

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SIC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	RS21013916	S	1891 Saint Louis AVE	SIGH	8	STD	2	\$44,400		\$780,000	\$522.09	1494	1913/PUB	4,400/0.101	
2	SB20153452	S	1438 W Gardena BLVD	GR	119	STD	2	\$58,800	4	\$1,115,000	\$332.94	3349	1990/ASR	5,025/0.1154	
3	SB21017574	S	1549 W 204th ST	TORR	123	STD	2	\$48,588	6	\$710,000	\$408.28	1739	1944/ASR	5,765/0.1323	
4	SB21015841	S	411 N Elena AVE	REDO	157	TRUS	2	\$0		\$1,535,000	\$935.41	1641	1907/PUB	6,000/0.1377	
5	219054752DA	S	2324 2330 Gaffey ST	SP	181	STD	2			\$905,000			1955/ASR	0.11	
6	SB21018109	S	1627 Broad AVE	WILM	195	STD	2	\$48,000		\$703,000	\$398.53	1764	1945/PUB	5,227/0.12	
7	20662980	S	2901 Rosanna ST	LA	606	STD	2			\$897,500	\$384.20	2336	1954	7,162/0.16	
8	IV20128428	S	4124 4122 Durfee AVE	ELM	619	STD	2	\$2,330		\$675,000	\$324.83	2078	1947/ASR	10,523/0.2416	
9	AR21005309	S	2834 E Orange Grove BLVD	PAS	646	STD	2	\$63,600		\$1,050,000	\$497.63	2110	1948/ASR	8,187/0.1879	
10	PW20231783	S	6216 Comstock AVE	WH	670	PRO	2	\$0		\$495,000	\$315.69	1568	1908/ASR	7,001/0.1607	
11	CV21034761	S	11101 Inez ST	WH	670	STD	2	\$50,400		\$740,500	\$455.97	1624	1956/PUB	17,683/0.4059	
12	21679142	S	1211 N Waterloo ST	LA	671	STD	2			\$1,595,000	\$695.90	2292	1904	7,952/0.18	
13	WS21013981	S	3518 City Terrace DR	LA	BOYH	STD	2	\$0		\$6,775,000	\$6,198.54	1093	1938/ASR	4,915/0.1128	
14	SB21017730	S	12761 Caswell AVE	LA	C13	STD	2	\$48,000		\$1,850,000	\$963.04	1921	1944/PUB	7,119/0.1634	
15	20668612	S	1436 S Norton AVE	LA	C16	STD	2			\$1,180,000	\$403.01	2928	1921	6,635/0.15	
16	QC20233067	S	6380 W 6th ST	LA	C19	STD	2	\$139,200		\$2,110,000	\$493.22	4278	1928/ASR	6,250/0.1435	
17	IV20235231	S	7008 S Main ST	LA	C34	STD	2	\$12,360		\$550,000	\$377.49	1457	1944/ASR	5,201/0.1194	
18	SB21008354	S	1232 E 87th PL	LA	C34	STD	2	\$60,000	7	\$685,888	\$386.63	1774	1937/ASR	5,334/0.1225	
19	20669528	S	9513 Kalmia ST	LA	C37	STD	2			\$465,000	\$314.61	1478	1928	6,880/0.15	
20	21675902	S	347 E 81st ST	LA	C37	STD	2			\$940,000	\$260.82	3604	2018	5,218/0.11	
