days on the market

2 units • \$497,500/unit • 1,306 sqft • 4,034 sqft lot • \$915.96/sqft • Built in 1920

Listing ID: 22122357

East on Vin Scully coming from Sunset Blvd, towards Dodger Stadium.



Charming and stylish Echo Park duplex at the doorstep to Dodger Stadium. This remodeled property in one of LA's most popular neighborhoods is a great investment opportunity with solid rental income. Set back from the street, these two side-by-side units enjoy a spacious fenced in yard complete with fruit trees. The larger 2BD/1BA is rented for \$2,650/month and features stylish finishes and a comfortable layout with easy flow out to a private courtyard perfect for entertaining and outdoor dining. The second 1BD/1BA is rented for \$2,350/month and has an open layout, access to a private courtyard, and great views. Both units come with their own laundry. Located close to all the best of Echo Park including Guidados, Tsubaki, Eightfold Coffee, and many more shops and restaurants. Dodger Stadium, easy access to the 110 freeway, and Sunset Blvd are nearby as well making this amazing location one of the most desirable on the east side. Both units currently tenant occupied.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$995,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Appliances: Refrigerator, Vented Exhaust Fan, Gas Range, Oven, Range Hood

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,650	\$2,650	\$3,000
2:	1	1	1		Unfurnished	\$2,350	\$2,350	\$2,500
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: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC: 2

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5406012032

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22122357

Printed: 03/13/2022 10:07:31 AM

Closed •

2413 Hidalgo Ave • Los Angeles 90039
2 units • \$679,500/unit • 1,756 sqft • 5,007 sqft lot • \$777.33/sqft •
Built in 1950
Glendale Blvd. to Brier left at Hidalgo Ave.

List / Sold:
\$1,359,000/\$1,365,000 ↑
171 days on the market
Listing ID: 21771020



Fabulous mid century very private Silver Lake duplex in the hills. Located in one of LA's coolest, most desirable area. Property has gated driveway and a 1950's . Sep Garage that is used as storage, but has plenty of ADU potential for additional opportunity. Both units are tenant occupied. Upper unit 2 Bd, 1 Bath, hardwood floors and original details throughout with front patio and back view deck of the Silver Lake Reservoir (peak a boo), Hollywood Sign & Observatory. Lower unit 1 +1, unusual charming floor plan with great entertainment patio. Plenty of parking in driveway or on street. Close to it all- enjoy what Silver Lake has to offer, reservoir minutes away, new beautiful library down the street, excellent restaurants, Whole Foods and delicious coffee/breakfast at LaMill just moments away. Close to freeways.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$1,359,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard
- Laundry: In Garage

Interior

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,121	\$3,121	\$3,500
2:	2	1	1		Unfurnished	\$2,435	\$2,435	\$2,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5440010027

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed •

1445 Murray Dr • Los Angeles 90026
2 units • \$1,050,000/unit • 3,304 sqft • 4,923 sqft lot • \$529.66/sqft •
Built in 1928
North of Sunset Blvd. West of Silver Lake Blvd.

List / Sold:
\$2,100,000/\$1,750,000 ↓
39 days on the market
Listing ID: 21778632



Silver Lake compound located in the heart of the neighborhood. A classic, 1920's Spanish Duplex, each unit with 3 bedrooms and 2 bathrooms. Additionally, there is also a 3rd unit (one bedroom and 1 bath), a music studio, and an additional office (each built without permits). Fully hedged and gated, enter into a private front yard, where floor to ceiling windows open out to a garden patio from the downstairs living room. Both units have period details throughout; original mantles, wood flooring, French windows. Multiple outdoor decks, patios and yard spaces surround the property and offer shade and escape throughout the day. Walk to Sunset or Silver Lake Blvd's; mere moments from all of the best of the neighborhood. Truly a unique opportunity as it will be delivered fully vacant; perfect for an owner user who wants a compound in the heart of Silver Lake, or the investor who wants to start with a blank canvas.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$2,100,000
- 1 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, In Kitchen

Interior

- Rooms: Basement, Art Studio, Bonus Room, Entry
- Floor: Wood, Tile
- Appliances: Dishwasher

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:	2	3	2		Unfurnished	\$4,500	\$0	\$9,000
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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5425003003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21778632

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List / Sold:

Closed • Duplex**\$1,044,000/\$1,007,000** ↓

118 days on the market

Listing ID: CV21221278

2469 3rd St • La Verne 91750**2 units • \$522,000/unit • 2,584 sqft • 6,995 sqft lot • \$389.71/sqft • Built in 1921****White to 3rd Street, go West. Home is on right side of street.**

Welcome home to 2469 Third Street. This wonderful 2 unit property is located in the uber desirable City of La Verne's Historic Lordsburg District. This historical district is known for its architectural masterpiece properties, top rated schools, nightlife, restaurants, and much much more. This property is within walking distance to downtown La Verne and The University of La Verne. The main home is a traditional architecture property with wood siding that spans across 2 levels and features 5 bedrooms and 3 bathrooms. Downstairs features 1 bedroom with full bathroom, large living room with fireplace, remodeled kitchen with center island that opens to the dining area. The South facing windows provide lots of natural light into the downstairs living space. Upstairs you have 4 additional large bedrooms, 2 full bathrooms, and built in storage for linen. There is an indoor, individual laundry room off the kitchen that could also be used as a mudroom when entering the home from the backyard. The front yard features a large grass area on both sides of the concrete approach, manicured landscaping, and a traditional 200sf concrete front porch that spans the entire width of the home with post accents and recessed lighting. The backyard features an in ground swimming pool and spa, stamped and stained concrete decking, and a side yard that is perfect for additional storage or for a BBQ. Plenty of parking is available in the detached 3 car garage (1-2 car with roll-up door and 1-1 car with roll-up door) with access from the alley between Third Street and Bonita, plus an additional 2 tandem parking spaces on the concrete pad on the West side of the garage. This space could also possibly hold a small boat, RV, large SUV, or toy parking. The permitted back unit was built in 2005 and features 1 bedroom, 1 bathroom, living room, and kitchen that would be great for a mother in law quarters, or just keep as is to generate additional income or offset mortgage. The back unit has a private entrance off the alley, so there is no disturbing the front house at all. This is an extremely rare opportunity to own a very special property on one of the best streets and neighborhoods in La Verne. One walk in the neighborhood or drive through the town is all it will take to fall in love.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$558 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom, See Remarks, Utility Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas & Electric Range
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Front Yard, Landscaped, Lot 6500-9999, Sprinkler System
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	3	Unfurnished	\$0	\$0	\$3,750
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- 684 - La Verne area
 - Los Angeles County
 - Parcel # 8377007016

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV21221278

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Back to the market subject to cancellation of the previous escrow,DUPLEX ,GREAT opportunity for first time home buyers and investors,main unit has 2 bedrooms and 1 bathroom, living room ,plus the attached studio next door with 1 bathroom and kitchen. large back yard with fruit trees and , small storages and space for 3 cars.

Facts & Features

- Sold On 03/11/2022
 - Original List Price of \$479,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
- Laundry: Inside
 - \$2400 Gross Scheduled Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 02049067
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance: \$0
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description: 0

Unit Details

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

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8336013026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$619,900/\$630,000** ↑**4028 - 4030 Princeton St • East Los Angeles 90023****126 days on the market****2 units • \$309,950/unit • 1,456 sqft • 5,542 sqft lot • \$432.69/sqft • Built in 1924****Listing ID: MB21213676****Cross Streets: Record & Hubbard**

Beautiful Spanish Style duplex ideal for owner occupant or investor. Each unit features 1 bedroom, 1 bath, inside laundry and a bonus room that could be used as a bedroom or an office. Owner completed several upgrades in 2015 including roof, plumbing, electrical, windows, installed tankless water heaters to both units, and driveway was paved. Property has parking for up to 4 vehicles. Unit 4028 is in need of cosmetic repairs. Unit 4030 was updated prior to tenants moving in. Conveniently located in a great residential area and well centralized, quick access to freeways, near downtown LA, colleges, parks, shopping centers and schools.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$1,098 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Lamineate, Tile
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02069085
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5238015029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$674,900/\$721,000** ↑**700 S Duncan Ave • Los Angeles 90022****2 units • \$337,450/unit • 1,345 sqft • 3,442 sqft lot • \$536.06/sqft • Built in 1927****N/Whittier Blvd W/Arizona****7 days on the market****Listing ID: MB22024965**

Two separate houses on a corner lot. Both houses are remodeled throughout and ready for your buyer. Both homes have new roof & new vinyl windows throughout. Front house has 2 bedrooms with mirrored closet doors, 1 bath, living room & dining room. Bright open kitchen, recessed LED lighting, center island, quartz tops, shaker-style cabinets, plenty of storage and built-in microwave. Convenient In-kitchen laundry hook-ups. Great open floor plan with new luxury plank vinyl flooring throughout. New electrical panel and wiring in front unit. Back house has 1 bedroom, 1 bath, living room and kitchen with dinette area. Quartz kitchen tops with shaker-style cabinets, new luxury plank vinyl flooring throughout. Separate attached laundry room. 1 car garage. Each unit has its own separate electric, gas and water meters. Nice enclosed back yard. Centrally located to shopping, eateries and easy freeway access for quick commute. Remodel work completed with permits.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$674,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- \$1,038 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen, Individual Room, See Remarks, Washer Hookup
- \$4200 Gross Scheduled Income
- \$3780 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, See Remarks
- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: Corner Lot, Level with Street
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,740
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 02065733
- 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	2	1	1	Unfurnished	\$2,400	\$2,400	\$2,400
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5247013001

Michael Lembeck

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

Re/Max Property Connection

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



Great opportunity to own a Duplex, Live in one and rent another. The Front Unit consists of 2 Bedrooms 1 Bath and Back Unit 1 Bedroom 1 Bath. This is one property with a lot of potential, don't miss out on this GREAT OPPORTUNITY!!!