21	SR20263954	S	20700 Chatsworth ST	CHT	CHT	STD	2	\$18,000		\$950,000	\$375.35	2531	1962/ASR	10,142/0.2328	
22	TR21006601	S	617 Clea AVE	ELA	ELA	STD	2	\$39,000		\$530,000	\$530.00	1000	1924/ASR	5,451/0.1251	
23	20626882	S	893 895 S Norton AVE	LA	HPK	STD	2			\$1,140,000	\$570.00	2000	1921	7,912/0.18	
24	SB21030031	S	323 E Lancaster BLVD	LNCR	LAC	STD	2	\$23,340		\$345,000	\$147.94	2332	1978/PUB	7,468/0.1714	
25	RS21025922	S	13103 Edwards RD	LAM	M3	STD	2	\$0		\$740,000	\$422.13	1753	1953/ASR	4,953/0.1137	
26	SR21020148	S	11122 Califa ST	NHLW	NHO	STD	2	\$6,000		\$1,080,000	\$657.33	1643	1948/ASR	6,473/0.1486	
27	SR20256401	S	8512 8514 Cantaloupe AVE	PC	PC	STD	2	\$56,400		\$765,000	\$431.23	1774	1949/OTH	5,946/0.1365	
28	20655636	S	5604 S Manhattan Pl	LA	PHHT	STD	2			\$730,000	\$347.29	2102	1922	6,323/0.14	
29	SR21003592	S	7322 Lindley AVE	RES	RES	STD	2	\$52,800		\$705,000	\$533.28	1322	1949/ASR	6,498/0.1492	
30	PW21018813	S	15702 Eucalyptus AVE	BF	REH	STD	2	\$0		\$825,000	\$277.96	2968	1941/ASR	15,774/0.3621	
31	SR20221194	S	8126 Crockett BLVD	LA	699	STD	2	\$3,376		\$545,000	\$347.58	1568	1964/ASR	6,000/0.1377	
32	MB20244085	S	413 N Fresno #2	LA	699	STD	2	\$3,550		\$590,000	\$391.77	1506	1926/ASR	4,640/0.1065	
33	PI-3061	S	2547 Manhattan AVE	MTR		STD	3	\$79,000		\$1,425,000	\$562.80	2532	1954/ASR	7,652/0.18	
34	SR20193315	S	327 E Plymouth ST	ING	101	STD	3	\$47,400		\$1,010,000	\$370.64	2725	1923/ASR	11,548/0.2651	
35	WS20259880	S	1561 W 224th ST	TORR	122	STD	3	\$73,980		\$929,000	\$306.40	3032	1953/ASR	7,201/0.1653	
36	PV21005120	S	715 Portola AVE	TORR	134	STD	3	\$40,200		\$920,000	\$481.17	1912	1950/ASR	5,520/0.1267	
37	SB20235605	S	730 N Lucia AVE	REDO	155	STD	3	\$77,400		\$1,700,000	\$546.62	3110	1963/ASR	5,570/0.1279	
38	PW21020094	S	343 W 16th ST	SP	185	STD	3	\$50,184	4	\$750,000	\$268.91	2789	1918/ASR	6,001/0.1378	
39	PW20218006	S	549 W 12th ST	SP	185	STD	3	\$40,188		\$770,000	\$357.81	2152	1931/ASR	5,000/0.1148	
40	PW21031038	S	642 E San Jose AVE	BBK	610	TRUS	3	\$47,400		\$860,000	\$421.98	2038	1926/ASR	7,118/0.1634	