Facts & Features

- Sold On 03/09/2022
 - Original List Price of \$569,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$209 (Estimated)
- \$21600 Gross Scheduled Income
 - \$12012 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,588
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01206776
 - Gardener:
 - Licenses:
- Insurance: \$1,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,200
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6002011029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$625,000/\$650,000** ↑**63 days on the market****1149 E 59th Pl • Los Angeles 90001****2 units • \$312,500/unit • 2,023 sqft • 5,821 sqft lot • \$321.30/sqft • Built in 1989****Listing ID: DW21221155****Between Central Ave and Hooper Ave**

Great Opportunity for first time Home Buyers and/or Investors. Don't miss this spectacular opportunity. This 2 units features a total of 4 bedrooms and 4 bathrooms. All bedrooms upstairs, Kitchen, Living Room and 1 of the bathrooms is down stairs on each unit. Huge Drive way and extra Parking spaces. Great Location close to Major Shopping Centers, Freeway, Schools, Parks, etc... Less than 5 miles to USC, LA Memorial Coliseum, Banc of California Stadium and less than 8 miles to Downtown Los Angeles. Call me for any more questions and before it's too late.!!

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$625,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$1,109 (Estimated)
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre, Level with Street, Level, Near Public Transit, Walkstreet
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01913485
- 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	0	2	Unfurnished	\$0	\$0	\$2,200
2:	1	2	0	2	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6008007025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$782,900/\$815,000** ↑**1 days on the market****228 W 80th St • Los Angeles 90003****2 units • \$391,450/unit • 2,738 sqft • 7,210 sqft lot • \$297.66/sqft • Built in 1905****Listing ID: TR22010239****110 fwy & Florance / Broadway & 80th st**

Great opportunity for first time buyer's or investor. Front unit #228 offers 4 bedrooms, 2 bath with plenty of space. Rear unit #226 offers 3 bedrooms, 2 bath. Total 7 bedrooms and 4 baths rooms with a total living space of 2,738 SQ FT, and with a 7,210 SQ FT (0.17) lot. Property have plenty of rear and side parking, and also have a attached 2 car port garage. This is an Excellent opportunity for an extended families or a great rental for family or friends. Subject property is near by local shops and close to local freeways.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$782,900
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$433 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$18240 Gross Scheduled Income
- \$16440 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999, Paved
- Security Features: Gated with Attendant, Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,872
- Electric: \$960.00
- Gas: \$148
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01091859
- Gardener:
- Licenses:
- Insurance: \$1,632
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,520	\$1,520	\$1,520
2:	1	4	0	2	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6031026004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$670,000/\$1,010,000** ↑

3823 Walton Ave • Los Angeles 90037

22 days on the market

2 units • **\$335,000/unit** • **1,944 sqft** • **6,076 sqft lot** • **\$519.55/sqft** • **Built in 1925**

Listing ID: 21108751

Cross Streets: W 38th St & Walton Ave



Your next great investment opportunity awaits! This Value Add opportunity is located in a stellar location-minutes from USC, LA Memorial Coliseum, and Staples Center, where shopping centers, public transportation and entertainment is plentiful! This 1,944 sqft Duplex features (2) 1 Bed/1 Bath Units and sits on a 6,076 sqft lot. Great potential to add an ADU or JADU in the back! Fantastic 81 Bike Score & 71 Transit Score for easy access to metro lines. Perfect for an Investor or an Owner/User!

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$670,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included
- \$19264 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Wood, Carpet

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$975	\$975	\$1,400
2:	1	1	1		Unfurnished	\$797	\$797	\$1,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037016011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$795,000/\$795,000**

9412 S MANHATTAN PI • Los Angeles 90047

12 days on the market

2 units • \$397,500/unit • 1,612 sqft • 6,000 sqft lot • \$493.18/sqft • Built in 1944

Listing ID: 21113851

Heading north on S. Western Ave, turn west on W. 94th St, Drive 2 blocks to S. Manhattan Place, turn south.



Don't miss out on this great opportunity to own this Duplex with a converted garage. Property is centrally located near schools, the Jesse Owens Park that offers indoor pool, areas for basketball, football, tennis plus a playground, minutes away from Downtown LA Live and SoFi Stadium. Property sits on a residential tree lined neighborhood in the heart of South of Los Angeles. Each unit offers 2 bedroom and 1 bathroom with a spacious living room and large bedrooms. Front unit has central air/heat with custom window shutters and some upgrades. Second unit is in need of some TLC. Plenty of parking available, with 2 uncovered spaces and 1 car detached garage. This is a great first time buyer opportunity or to add to your investment portfolio. Information herein is not confirmed by Listing Broker and it is Buyer's responsibility to verify and rely on their own findings. Seller to select all services. Agents - Please read private remarks for showing instructions and offers. Thank you in advance for showing our property and we look forward to working with you.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$795,000
- 1 Buildings
- 3 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- Laundry: In Garage

Interior

- Rooms: Living Room
- Floor: Laminate, Tile, Carpet
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,250
2:	2	2	1		Unfurnished	\$0	\$0	\$2,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6057011016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21113851

Printed: 03/13/2022 10:07:32 AM

Closed •

1146 E 82ND St • Los Angeles 90001
2 units • \$225,000/unit • 1,418 sqft • 5,212 sqft lot • \$317.35/sqft •
Built in 1943
SOUTH OF FLORENCE AND EAST OF CENTRAL

List / Sold: **\$450,000/\$450,000**
0 days on the market
Listing ID: 22120849



DO NOT DISTURB TENANT, DO NOT WALK ON THE PROPERTY!

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$450,000
- 1 Buildings

Interior

- Floor: Laminate, Wood

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2		Unfurnished	\$575	\$575	\$1,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6028021013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$825,000/\$750,000** ↓

2511 W 5TH St • Los Angeles 90057

31 days on the market

2 units • \$412,500/unit • 1,782 sqft • 2,396 sqft lot • \$420.88/sqft • Built in 1951

Listing ID: 22115475

West of Rampart Blvd, east of Alvarado St, south of 3rd St, north of 6th St. Take Ocean View Ave to Park View St to 5th St.



Income-producing duplex in up-and-coming MacArthur Park neighborhood! This charming property consists of 2 units each with 1 bedroom and 1 bathroom, plus there is a non-conforming studio space with kitchenette and bathroom. Located on a quiet cul-de-sac in a rapidly developing neighborhood between Koreatown and Downtown Los Angeles, with multiple new luxury buildings being constructed in the surrounding areas, there is potential for appreciation and value-add opportunities. Additional features include 3 fireplaces, wood-panel built-in shelving, 2 single-car garages, 2 sets of laundry hookups, new fencing and lush landscaping for privacy, shared outdoor patio space, and new security camera. This lovely duplex is a great opportunity to own an income-producing investment property with upside potential.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$889,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Central
- Laundry: See Remarks
- \$26946 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$7,469
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,318	\$1,318	\$1,750
2:	1	1	1		Unfurnished	\$1,550	\$1,550	\$1,750
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5155031028

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22115475

Printed: 03/13/2022 10:07:32 AM

Closed •

List / Sold: **\$900,000/\$867,000** ↓

440 E Adams Blvd • Los Angeles 90011

1 days on the market

2 units • \$450,000/unit • 3,210 sqft • 7,951 sqft lot • \$270.09/sqft • Built in 1900

Listing ID: CV22019767

San pedro and adams



This is the moment you have all been waiting for. Front unit built in 1900 3 beds 1 bath. Rear unit built in 1989 4 beds 2.5 bath with 2 car garage. Plenty of parking. Near Downtown and USC. I have an appraisal in at over asking price.

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$900,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$528 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,700
2:	1	4	3	2	Unfurnished	\$0	\$0	\$3,200

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
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128010007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$735,000/\$830,000** ↑

13 days on the market

1254 S McDonnell Ave • East Los Angeles 90022**2 units • \$367,500/unit • 2,270 sqft • 5,805 sqft lot • \$365.64/sqft • Built in 1927**

Listing ID: DW22020525

East of Ford Boulevard, West of Arizona Avenue, South of Olympic Boulevard, and North of Telegraph Road.

Bread and butter duplex in a centrally located neighborhood of East Los Angeles. In close proximity to Downtown LA, Cal State LA, Pasadena, and more. Only minutes away from all the major freeways, which make it ideal for commuting for work or for pleasure. The property is also near the commercial corridor along Whittier Boulevard, where you will find an abundant amount of dining and retail options. It's not common to find a duplex where one of the units will be delivered vacant, so this property is ideal for a buyer whose looking to live in one unit and rent the other, or for any seasoned investor looking to add units to their portfolio in the highly desirable East LA community that is appreciating at a fast pace. The front unit consists of 2-bedrooms and 1-bathroom, which has been occupied by long-term tenants. And the rear unit consists of 3-bedrooms and 2-bathrooms. The rear unit was completely remodeled less than ten years ago and it was gutted to the studs at the time, so it's practically a brand new unit. A central heater and air conditioner was installed at the time of remodel, making it a very attractive unit.

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$735,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$1,154 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Hookup
- \$14400 Gross Scheduled Income
- \$12415 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,985
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$385
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5246015014

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$650,000/\$660,000** ↑**39 days on the market****521 W Laurel St • Compton 90220****2 units • \$325,000/unit • 1,536 sqft • 6,259 sqft lot • \$429.69/sqft • Built in 1945****Listing ID: OC21240223****S. Wilmington Ave/W. Compton Bl.**

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

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- \$621 (Estimated)
- Laundry: Inside
- \$2441 Gross Scheduled Income
- \$2211 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Greenbelt, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$380
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01834942
- Gardener:
- Licenses:
- Insurance: \$90
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,086	\$1,086	\$1,200
2:	1	2	1	0	Unfurnished	\$1,365	\$1,365	\$1,300

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
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6161019015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$850,000/\$899,000** ↑**11 days on the market****806 N Willowbrook Ave # 808 • Compton 90220****2 units • \$425,000/unit • 2,448 sqft • 5,008 sqft lot • \$367.24/sqft • Built in 2017****Listing ID: PW22007003****Exit Alvarado off of the 605 Fwy**

Be part of the Historic city of Compton. Beautiful duplex built in 2018 located near shopping centers, close to the Blue Line Compton station. Here is a chance to own a rare 3 bedrooms 3 bathroom duplex in beautiful CPT. No details were left out on when they 1st remodeled these units. Crown molding throughout, open kitchen concept. The units come with central AC, double panned windows, brick driving way, 2 car garage, washer and dryers, and more. This one will not last. Rent one live in the other.

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$832 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: None
- Other Interior Features: Copper Plumbing Full, Crown Molding, Granite Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Paved
- Fencing: Average Condition, Brick, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904691
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RP - Compton S of Rosecrans, E of Central, W of Ala area
- Los Angeles County
- Parcel # 6166003032

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$735,000/\$727,500 ↓

1541 W 224th St • Torrance 90501

75 days on the market

3 units • \$245,000/unit • 2,558 sqft • 7,200 sqft lot • \$284.40/sqft • Built in 1961

Listing ID: SB21129209

South of 223rd Street between Western Ave. and Normandie Ave.



Unique residential investment opportunity. This lot has 3-free standing units which are part of a five unit compound. Next door (1535) there are 2 free-standing units with additional paved parking. Each property has it's own APN #. There is one security fence and remote controlled gate for both properties. The back two units on each lot have raised flooring, built in 1961 and have 798 sq. ft. each per the county assessor. The 1541 front house was built in 1946 with 962 sq ft per county assessor. Parking in the compound - each unit has 2 spaces and there are 3 additional visitor spaces. Each lot is 7200 sq. ft. for a total of 14,400 sq. ft. Check for additional development opportunities. Offers subject to inspection. Both properties, 1541 and 1535, must close concurrently.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$735,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Other)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$34380 Gross Scheduled Income
- \$19001 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Gas & Electric Range

Exterior

- Lot Features: Back Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Security Lights
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Satellite Dish, TV Antenna

Annual Expenses

- Total Operating Expense: \$15,379
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,126
- Cable TV: 01345054
- Gardener:
- Licenses: 246
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$983
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,535	\$1,535	\$2,000
2:	1	2	1	0	Unfurnished	\$1,330	\$1,330	\$2,000
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347002031

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21129209

Printed: 03/13/2022 10:07:32 AM

Closed •

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

1766 W 25TH St • Los Angeles 90018

14 days on the market

3 units • \$283,000/unit • 3,254 sqft • 6,261 sqft lot • \$261.22/sqft • Built in 1907

Listing ID: 22118951

North of Adams Blvd.



Watching plumes of smoke rise from the orange flames ripping through the insides of a structure you call home is a harrowing experience. But as the remains of the dwelling are seen in the light, the bright side of the experience starts to emerge; no one was hurt, the original redwood framing is possibly the reason why the home didn't collapse to the ground, and the possibilities of restoring this once grand Dutch-style Victorian (one of three residences on the property) or exploring the new legislation, SB 9, to build additional units on the property are solid strategies to expand your real estate portfolio. At the same time, the tenant-occupied duplex generates consistent income for the savvy investor. This triplex is located on a corner lot in the Adams-Normandie pocket of West Adams. Approved plans and permit to rebuild available.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$849,000
- 2 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$0	\$0	\$4,000
2:	1	2	1		Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	2	1		Unfurnished	\$1,428	\$1,428	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5058029012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22118951

Printed: 03/13/2022 10:07:32 AM

Closed •

2625 W 17th St • Los Angeles 90019

3 units • \$416,667/unit • 2 sqft • 6,749 sqft lot • No \$/Sqft data • Built in 1923

Between Arlington and 3rd Ave

List / Sold:
\$1,250,000/\$1,042,000 ↓

34 days on the market

Listing ID: SB21268339



GOOD & HIGH RENTS!! HIGH & GREAT RENTAL INCOME! Either for investment or for primary 3 Unit usage. This units offer up to 13% higher rents within one mile to all other "Rental Income "listing comparisons. This 3 units are currently all rented by Great & very cooperating tenants. This 3 units are surrounded by beautiful upcoming new building structures within the neighboring street. Wonderful spacious parking up to 6 vehicles with no hassle. These 3 Units consist of 3Bed 2Bath/ 1Bed 1Bath/ and 2Bed 1Bath. Units include Central Air , UTILITIES ARE PAID BY ALL 3 METERS & 3 METERS PAY FOR ALLLLL UTILITIES INDIVIDUALLY... Seller is READY SELL!! minor tlc

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,190,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$467 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Inside, Outside, Washer Hookup
- Cap Rate: 6
- \$88200 Gross Scheduled Income
- \$58200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: None
- Other Interior Features: 2 Staircases, Beamed Ceilings, Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Fire and Smoke Detection System, Fire Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00778531
- Gardener:
- Licenses: 0
- Insurance: \$2,500
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,500
- Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,725	\$32,700	\$44,400
2:	1	1	1	0	Unfurnished	\$1,875	\$22,500	\$30,000
3:	1	2	1	0	Unfurnished	\$1,925	\$23,100	\$46,800

Of Units With:

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

Additional Information

- Notice Of Default, Short Sale sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072032026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21268339

Printed: 03/13/2022 10:07:32 AM



Three units . The front building has a downstairs unit that has 4 bedrooms and 1 bathroom and an upstairs unit with 3 bedrooms and 1 bath. There is a detached studio unit in the back of the property. Parking for 4 vehicles in the back of the property with alley access. The property is gated and secure as well. Sold as-is. Do not disturb occupants.

Facts & Features

- Sold On 03/09/2022
 - Original List Price of \$569,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - \$0 (Unknown)
- 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: \$0
 - Electric: \$0.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01452200
 - 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	1	0	Unfurnished	\$600	\$600	\$0
2:	1	3	1	0	Unfurnished	\$800	\$800	\$0
3:	1	4	1	0	Unfurnished	\$850	\$850	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5019008021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$699,900/\$700,000** ↑

848 W 62nd St • Los Angeles 90044

22 days on the market

3 units • \$233,300/unit • 1,864 sqft • 5,520 sqft lot • \$375.54/sqft • Built in 1923

Listing ID: DW21254173

Take W Gage Ave to W 62nd St



Looking for cash flow! JUST LISTED 2 UNITS being used as 3 units. Won't last! 3rd unit is being used as a single and will be delivered vacant. Great opportunity for First-time Buyer owner occupant with rental income.. Property was extensively restored in the past with many upgrades completed throughout all units. Newer wooden kitchen cabinets and counter-tops. Tile flooring and floating wood-like laminate floors. Newer fixtures. Newer vinyl windows. Property provides private driveway with plenty of onsite parking. Large private back yard patio for entertaining with parking space for up to 5 cars. Front unit 3 bed+1 bath, 2nd unit bed+1 bath, 3rd unit single with kitchen and bathroom, will be delivered vacant. Tenants current and paying rents. Unit has washer and dryer hook ups. Newer stucco exterior and much more. A must see to appreciate. Property is conveniently located near close to freeways, DTLA, LA Memorial Coliseum, LAFC's new Bank of California Stadium & the Staples Center & SOFI stadium.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$354 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$44400 Gross Scheduled Income
- \$41400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	2	1	0	Unfurnished	\$1,700	\$2,000	\$2,200
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004013008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:
\$1,140,000/\$1,217,500 ↑

12 days on the market

1250 LEIGHTON Ave • Los Angeles 90037
3 units • **\$380,000/unit** • **3,414 sqft** • **7,812 sqft lot** • **\$356.62/sqft** •
Built in 1911

Listing ID: 21112179

From Downtown Los Angeles head south on S. Figueroa St. At the intersection of W. Martin Luther King Jr. head west. Once at the intersection of MLK and Normandie head north. Proceed west on to Leighton Ave. Subject property will be on the south side of the street.



Large Value-Add property near USC! 1250 Leighton Ave is an excellent value add investment opportunity. The subject property is 3 units with a unit mix of one 5 bed + 1 bath, one 2 bed + 1 Bath + Den, and one 1 Bed + 1 bath. The property is located just West of Exposition Park. It is minutes from USC, the Coliseum, Banc of California Stadium, George Lucas Museum, the 10, the 110, and the Expo Light Rail. An alley provides access to the rear of the property. Possibility that 2 units can be vacated after the close of escrow. The building is 3,414 sq. ft. and the lot is 7,812 sq. ft. zoned LAR2. The large lot creates the possibility of adding an ADU in the rear. *Buyer to do own investigations. DO NOT DISTURB TENANTS! DRIVE BY ONLY!

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,140,000
- 1 Buildings
- Heating: Wall Furnace
- \$65020 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$24,980
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	1		Unfurnished	\$3,500	\$3,500	\$4,050
2:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,400
3:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,775
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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037003005

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21112179

Printed: 03/13/2022 10:07:32 AM

Closed •

List / Sold: **\$745,000/\$700,000** ↓

146 W 49TH St • Los Angeles 90037

2 days on the market

3 units • \$248,333/unit • 2,648 sqft • 5,445 sqft lot • \$264.35/sqft •
Built in 1948

Listing ID: 22123895

If heading south on the I-110 Frwy, take exit 19-A from I-110 S. Follow W 51st and S Broadway to W 49th St.