41	320004955	S	4521 4525 Glenwood AVE	LACR	635	STD	3	\$0	0	\$1,819,000	\$577.46	3150	1989	7,547/0.1733	
42	AR21010812	S	936 E Hellman AVE #C	MP	641	STD	3	\$49,680		\$920,000	\$528.74	1740	1961/ASR	8,644/0.1984	
43	SR20174655	S	1588 N Hill AVE	PAS	646	STD	3	\$6,880		\$1,070,000	\$500.94	2136	1924/ASR	7,501/0.1722	
44	20650122	S	270 Robincroft DR	PAS	646	STD	3			\$1,171,776	\$426.72	2746	1958	5,399/0.12	
45	DW20255400	S	2301 Griffin AVE	LA	677	TRUS	3	\$0		\$760,000	\$209.14	3634	1899/ASR	8,524/0.1957	
46	21677722	S	414 E Avenue 43	LA	679	STD	3			\$815,000	\$407.50	2000	1922	9,166/0.21	
47	SR20097828	S	2908 2910 Budlong AVE	LA	C16	STD	3	\$0		\$830,000	\$375.40	2211	1907/ASR	5,580/0.1281	
48	DW20191786	S	1474 W Vernon AVE	LA	C34	STD	3	\$0		\$620,000	\$300.53	2063	1911/ASR	5,719/0.1313	
49	20609226	S	1326 W 42nd ST	LA	C34	STD	3			\$624,000	\$296.72	2103	1922	5,940/0.13	
50	SB20196697	S	218 E 43rd ST	LA	C37	STD	3	\$0		\$750,000	\$285.82	2624	1905/PUB	5,402/0.124	
51	SB21006380	S	3554 BRENTON AVE	LNWD	RM	STD	3	\$63,780	5	\$815,000	\$257.50	3165	1956/ASR	7,785/0.1787	
52	SB21013970	S	584 W 11th ST	SP	185	STD	4	\$70,800	5	\$1,150,000	\$261.01	4406	1927/ASR	6,751/0.155	
53	SR20260208	S	1744 N Hollywood WAY	BBK	610	STD	4	\$66,000		\$1,375,000	\$481.78	2854	1948/ASR	5,399/0.1239	
54	BB21019099	S	1137 Orange Grove AVE	GD	628	STD	4	\$50,652	2	\$1,455,000	\$327.41	4444	1927/ASR	6,699/0.1538	
55	QC20229793	S	748 W Bagnall ST	GLDR	629	STD	4	\$91,140		\$1,630,000	\$281.47	5791	1978/ASR	11,171/0.2565	
56	QC20229766	S	740 W Bagnall ST	GLDR	629	STD	4	\$91,080		\$1,630,000	\$281.47	5791	1978/ASR	11,331/0.2601	
57	SB20263861	S	10849 Carmenita RD	WH	670	STD	4	\$78,240	5	\$1,130,000	\$437.48	2583	1924/ASR	14,706/0.3376	
58	21678226	S	2340 Duane ST	LA	671	STD	4			\$1,735,000	\$570.91	3039	1954	7,612/0.17	
59	20650748	S	2469 E 7th ST	LA	BOYH	STD	4			\$2,050,000	\$337.67	6071	2020	6,968/0.16	
60	21686450	S	482 N Oxford AVE	LA	C17	STD	4			\$2,700,000	\$474.77	5687	2017	5,723/0.13	
61	20658922	S	1001 HI POINT ST	LA	C19	STD	4			\$1,880,000	\$330.93	5681	1933	6,867	