Great opportunity for a potential investor to own a stabilized triplex in Los Angeles with lots of upside! The front unit is a separate house with 3 bedrooms, 1 bath. The second building behind the house is two units, one on top of the other in a two story building. The upper unit is 3 bedrooms, 2 bath, and the downstairs is 2 bedroom, 1 bath. Gated driveway with 5 parking spaces - two in the front, two in the back, plus one single car garage that can be converted to an ADU (buyer to perform due diligence with City of LA for ADU conversion). All brand new windows in the front house installed about a year ago. All units are occupied and has great upside potential of 42% in the rents! Property is conveniently located next to the 110 FWY.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$745,000
- 2 Buildings
- 1 Total parking spaces

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$22,069
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01915136
 - 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:	1	2	1		Unfurnished	\$0	\$0	\$0
3:	1	3	1		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5110019011

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$1,265,000/\$1,220,000 ↓

0 days on the market

Listing ID: 22126901

4183 woolwine Dr • Los Angeles 90063**3 units • \$421,667/unit • 2,958 sqft • 4,861 sqft lot • \$412.44/sqft • Built in 2021****Take City Terrace Drive to VAn Pelt Avenue and Turn left into Woolwine Drive to 4183 Woolwine Drive in the City Terrace Neighborhood**

Sold before processing! Welcome home to this new built 2021 View home in City Terrace. A triplex in Los Angeles near USC School of Medicine -Keck Hospital - LACUSC Medical Center and CSULA university with fabulous 180" view of down-town Los Angeles and mountain and city. A new built detached Single Family Residence with 2 BR and 2BA with attached 3 Car Garage and additional 3 off street parking with huge 600 SF of workshop or work at home office. Home comes with complete fire sprinklers system. 2+2 New SFR with Central AC/Heating with open floor plan with laminate flooring and high ceiling with recess lighting and kitchen includes all NEW appliances with granite counter top. A separate laundry room for Washer/Dryer with instant tank less water heater and laundry sink. There are two additional units at 4182-4182 1/2 Service Street. Upper unit consist of 3+2 with formal dining and living room with laminate flooring and with all new windows with it's own laundry room off the kitchen and private outdoor enclosed patio. Lower unit consist 1+1 with tile and laminate flooring with laundry room off the kitchen, also both units comes with instant tank-less water heaters. Service Street units were completely renovated to studs with a new stucco, all new windows, new insulation with copper plumbing and upgraded electrical panel with 200 SF of underground storage/Basement. All units comes with separate meter for Gas and Electric. Property is accessible from both Woolwine Drive and Service Street. Property is Centrally located few blocks from Cal State LA and the USC School of Medicine -Keck Hospital - LAC USC Medical Center. Easy access to DTLA, Little Tokyo the Metro Gold Line and major freeways 5fwy 10fwy and 60fwy. This is a must see property. Live in a unit and rent the other two units or great income property for 1031 exchange

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$1,265,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Inside

Interior

- Rooms: Workshop
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System, Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,900	\$0	\$2,900
2:	2	3	2		Unfurnished	\$3,000	\$2,145	\$3,000
3:	3	1	1		Unfurnished	\$1,900	\$0	\$1,900
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5226017029

Michael Lembeck

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

Re/Max Property Connection

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



Great neighborhood, close to school and shopping areas, ONE unit with a 3 bedrooms an 1.5 Bathroom., SECOND unit has 2 bedroom one bathroom ., the studio has permit for storage ONLY had been converted with out permits. (PLEASE DO NOT disturb tenants BE AWARE OF DOGS at the property .

Facts & Features

- Sold On 03/08/2022
 - Original List Price of \$795,000
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$815 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Outside
 - \$67200 Gross Scheduled Income
 - \$59200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,987
 - Electric: \$1,400.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$400
 - Cable TV: 01896421
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$790
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,600	\$1,600	\$2,700
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	0	1	0	Unfurnished	\$1,200	\$1,200	\$1,200

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
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6204015021

Michael Lembeck

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

Re/Max Property Connection

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



CASH only. Great location and tons of potential. 3 individual units with inside laundry facility each and a detached garage with a possibility of an ADU on a large lot. Close to shops & freeways, 15 minutes away from CA State L.A., 15 minutes from down town L.A. Live, and close to the Inglewood Forum. This opportunity great opportunity! Call me today for a private showing of this investment property.

Facts & Features

- Sold On 03/11/2022
 - Original List Price of \$849,900
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$1,866 (Estimated)
- Laundry: In Kitchen
 - 3 electric meters available
 - 3 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: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6226014023

Michael Lembeck

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

Re/Max Property Connection

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

Closed • TriplexList / Sold: **\$1,050,000/\$950,000** ↓**6333 California Ave • Bell 90201****93 days on the market****3 units • \$350,000/unit • 2,765 sqft • 4,613 sqft lot • \$343.58/sqft • Built in 1964****Listing ID: CV21155283****Cross Street Gage**

*** Now Accepting Back-Up Offers!!! Please Drive By Only - Do Not Disturb Tenants *** Wonderful investment opportunity, perfect for the investor looking for a low maintenance, high income potential investment property. All units include two spacious bedrooms and one full bath, one car garage, plus extra space for parking. There is also an additional owners garage and each unit has hook ups for laundry. A new roof was installed 7 years and the building is partially copper piped. Built in 1964, the property is much younger than the majority of properties in the area, which were built prior to 1945. Each unit has its own electric and gas meter, the owner is only responsible for only water and trash. Apartment A, the bottom unit, is considered the owner's or manager's unit and includes a huge private and completely fenced patio. All tenants are currently month to month, are all current with rents. Rents have not been increased in several years and there is the potential to raise rents for added income. This property is located minutes from shopping, schools, and mass transit. The subject property has been owned by the same investor for many years and has been well maintained. A perfect turnkey property!

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen, Inside
- \$42000 Gross Scheduled Income
- \$37510 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Vinyl
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$4,490
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01910617
- Gardener:
- Licenses:
- Insurance: \$950
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$900	\$900	\$1,500
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,400
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6318019019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**List / Sold: **\$1,175,000/\$1,175,000****10507 S Inglewood Ave • Inglewood 90304****35 days on the market****4 units • \$293,750/unit • 2,437 sqft • 6,654 sqft lot • \$482.15/sqft • Built in 1952****Listing ID: IN21240996****East of the 405 freeway and La Cienega South of Century Blvd.**

Don't miss out on this incredible income property! This is a Quadruplex (4 units) with a private backyard detached from the 3 unit building, built-in 1952 (Zoning INR3 - Zoning is in the unincorporated LA county). 2 units have been recently renovated! The unit mix consists of (3) 1bed+1bath units, a (1) 2beds+1bath unit, 3 garages, and 4 uncovered parking spaces. The two-bedroom units feature good-sized bedrooms, roomy kitchens, spacious living rooms, ample storage and closet, central air and heat, updated sound insulation, window, and doors. All 3 units (1 bed/1 bath) each have their own private patio. Close to schools, shopping centers, Metro Rail Station, So FI Rams and Chargers football Stadium, LAX, and so much more! The 3-car garage can possibly be turned into an "ADU" additional dwelling unit, please check with the city. A must-see!

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: Multi/Split
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$2,683 (Estimated)
- Laundry: Outside
- \$73800 Gross Scheduled Income
- \$69600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 204501321
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,269	\$1,269	\$1,600
2:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,600
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
4:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,200

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
- 105 - Lennox area
- Los Angeles County
- Parcel # 4038021012

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,779,000/\$1,717,000** ↓

20 days on the market

Listing ID: 22115907

782 W 20TH St • San Pedro 90731**4 units • \$444,750/unit • 4,300 sqft • 5,007 sqft lot • \$399.30/sqft • Built in 1979****W 20th Street & S Cabrillo Avenue**

We are pleased to present our recent offering . This property consist of 3 2bed/1bath units and a 2bed/2bath unit. Both upper units include private balconies and each unit has two assigned parking spots. The property under went significant renovations in excess of \$150,000 including interior renovations adding additional closet space, brand new luxury kitchen and bathrooms, and all new flooring throughout. The exterior includes a security gate, fresh coat of paint and presents itself as a top of the line modern living community. The property was built in 1979 which does not fall under RSO rent control providing upside for a new owner. All tenants have paid in full throughout COVID and this property is turnkey for new ownership. Nestled in a quiet residential neighborhood, this property is ideal for any investor and wont last long.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,799,000
- 1 Buildings
- Heating: Wall Furnace
- \$65146 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$33,338
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,198	\$2,198	\$2,350
2:	1	2	1		Unfurnished	\$1,825	\$1,825	\$2,350
3:	1	2	1		Unfurnished	\$1,779	\$1,779	\$2,350
4:	1	2	2		Unfurnished	\$2,350	\$2,350	\$2,550
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
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7462016017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22115907

Printed: 03/13/2022 10:07:32 AM



SOLD PRIOR TO INPUT INTO MLS

Facts & Features

- Sold On 03/10/2022
 - Original List Price of \$750,000
 - 1 Buildings
 - 6 Total parking spaces
 - 2 Total carport spaces
 - \$904 (Assessor)
- Laundry: Dryer Included, Individual Room, Outside, Washer Included
 - \$4800 Gross Scheduled Income
 - \$50500 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: \$7,150
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,600
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$4,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	6	4	2	Unfurnished	\$4,800	\$4,800	\$1,050

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8333009019

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,249,000/\$1,169,000 ↓****34 days on the market****Listing ID: SB21177786****547 E 223rd St • Carson 90745****4 units • \$312,250/unit • 4,064 sqft • 8,393 sqft lot • \$287.65/sqft • Built in 1942****Cross St. Avalon Blvd.**

Fully rented 4 unit complex. Tenants pay for their own gas and electricity. All units have their own separate enclosed garage. The property is fully gated. There is no city rent control.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,249,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- \$2,448 (Estimated)
- Laundry: Common Area
- \$6130 Gross Scheduled Income
- \$5530 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

- Lot Features: 2-5 Units/Acre, Near Public Transit
- Fencing: Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,520
- 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	2	2	Unfurnished	\$1,570	\$3,140	\$3,140
2:	1	1	1	2	Unfurnished	\$1,495	\$1,495	\$1,495
3:	1	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,495

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7335014003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

15714 Halldale Ave • Gardena 90247
4 units • \$337,500/unit • 2,974 sqft • 8,250 sqft lot • \$506.05/sqft •
Built in 1943
Southbound of W Redondo Beach Blvd & Eastbound of Western Ave

List / Sold:
\$1,350,000/\$1,505,000 ↑
11 days on the market
Listing ID: SB22017010



15714 Halldale Ave is the perfect investment or owner user opportunity. Located in a premier pocket of Gardena, tenants enjoy the close proximity to the South Bays best eateries, the Tokyo Central grocery store, and many other local amenities. This pride of ownership four-plex boasts a good unit mix of two (2) 2-bedroom/1-bath & two (2) 1-bedroom/1-bath units enclosed by a beautiful garden hedge. Each units bathroom has been renovated in the last 5 years, has their own laundry hook ups and has an individual water heater located outside the unit. One of the 2 bedrooms will be delivered vacant allowing a new owner to capitalize on the market rent immediately.

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,350,000
- 1 Buildings
- 4 Total parking spaces
- \$889 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.05
- \$87480 Gross Scheduled Income
- \$53632 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,747
- Electric: \$900.00
- Gas: \$900
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance: \$3,499
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,250
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,250
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,650
4:	1	1	1	1	Unfurnished	\$1,440	\$1,440	\$1,650

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6105009053

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

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

Closed •

1215 Larrabee St • West Hollywood 90069
4 units • \$450,000/unit • 2,912 sqft • 7,003 sqft lot • \$638.74/sqft •
Built in 1940
Drive west on Sunset Blvd, turn right on Larrabee St

List / Sold:
\$1,800,000/\$1,860,000 ↑
31 days on the market
Listing ID: **WS21258750**



Extremely rare 4-unit residential income property in PRIME location walking distance to iconic Sunset Blvd!! First time on the market since 1989!! Pride of ownership. The property consists of ±2,912 SF building situated on ±7,003 SF Lot. All 1 bedroom units. Separately metered for electric and gas. 5 carport parking with 2 uncovered parking. Walking distance to everything - trendy shopping, dining, coffee shops, entertainment, nightlife, grocery stores, restaurants etc. Easy access to 2 FWY.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$1,800,000
- 1 Buildings
- 7 Total parking spaces
- 5 Total carport spaces
- \$2,049 (Estimated)
- \$53808 Gross Scheduled Income
- \$27221 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,587
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,799
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,049
- Other Expense Description: DA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$4,484	\$4,484	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5560023015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1124 12TH St • Santa Monica 90403
4 units • \$712,500/unit • 3,271 sqft • 7,487 sqft lot • \$849.89/sqft •
Built in 1914
N of Wilshire, West of 14th St

List / Sold:
\$2,850,000/\$2,780,000 ↓
10 days on the market
Listing ID: 22123335



Excellent N of Wilshire opportunity. Classic updated 1914 California bungalow with 3 bedrooms + 2 baths, a bright front office plus 3 rental units in back. The front house has gated parking for 4 cars and a charming front garden as well as privacy. The house has been updated and is surrounded by lush bamboo adding greenery all around. A lovely outdoor patio off the kitchen adds another area to enjoy the beautiful Santa Monica weather. The units were built in 1941, one of the 3 units is vacant and can be shown. They all offer wood floors, tiled kitchen, all the charm and character you'd expect. The location is adjacent to Huckleberry, Santa Monica Seafood, Montana Ave, the beach and so much more. Please do not disturb tenants. Vacant unit may be shown with notice, the house and other units will be shown with an accepted offer.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$2,850,000
- 3 Buildings
- 4 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$78884 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Oven

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$22,008
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$3,222
- Maintenance: \$1,547
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$3,710
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$5,400	\$5,400	\$5,400
2:	1	1	1		Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	1	1		Unfurnished	\$2,150	\$2,150	\$2,150
4:	1	1	1		Unfurnished	\$1,777	\$1,777	\$1,777
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281020005

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

List / Sold:

Closed • **Quadruplex****\$1,399,000/\$1,360,000** ↓**13 days on the market**

1363 Hauser Blvd • Los Angeles 90019
4 units • **\$349,750/unit** • **3,352 sqft** • **4,921 sqft lot** • **\$405.73/sqft** •
Built in 1947

Listing ID: SB21269870**Hauser Blvd between Pico Blvd and San Vicente Blvd**

An incredible opportunity to own a spectacular quadruplex in the highly desirable Mid-City/Wilshire Vista enclave. The property is situated on a 4,921 square foot lot; 4 units totaling 3,352 sq ft, each unit is a 1 bed, 1 bath. Step inside the entry foyer to discover an immaculately well maintained entry for all 4 units. Living rooms and bedrooms are a desirable size. Detached 4 vehicle carport with plenty of backyard space. The continued upscaling of the surrounding area provides potential for a new owner to renovate the building to achieve superior future returns. Well maintained. Adjacent to Beverly Hills, Hollywood, Downtown, and the Westside.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,399,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$545 (Estimated)
- Laundry: Common Area, Dryer Included, Individual Room, Inside, Washer Included
- \$129600 Gross Scheduled Income
- \$87624 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$9,840
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$2,700
2:	1	1	1	1	Unfurnished	\$1,058	\$1,058	\$2,700
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,700
4:	1	1	1	1	Unfurnished	\$1,664	\$1,664	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5085031015

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,750,000/\$1,699,000** ↑

50 days on the market

Listing ID: 21795858

1511 4Th Ave • Los Angeles 90019**4 units** • **\$437,500/unit** • **3,988 sqft** • **7,000 sqft lot** • **\$426.03/sqft** •
Built in 1922**4th Ave between Pico and Venice.**

Well maintained property with good rental income from stable tenants. Just south side of Koreatown with ample parking space. Close to Koreatown, downtown, and freeway 10.

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$1,590,000
- 1 Buildings

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,150	\$0	\$0
2:	2	2	2		Unfurnished	\$1,780	\$0	\$0
3:	3	2	2		Unfurnished	\$2,550	\$0	\$0
4:	4	2	2		Unfurnished	\$2,775	\$0	\$0

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072024003

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$2,475,000/\$2,100,000** ↓

26 days on the market

Listing ID: SR22006459

5666 5672 Franklin Ave • Los Angeles 90028**4 units • \$618,750/unit • 5,016 sqft • 7,409 sqft lot • \$418.66/sqft •****Built in 1920****On Franklin Ave.**

We are thrilled to present you this Franklin Village Stunner!!! Located in one of the most Prestige/Famous neighborhood of Hollywood with unparalleled access to nightlife, world class dining, education, employment opportunities and exciting entertainment options. Seller has spent thousands and thousands of \$\$'s on the upgrades. Features include updated roof last 2 years, updated main electrical panel in 2021, all new exterior lighting with dusk/dawn controls, new metal/stone stairs, seamless gutters, pavers the entire back yard and drive way, all units with in unit laundry hook-ups and central air & heat, gated entrance with remote access, brand new exterior paint throughout, recessed lighting, copper plumbing, newer sewer line and so much more. (Per unit breakdown) 5666 Franklin - 2 bed 1 bath with approx 1254 sqft of living space, updated kitchen and bath, electric fireplace, wood flooring, large walk in closet with built-ins, 5668 Franklin - 2 bed 1 bath approx 1254 sqft, updated kitchen with stainless steel appliances, updated bath, Nest thermostat, wood flooring, large walk in closet with built-ins, newer water heater, 5670 Franklin - 2 bed, 1 bath, approx 1254 sqft, updated kitchen with quartz countertops and stainless steel appliances, updated bath, Nest thermostat, large walk in closet with built-ins, newer water heater, 5672 Franklin - 2 bed, 1 bath, approx 1254 sqft, updated kitchen and bath, Nest thermostat, laminated flooring, large walk in closet with built-ins. Huge upside in rents with so much potential. Ideal for owner user (seller occupying one of the units and can be delivered vacant) or perfect property for an investor looking in one of the most famous neighborhoods.