62	MB20191619	S	11812 S Main ST	LA	C34	STD	4	\$0		\$875,000	\$245.51	3564	1956/PUB	5,625/0.1291	
63	20635160	S	1101 Leighton AVE	LA	C34	STD	4			\$1,435,000	\$330.34	4344	1942	6,750/0.15	
64	SB21006639	S	3552 BRENTON AVE	LNWD	RM	STD	4	\$80,796	5	\$1,015,000	\$244.70	4148	1958/ASR	7,841/0.18	
65	CV20137594	S	2107 W 54th ST	LA	699	STD	4	\$79,200		\$740,000	\$213.63	3464	1927/ASR	3,900/0.0895	
66	21677818	S	2131 Lyric AVE	LA	637	STD	5			\$6,500,000	\$1,001.08	6493	1942	113,874/2.61	
67	PI-2620	S	9632 Longden AVE	TMPL	661	STD	5	\$10,303		\$2,845,000			1976/ASR	19,012/0.44	
68	QC21000826	S	3551 Siskiyou ST	LA	BOYH	STD	5	\$76,500		\$1,150,000	\$280.35	4102	1929/ASR	11,225/0.2577	
69	PW21023323	S	9840 Ramona ST	BF	RF	STD	5	\$87,300	4	\$1,300,000	\$292.66	4442	1939/ASR	13,462/0.309	
70	CV21021652	S	4022 Live Oak ST	CUD	T5	STD	5	\$79,630		\$1,365,000	\$227.12	6010	1969/PUB	9,401/0.2158	
71	IV20036344	S	2714 Phelps AVE	LA	699	PRO	5	\$0		\$800,000	\$242.72	3296	1957/ASR	5,000/0.1148	
72	SB21031142	S	131 28th ST	HMB	148	STD	6	\$140,280		\$2,820,000	\$1,223.96	2304	1912/ASR	2,482/0.057	
73	20613276	S	12801 Vanowen ST	LA	NHO	STD	6			\$1,300,000	\$308.94	4208	1954	6,601/0.15	
74	SB21019036	S	6709 Templeton ST	HNPK	T1	STD	6	\$76,020	4	\$1,032,500	\$254.00	4065	1923/ASR	7,532/0.1729	
75	20649176	S	14121 Friar ST	VNS		STD	7			\$1,895,000	\$290.38	6526	1998	7,499/0.17	
76	SB20240955	S	1514 W 205th ST	TORR	122	STD	7	\$121,050	5	\$1,725,000	\$386.25	4466	1958/ASR	7,005/0.1608	
77	CV21031600	S	331 N Vecino DR	CVN	614	STD	7	\$115,200	4	\$1,994,000	\$279.40	7146	1963/ASR	7,893/0.1812	
78	20658652	S	3160 Warwick AVE	LA	621	STD	7	\$87,711		\$1,380,000	\$279.86	4931	1964	7,983/0.18	
79	21685774	S	15545 BELLFLOWER BLVD	BF	RJ	STD	7			\$1,500,000	\$221.83	6762	1964	22,576/0.51	
80	CV20180377	S	3419 Whistler AVE	ELM	619	STD	8	\$113,640		\$1,500,000	\$382.75	3919	1963/ASR	18,957/0.4352	
81	20629992	S	150 N Berendo ST	LA	C17	STD	21			\$11,256,100	\$447.52	25152	2019	12,750	
82	20646900	S	5327 Hermitage AVE	VVL	VVL	STD	42			\$21,000,000	\$367.15	57198	2018	24,037/0.55	