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$2,475,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$739 (Estimated)
- Laundry: Inside, See Remarks, Washer Hookup
- \$117600 Gross Scheduled Income
- \$110400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks, Walk-In Closet
- Floor: Laminate, Tile, Vinyl, Wood
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Water Heater
- Other Interior Features: Balcony, Built-in Features, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric: \$2,700.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$4,500
- 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	\$3,500
2:	1	2	1	2	Unfurnished	\$2,700	\$2,700	\$3,500
3:	1	2	1	2	Unfurnished	\$1,850	\$1,850	\$3,500
4:	1	2	1	2	Unfurnished	\$1,750	\$1,750	\$3,500

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
- C20 - Hollywood area

- Rent Controlled

- Los Angeles County
- Parcel # 5544002046

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

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22006459

Printed: 03/13/2022 10:07:33 AM

Closed •List / Sold: **\$799,000/\$840,000** ↑**3929 E 2ND St • Los Angeles 90063****11 days on the market****4 units • \$199,750/unit • 2,368 sqft • 6,323 sqft lot • \$354.73/sqft •****Built in 1924****Listing ID: 22120487****Bonnie Beach Pl and 2nd st**

Presenting 3929 E. 2nd Street, a 4-UNIT apartment building for sale in BOYLE HEIGHTS Los Angeles. The property has been rehabbed and maintained in good shape. New: windows, plumbing, drainage, electric, water heaters, paint, and fencing ext. INCOME is \$5700 with tenants paying all utilities (water/power, trash, gas electric, gardening and light maintenance). The property consists of an excellent unit mix of (2) two bedroom/ one bath units and (2) one bedroom/ one bath units. The units are spread out between three separate single-story construction structures. The property is located in the strong rental market of East Los Angeles and provides easy access to the 60 & 710 freeway. The property offers A GREAT RETURN ON YOUR MONEY. PRICED TO SELL

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$799,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Dryer Included, Inside
- \$66000 Net Operating Income

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01932481
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,675	\$1,675	\$1,850
2:	2	1	1		Unfurnished	\$1,375	\$1,375	\$1,600
3:	3	2	1		Unfurnished	\$1,325	\$1,325	\$1,800
4:	4	1	1		Unfurnished	\$1,325	\$1,325	\$1,600
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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5233019008

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22120487

Printed: 03/13/2022 10:07:33 AM

Closed •

1288 S CITRUS Ave • Los Angeles 90019
4 units • **\$362,500/unit** • **4,256 sqft** • **6,000 sqft lot** • **\$375.94/sqft** •
Built in 1924
One block East of La Brea, North of San Vicente, South of Olympic

List / Sold:
\$1,450,000/\$1,600,000 ↑
21 days on the market
Listing ID: 22124083



The property consists of 4 spacious light and bright 1 bedroom + 1 bathroom Units (each with over 1,000 sqft). The charming residences have large living rooms, formal dining rooms, small office areas, and service porches with inside laundry. The Units boast hardwood floors, coved ceilings, and original deco tiles. In addition, each unit has front and backdoors and there is a large rear area with 4 car parking. The property is located in a great convenient area, just off the 10 freeway, in close proximity to retail and grocery giants like Target, Michael's and Sprouts. Please do not disturb tenants.

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,450,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: See Remarks
- \$63264 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,152
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,750	\$1,750	\$2,000
2:	1	1	1		Unfurnished	\$848	\$848	\$2,000
3:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,000
4:	1	1	1		Unfurnished	\$1,920	\$1,920	\$2,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084026022

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

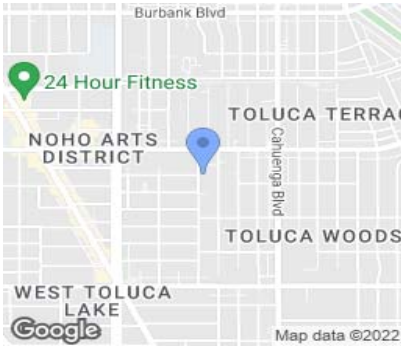
Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed • [Quadruplex](#)

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

5132 Riverton Ave • North Hollywood 91601
4 units • \$725,000/unit • 6,850 sqft • 6,750 sqft lot • \$423.36/sqft •
Built in 2022
Located on Riverton, South of Magnolia Blvd.

0 days on the market
Listing ID: BB22040273



Sold before processing.

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- \$225 (Estimated)
- Laundry: Inside
- Cap Rate: 5.03
- \$193200 Gross Scheduled Income
- \$145851 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$39,621
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$2,740
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$0	\$0	\$4,000
2:	1	3	3	1	Unfurnished	\$0	\$0	\$4,000
3:	1	3	3	1	Unfurnished	\$0	\$0	\$4,000
4:	1	3	3	1	Unfurnished	\$0	\$0	\$4,100

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2419009010

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,699,950/\$1,665,000** ↓

18 days on the market

Listing ID: PW21268771

15918 Orchard Ave • Bellflower 90706**4 units** • **\$424,988/unit** • **5,548 sqft** • **8,005 sqft lot** • **\$300.11/sqft** •**Built in 1989****South of alondra**

THESE ARE GORGEOUS UNITS ,LIKE TOWNHOUSES, BUILD IN 1989, BEST AREA OF BELLFLOWER, THESE ARE 4 UNITS IN EXCELLENT CONDITION, EACH HAS A TWO GARAGE, ALL UNITS HAS CENTRAL AIR/FORCE AIR, — TWO STORY 3 BEDROOM 2 1/2 BATHS ———AND THE 2 BEDROOMS HAS TWO FULL BATHS, ONE OF THE 3 BEDROOMS HAS A BACK YARD, BOTH 3 BEDROOMS HAS LARGE PATIO AREA, RENTS ARE LOW, LONG TIME TENANTS, RENT SHOULD BE \$110,000.00 A YEAR—— FELL OUT OF ESCROW/APPRASIAL CAME in AT \$1,700,000.00

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$1,699,950
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Garage
- Cap Rate: 5.5
- \$96787 Gross Scheduled Income
- \$92604 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Corner Lot, Lawn, Sprinklers In Front, Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,498
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01174652
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	3	4	Unfurnished	\$4,390	\$4,390	\$5,400
2:	2	2	2	4	Unfurnished	\$3,645	\$3,645	\$4,790

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
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7106015028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

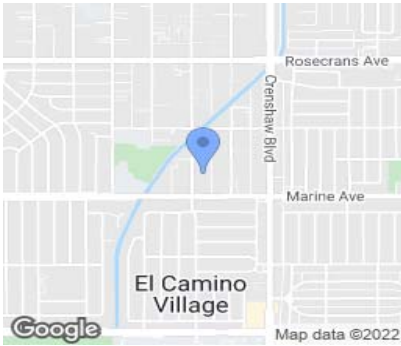
14922 Lemoli Ave • Gardena 90249

0 days on the market

5 units • \$180,000/unit • 0 sqft • 15,623 sqft lot • No \$/Sqft data • Built in 1949

Listing ID: IN22026003

West of crenshaw & north of Marine, south of Rosecrans



Amazing opportunity. Calling all builders and developers. Property sold as land value only, existing structures have no value. Property needs lots of work. Best to tear down and build new townhomes. property in unincorporated L A county. Please check for L A co. development standards. Property is in much disrepair and may not be to code. Property does not qualify for conventional financing. Please submit offer subject to inspection. DO NOT ENTER OR WALK THE PROPERTY. THANK YOU. This amazing opportunity is priced to sell quick.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$900,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$2,199 (Estimated)
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Fencing: None
- 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: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 115 - North Gardena area
- Los Angeles County
- Parcel # 4071016004

Michael Lembeck

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

Re/Max Property Connection

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

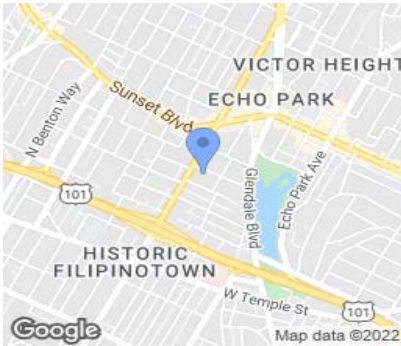
Closed •

List / Sold:
\$1,410,000/\$1,300,000 ↓

4 days on the market

Listing ID: 22122794

1926 Santa Ynez St • Los Angeles 90026
5 units • \$282,000/unit • 4,031 sqft • 6,500 sqft lot • \$322.50/sqft •
Built in 1927
S. Alvarado



Amazing/Owner/User/Investor opportunity in the rapidly changing and reinvigorated Echo Pak area of LA. Minutes from downtown and all major freeways, this 5 unit income property is perfectly positioned in the quickly changing neighborhood. 4-1/1 well maintained Units currently occupied with long term tenants. Owners Unit 2/1 has been totally and tastefully remodeled with new kitchen, new bathroom, and beautiful new flooring. 2 spacious storage units, and additional garages add the endless possibilities. Don't miss out on this chance to own/live in this trendy, hip neighborhood.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$1,410,000
- 2 Buildings
- 5 Total parking spaces
- 3 Total carport spaces
- Laundry: Washer Included, Dryer Included

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$9,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,078	\$1,078	\$2,000
2:	1	1	1		Unfurnished	\$1,105	\$1,105	\$2,195
3:	1	1	1		Unfurnished	\$1,338	\$1,338	\$2,000
4:	1	1	1		Unfurnished	\$2,195	\$2,195	\$2,195
5:	1	2	1		Unfurnished	\$2,450	\$2,450	\$2,450
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404007003

Michael Lembeck

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

Re/Max Property Connection

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

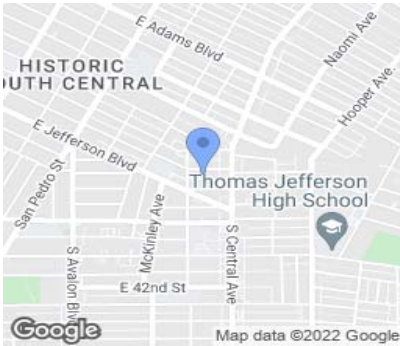
CUSTOMER FULL: Residential Income LISTING ID: 22122794

Printed: 03/13/2022 10:07:33 AM

Closed •

1002 E 33Rd St • Los Angeles 90011
5 units • \$537,000/unit • 6,435 sqft • 7,504 sqft lot • \$410.26/sqft •
Built in 2021
see map

List / Sold:
\$2,685,000/\$2,640,000 ↓
32 days on the market
Listing ID: 21102578