Closed •

List / Sold: **\$799,900/\$780,000** ↓

1891 Saint Louis Ave • Signal Hill 90755

15 days on the market

2 units • \$399,950/unit • 1,494 sqft • 4,400 sqft lot • \$522.09/sqft • Built in 1913

Listing ID: RS21013916

Cherry Ave. & E 19th St.



Beautiful turn-key duplex located in Signal Hill! 1891 & 1893 St. Louis have both been remodeled and are detached offering privacy for each unit. This wonderful property is located on a cul-de-sac in a desirable neighborhood. Each unit presents two bedrooms and one bathroom. Both units have updated flooring, counters, paint and more! There is a shared coin-operated laundry located between the units and also a three-unit storage located in the backyard of the property perfect for additional income. Please click on the virtual tour links to preview the features and benefits this strong investment has to offer. Call today to schedule a showing!

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$799,900
- 2 Buildings
- 2 Total parking spaces
- Laundry: Common Area, Individual Room
- \$44400 Gross Scheduled Income
- \$22710 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,690
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,188
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$2,326
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,356
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,150	\$2,150	\$2,700
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7216029002

Michael Lembeck

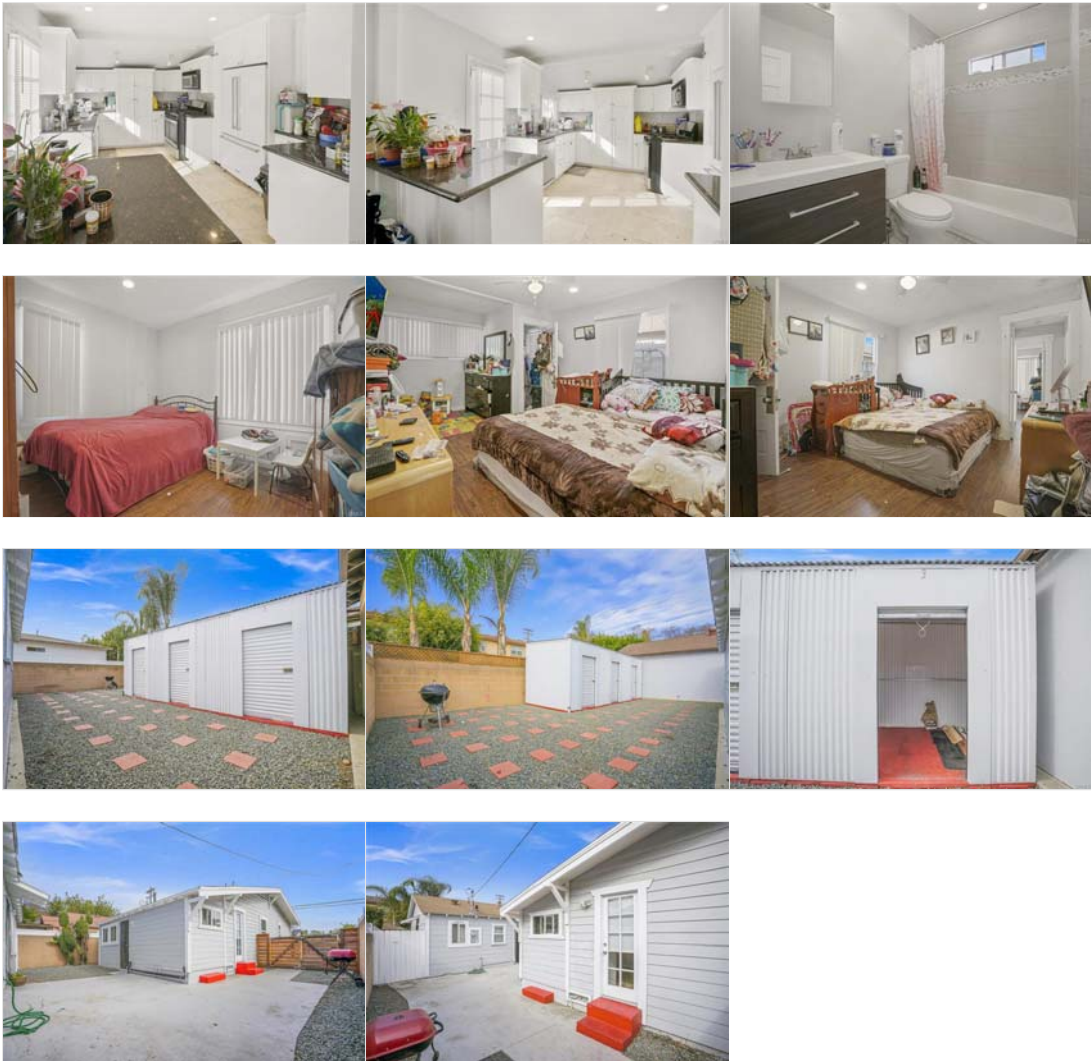
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS21013916

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List / Sold:

Closed**\$1,100,000/\$1,115,000** ↓**185 days on the market****Listing ID: SB20153452****1438 W Gardena Blvd • Gardena 90247****2 units • \$550,000/unit • 3,349 sqft • 5,025 sqft lot • \$332.94/sqft • Built in 1990****NORMANDIE AVE AND GARDENA BLVD**

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

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Wall Furnace, Forced Air
- Laundry: In Garage
- Cap Rate: 3.67
- \$58800 Gross Scheduled Income
- \$42098 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,702
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$264
- Cable TV: 01201046
- Gardener:
- Licenses:
- Insurance: \$1,558
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6105019037

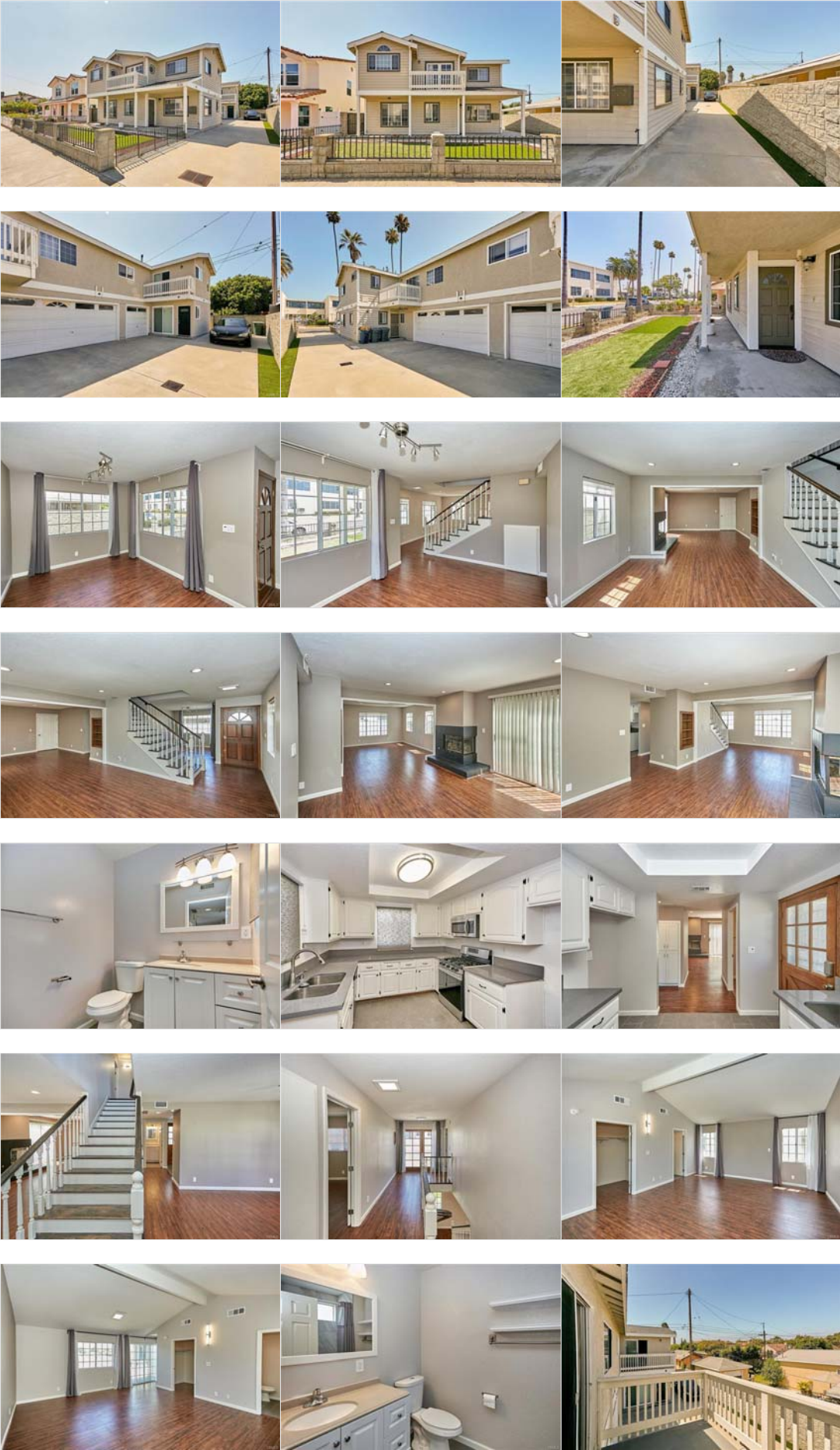
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos





Closed • DuplexList / Sold: **\$699,000/\$710,000** ↑**1549 W 204th St • Torrance 90501****10 days on the market****2 units • \$349,500/unit • 1,739 sqft • 5,765 sqft lot • \$408.28/sqft • Built in 1944****Listing ID: SB21017574****Wester - 204**

1549-1551 W. 204th St. Duplex is located in the unincorporated area of Torrance. One of the most sought after cities in the South Bay for its close proximity to amazing shopping centers, the Del Amo fashion center, the beaches, industrial businesses restaurants. Close to the 110 and 405 freeways, this duplex is the perfect opportunity to live in one and rent the other or a great investment property. - Front unit is 4 bedrooms 1 bathroom, the rear unit is a 2 bedrooms and 1 bathroom - This low maintenance property has long term tenants and is fully occupied(DO NOT DISTURB TENANTS). Kitchen & Living areas are hardwood and all bedrooms are carpeted, oak kitchen cabinets, granite counter tops, stove and dishwasher. Fourplex to the west is also for sale 1555-1557 1/2. Both properties are great income properties, seller can sell together or separately. Inventory is low, so don't wait. Due to Covid-19 interior photos we used were from years ago. Electric & Gas are separately metered. SUBJECT TO INSPECTION. *DUE TO MULTIPLE OFFER SITUATION-ALL OFFERS MUST BE IN AT 5:00 p.m. Monday Feb.1,2021. Decision will be made on Tuesday Feb.2,2021 by 5:00.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$699,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Cap Rate: 5.5
- \$48588 Gross Scheduled Income
- \$38781 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Dishwasher, Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,400
- Electric: \$583.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management: 8592
- Water/Sewer: \$1,480
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	1	2	Unfurnished	\$2,395	\$2,395	\$2,700
2:	1	2	1	0	Unfurnished	\$1,654	\$1,654	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 123 - County Strip area
- Los Angeles County
- Parcel # 7351016004

Michael Lembeck

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

Re/Max Property Connection

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Mission Viejo, 92691

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB21017574

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Closed • Duplex

411 N Elena Ave • Redondo Beach 90277

2 units • \$747,500/unit • 1,641 sqft • 6,000 sqft lot • \$935.41/sqft • Built in 1907

Between Beryl St & Carnelian St

List / Sold:

\$1,495,000/\$1,535,000 ↑

7 days on the market

Listing ID: SB21015841



6000 Sq ft flat lot. Possible 2 unit site subject to verification with the City of Redondo Beach guidelines. Currently 2 units on this site. Trust sale. Property to be sold as-is, no repairs, no termite.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Level, Tear Down, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01845055
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Trust sale
- Rent Controlled
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7503016006

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21015841

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Closed •List / Sold: **\$950,000/\$905,000 ↓****2324 2330 S Gaffey St • San Pedro 90731****77 days on the market****2 units • \$475,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1955****Listing ID: 219054752DA****Directly south of the last exit on 110 FWY**

DUPLEX 2324-2330 S Gaffey St-Must see property with spectacular ocean, harbor and city views. spacious floor plan with high beam ceilings, hard wood floors, bonus room, fireplace, two private patios and work shop area. Live-in and rent second unit, also excellent investment opportunity. Excellent income property zoned for multiple units. Property is selling AS IS.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$950,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Electric, Wall Furnace, Forced Air
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Bonus Room, Great Room, Living Room, See Remarks
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Range, Gas Oven, Gas Range, Refrigerator, Self Cleaning Oven, Electric Water Heater, Gas Water Heater
- Other Interior Features: Beamed Ceilings, Brick Walls, Cathedral Ceiling(s), High Ceilings

Exterior

- Lot Features: Yard, Corner Lot

Annual Expenses

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

Unit Details**# 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
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465007026