New construction (2021). Exquisite 5 unit building (townhouse style). Four units are 3 bedrooms 3 baths and one unit is 3 bedrooms 2 baths. Property is comprised of one triplex (back building)and one duplex (front building). Each unit enjoy their own private two car garage, units also have their own washer and dryer. All units are already rented to for \$3,200 a month. Tenants are paying all utilities including water, gas and electric which leaves the owner with very little cost to maintain the property. Common area is very easy to maintain as well. Property is centrally located close to USC and Downtown.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$2,685,000
- 2 Buildings
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$154358 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$37,642
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866189
- Gardener:
- Licenses:
- Insurance: \$3,000
- 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	3	3		Unfurnished	\$3,200	\$3,200	\$3,200
2:	2	3	3		Unfurnished	\$3,200	\$3,200	\$3,200
3:	3	3	3		Unfurnished	\$3,200	\$3,200	\$3,200
4:	4	3	3		Unfurnished	\$3,200	\$3,200	\$3,200
5:	5	3	2		Unfurnished	\$3,200	\$3,200	\$3,200
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5114018022

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21102578

Printed: 03/13/2022 10:07:33 AM

List / Sold:

Closed •**\$1,250,000/\$1,220,000** ↑

15 days on the market

Listing ID: PW21237181

15332 Bellflower Blvd • Bellflower 90706**5 units** • **\$250,000/unit** • **2,760 sqft** • **5,757 sqft lot** • **\$442.03/sqft** •
Built in 1959**On Bellflower between Alondra and Somerset Blvd**

This 5 unit property offers a remodeled 4 plex completed in 2010 and a 2br/1b house. The 2 story has two 1b/1b units on top and two 1b/1b units on the bottom. The house is a single story house in the front of the property.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$1,174,999
- 2 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen, See Remarks
- \$82260 Gross Scheduled Income
- 5 electric meters available
- 5 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02004320
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,785	\$1,785	\$2,495
2:	1	1	1	0	Unfurnished	\$1,165	\$1,165	\$1,595
3:	1	1	1	0	Unfurnished	\$1,235	\$1,235	\$1,595
4:	1	1	1	0	Unfurnished	\$1,445	\$1,445	\$1,595
5:	1	1	1	0	Unfurnished	\$1,225	\$1,225	\$1,595

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6274003007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:
\$2,850,000/\$2,969,675 ↑

13 days on the market

Listing ID: 22125993

214 S BROADWAY • Redondo Beach 90277
6 units • **\$475,000/unit** • **3,776 sqft** • **7,534 sqft lot** • **\$786.46/sqft** •
Built in 1921

West of PCH, North of Torrance Boulevard, South of Garnet Street, East of Catalina Avenue



Prime South Redondo Beach Location - West of Pacific Coast Highway | Just Two City Blocks from the Beach and King Harbor | (4) 1-Bedroom/1-Bathroom Units & (2) 1-Bedroom/1-Bathroom Free-Standing Cottages | Large 7,534-Square Foot Lot with ADU Potential | Tremendous Value-Add Opportunity - Approximately 45% in Rental Upside | 4.76% Pro-Forma Cap Rate & 14.75 Pro-Forma GRM | (4) Single-Car Garages + (1) Surface Space | First Time on The Market in Decades

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$2,850,000
- 3 Buildings
- 4 Total parking spaces
- \$79731 Net Operating Income
- 6 electric meters available
- 6 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$50,601
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,550	\$1,550	\$2,650
2:	1	1	1		Unfurnished	\$2,095	\$2,095	\$2,650
3:	1	1	1		Unfurnished	\$1,525	\$1,525	\$2,650
4:	1	1	1		Unfurnished	\$2,295	\$2,295	\$2,650
5:	1	1	1		Unfurnished	\$2,095	\$2,095	\$2,750
6:	1	1	1		Unfurnished	\$1,575	\$1,575	\$2,750
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7505019020

Michael Lembeck

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

Re/Max Property Connection

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

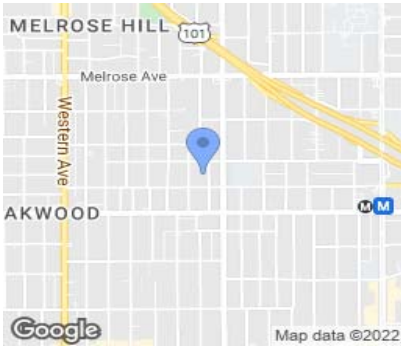
Closed •

List / Sold:
\$1,649,000/\$1,625,000 ↓

37 days on the market

Listing ID: 21111549

421 NORMANDIE PI • Los Angeles 90004
6 units • **\$274,833/unit** • **4,612 sqft** • **7,214 sqft lot** • **\$352.34/sqft** •
Built in 1926
North of Beverly and one block west of Normandie Ave.



Fantastic 6 unit building in Prime Koreatown. True 4 cap with upside. Has only been in two families. It is comprised of 3 structures. Front building is a duplex with huge updated 2 bedrooms units with balconies and large front yard. Upper unit has great city view. New plumbing, flooring, kitchens, baths, washer and dryers. They are like homes. Second building is a duplex with a large studio unit and a 1 bedroom unit. The rear structure has 4 garages and above them are 2 studio apartments. Very low expenses as they all have their own electric, gas and hot water heaters. No common area expenses. Only expense is water. This is an easy to manage property and has great tenants. Everyone is paying rent. No delinquencies.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$1,649,000
- 3 Buildings
- 4 Total parking spaces
- Cooling: Heat Pump
- Heating: Heat Pump
- \$66457 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$66,457
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,350	\$2,350	\$2,600
2:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,400
3:	1	1	1		Unfurnished	\$1,375	\$1,375	\$1,500
4:	1	0	1		Unfurnished	\$1,300	\$1,300	\$1,400
5:	2	0	1		Unfurnished	\$700	\$700	\$1,400
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521022020

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21111549

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Closed •

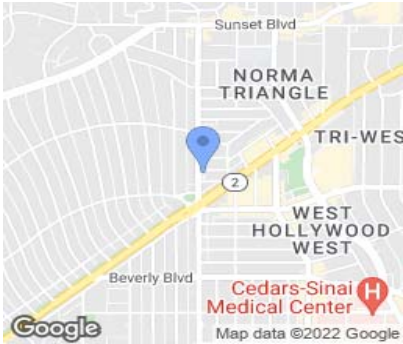
List / Sold:
\$2,898,000/\$2,650,000 ↓

107 days on the market

660 N Doheny Dr • West Hollywood 90069
7 units • \$414,000/unit • 4,956 sqft • 4,524 sqft lot • \$534.71/sqft •
Built in 1956

Listing ID: 21100437

The property is located west of North San Vicente Boulevard, north of Santa Monica Boulevard, and south of Sunset Boulevard, on the southeast corner of Doheny Drive and Harland Avenue.



The subject property is a seven unit apartment building located at 660 North Doheny Drive, West Hollywood, CA 90069. The property was built in 1956 and is located on the southeast corner of Doheny Drive and Harland Avenue, in the Norma Triangle of West Hollywood. The property is located a few blocks away from restaurants, shops, and Pavilions market. The unit mix consists of 2 studios/one-bathroom units and 5 one-bedroom/one-bath units.

Facts & Features

- Sold On 03/11/2022
- Original List Price of \$2,898,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$79063 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$60,565
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,668	\$3,336	\$4,200
2:	5	1	1		Unfurnished	\$1,732	\$8,660	\$12,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4340013022

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1031 N Orange Grove Ave • West Hollywood 90046
7 units • \$450,000/unit • 6,004 sqft • 6,283 sqft lot • \$521.32/sqft •
Built in 1989
On Orange Grove just south of Santa Monica

List / Sold:
\$3,150,000/\$3,130,000 ↓
98 days on the market
Listing ID: 21788360



Facts & Features

- Sold On 03/11/2022
- Original List Price of \$3,300,000
- 1 Buildings
- Heating: Central
- \$129084 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$72,196
- 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	\$1,800	\$1,800	\$1,800
2:	1	2	2		Unfurnished	\$1,465	\$1,465	\$1,465
3:	5	2	2		Unfurnished	\$2,643	\$13,215	\$16,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530012022

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed**\$1,680,000/\$1,800,000** ↑

5 days on the market

Listing ID: 22118953

3850 POTOMAC Ave • Los Angeles 90008**8 units • \$210,000/unit • 7,425 sqft • 8,889 sqft lot • \$242.42/sqft • Built in 1956****Take the exit on FWY 10 for La Brea Ave, Turn left onto Obama Blvd, Turn right onto W Martin Luther King Jr Blvd, Turn right onto Coliseum St, Turn left, and Turn right toward Potomac Ave.**

Pleased to present 3850 Potomac Ave, Los Angeles, CA 90008. This well-maintained property was built in 1956 with a great unit mix of (4) two-bedroom/one-bathroom and (4) one-bedroom/one-bathroom, all within 8,889 rentable square feet. This well maintained and gated 2 story property has a beautifully landscaped yard with palm trees throughout the block. The owner pays water utilities, rents are under market and property has sustained long term tenants. The soft story retrofit has been completed. Currently, there is one vacancy and each unit has assigned parking. Two tenants deferred their rent due to the COVID-19 pandemic. The property includes eight (8) onsite carport spaces. There are Section 8 tenants. Less than a mile away and within walking distance from the new state of the art Kaiser Permanente and Baldwin Hills Shopping Center with amenities such as Ralphs, Subway, Walgreens, and Dollar Tree. Additionally, the Property is less than a mile from the new Baldwin Hills Crenshaw Plaza, a \$700 million redevelopment project situated on 43 acres of land, which will feature new apartments, condominiums, a hotel, restaurants, retail and office space. Tenants are in close proximity to public transit, and the Metros LAX/Crenshaw Line is scheduled to open in 2021, connecting neighborhoods of Crenshaw, Baldwin Hills, and Leimert Park to the city of Inglewood and the Los Angeles International Airport (LAX). Additionally, tenants have convenient access to major employment centers including Century City, Culver City, and Downtown Los Angeles. With tremendous rental upside, 3850 Potomac Avenue will appeal to investors looking for a value-add opportunity in a rapidly developing neighborhood.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$1,680,000
- 1 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- \$71400 Net Operating Income

Interior

- Floor: Wood
- Other Interior Features: Ceiling Fan(s)

Exterior**Annual Expenses**

- Total Operating Expense: \$46,869
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,695	\$1,695	\$1,695
2:	4	2	1		Unfurnished	\$1,900	\$1,900	\$2,200
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
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030014016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22118953

Printed: 03/13/2022 10:07:33 AM

List / Sold:

Closed**\$1,775,000/\$1,650,000** ↓

72 days on the market

Listing ID: SB21220828

565 W 15th St • San Pedro 90731**9 units • \$197,222/unit • 6,264 sqft • 13,519 sqft lot • \$263.41/sqft • Built in 1917****Below Grand Ave and above Pacific Ave on 15th street**

What an investment opportunity! Here is your chance to buy a 9 unit income property in the heart of San Pedro. Four-two unit buildings plus a two story 2 bedroom home. 8 of the units are 1 bedroom units with family rooms. Nice center courtyard in middle of property allowing for yard space on a HUGE double lot (approx. 13,500 sf). Rents are solid but also opportunity for upside. All units are rented and no units will be provided vacant at close of escrow. Just minutes from DTSP, Cabrillo Marina, and the new LA Waterfront Development.

Facts & Features

- Sold On 03/10/2022
- Original List Price of \$1,875,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- \$1,225 (Estimated)
- Laundry: Common Area
- Cap Rate: 6.2
- \$129672 Gross Scheduled Income
- \$117076 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 6-10 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,596
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01909400
- Gardener:
- Licenses: 742
- Insurance: \$3,634
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense: \$600
- Other Expense Description: GAS

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,300
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,300
3:	1	1	1	0	Unfurnished	\$1,127	\$1,147	\$1,300
4:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,300
5:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,000
6:	1	1	1	0	Unfurnished	\$1,000	\$1,250	\$1,300
7:	1	1	1	0	Unfurnished	\$1,275	\$1,275	\$1,300
8:	1	1	1	0	Unfurnished	\$900	\$900	\$1,300
9:	1	1	1	0	Unfurnished	\$1,184	\$1,184	\$1,300

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454032005

Michael Lembeck

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Re/Max Property Connection

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

Closed •

652 N Hayworth Ave • Los Angeles 90048
9 units • \$383,333/unit • 7,784 sqft • 7,498 sqft lot • \$436.79/sqft •
Built in 1959
North Fairfax and Melrose Avenue

List / Sold:
\$3,450,000/\$3,400,000 ↓
75 days on the market
Listing ID: 21105905



The building will be delivered with five vacant units, one of which is substantially renovated, and one partially renovated. There is over 90% rental upside from the as-is rents to the market rents including the two ADUs. The property is comprised of nine units and will be delivered with RTI plans for two ADUs. These plans also encompass the seismic retrofit upgrades since they are in the same location as the ADUs. The concurrent construction will allow for cost savings for the retrofit. The current unit mix consists of (3) two-bedroom, two-bath units and (6) one-bedroom, one-bath units. The upstairs units have balconies, and the downstairs units have the potential to add private patios. The under-utilized front yard could become additional parking spaces or an amenity space. The property currently has 5 single and 3 tandem parking stalls for a total of 11 spaces. In addition to being surrounded by some of the most coveted retail in the city, one of main drivers of the strength of this special Melrose/Fairfax/West Hollywood/Grove intersection is the plethora of high paying jobs created by the entertainment, media and technology companies such as Netflix, CBS, Viacom, and HBO.

Facts & Features

- Sold On 03/09/2022
- Original List Price of \$3,450,000
- 1 Buildings
- Heating: Wall Furnace
- \$184312 Net Operating Income

Interior

- Floor: Vinyl, Tile
- Appliances: Refrigerator, Gas Oven, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$39,578
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,800	\$1,800	\$2,600
2:	4	1	1		Unfurnished	\$1,168	\$4,672	\$10,800
3:	1	1	1		Unfurnished	\$2,350	\$2,350	\$2,800
4:	2	2	2		Unfurnished	\$2,700	\$5,400	\$6,600
5:	1	2	2		Unfurnished	\$1,145	\$1,145	\$3,400
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5527017018

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21105905

Printed: 03/13/2022 10:07:33 AM

List / Sold:

\$2,600,000/\$2,500,000 ↓

65 days on the market

Listing ID: SB21256802

Closed**8900 Baring Cross St** • Los Angeles 90044**11 units** • **\$236,364/unit** • **9,356 sqft** • **9,029 sqft lot** • **\$267.21/sqft** • **Built in 1963****Near Hoover St.**

Price just reduced \$200,000!! We are proud to present our latest investment opportunity located at 8900 Baring Cross. Priced at a current 4.94% Cap Rate, this 11 unit property features strong current cash flow and offers upside of 30% +/- for a new owner! The 9,356 square foot building has a unit mix of one 4 Bed unit, six 3 Bed units, and four 2 Bed units (Property legally 10 units, operated as 11 since before current ownership). The grounds feature onsite laundry facilities and ample parking for tenants.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$2,800,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- \$1,425 (Assessor)
- Laundry: Community
- Cap Rate: 5.13
- \$222804 Gross Scheduled Income
- \$128332 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$90,235
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$90,235
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$21,048	\$21,048	\$33,600
2:	6	3	1	0	Unfurnished	\$134,820	\$134,820	\$172,800
3:	4	2	1	0	Unfurnished	\$72,216	\$72,216	\$91,200

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6038018029

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Re/Max Property Connection

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

Closed •

List / Sold:
\$7,250,000/\$7,700,000 ↑

24 days on the market

Listing ID: 22125395

1539 WOODRUFF Ave • Los Angeles 90024
18 units • \$402,778/unit • 14,979 sqft • 7,509 sqft lot • \$514.05/sqft •
Built in 1968
Corner of Beverly Glen and Woodruff between Santa Monica and Wilshire



Casa Glen Apartments is a premier asset owned by the same family since it was constructed in 1968. Offered on the market for the first time in more than 50 years, the offering represents a fantastic investment opportunity to acquire a generational apartment building located in one of the most sought after rental markets in Southern California. The well-cared for 18-unit building is ideally situated on the corner of Beverly Glen and Woodruff between Santa Monica and Wilshire in prime Westwood. Just a short jaunt from the Century City Westfield Mall and convenient to Westwood Village and UCLA, the building draws its tenant base from the bustling employments hubs of Beverly Hills, Century City, Westwood, West LA and West Hollywood. Tenants benefit from its close proximity to nearby shopping, entertainment, schools, parks and public transportation. It also sits between the future Century City and Westwood/UCLA Metro Purple Line stations. The building consists of large one-bedroom units over a gated on-grade garage with 18 parking spaces and a controlled access entry. The units and common areas have been upgraded to varying degrees and is perfectly positioned for an investor to capture rental upside and increased value with a more substantial renovation. Upgrades include mostly copper plumbing, newer security gates, kitchen, bathroom and common area upgrades. The building is not identified in the LADBS Soft-Story retrofitting program. Casa Glen offers an investor a unique opportunity to acquire a generational value-add apartment building with substantial rental upside and located in a fantastic area.

Facts & Features

- Sold On 03/07/2022
- Original List Price of \$7,250,000
- 1 Buildings
- Heating: Central
- \$223158 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$157,579
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	18	1	1		Unfurnished	\$1,814	\$32,645	\$45,000
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
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4327005032

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Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22125395

Printed: 03/13/2022 10:07:33 AM

List / Sold:

Closed**\$6,999,000/\$3,965,000 ↓**

68 days on the market

Listing ID: EV21079429

3630 Midvale Ave • Los Angeles 90034**20 units • \$349,950/unit • 13,790 sqft • 15,998 sqft lot • \$287.53/sqft •****Built in 1963****405 to Venice Blvd, to Midvale**

BACK ON THE MARKET after protracted escrow - Price Reduced \$650,000. Seller Motivated. Well maintained, 20 units located in the prime - and high-rental demand - Palms area of the Westside. Six 2-bedroom, 1.5-bath units; thirteen 1-bedroom 1-bath and one studio on a large 16,000 square foot lot. 11 vacancies awaiting upgrade and higher rents. Great commuter location. 26 parking places, security gate and on-site laundry. Vacaant units easy to show. Call lisitng broker for instructions. Please do not disturb the tenants or seller.

Facts & Features

- Sold On 03/08/2022
- Original List Price of \$6,999,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.7
- \$478314 Gross Scheduled Income
- \$330672 Net Operating Income
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$133,293
- Electric: \$14,655.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,412
- Cable TV: 00830569
- Gardener:
- Licenses: 1472
- Insurance: \$10,171
- Maintenance: \$15,228
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$980
- Other Expense Description: Laundry

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	1	1	0	Unfurnished	\$1,867	\$24,271	\$2,010
2:	6	2	1	0	Unfurnished	\$2,331	\$13,986	\$2,675
3:	1	0	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

- Separate Electric: 21
- Gas Meters: 21
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252027032

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Re/Max Property Connection

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Mission Viejo, 92691