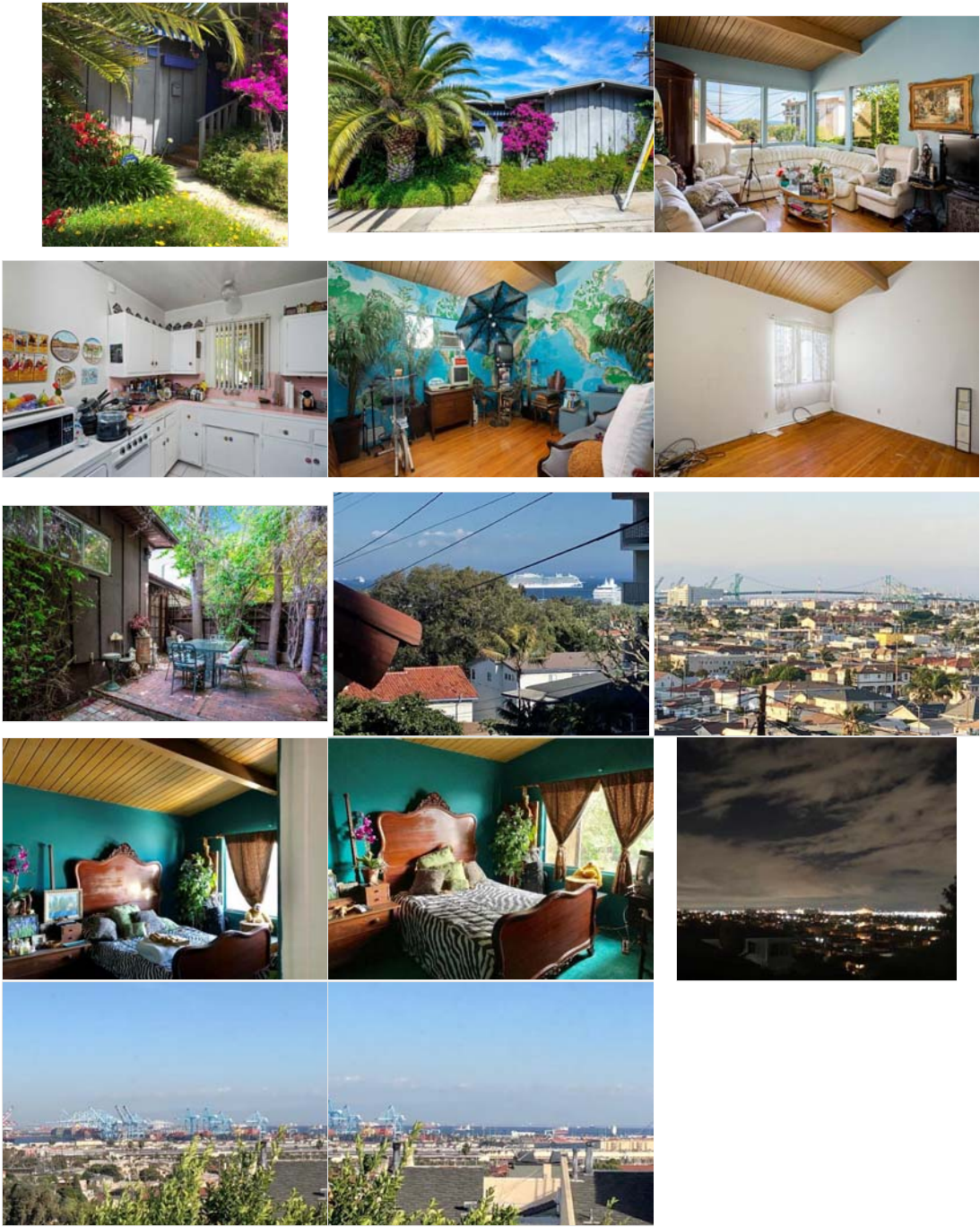
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 219054752DA

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Closed •

List / Sold: **\$675,000/\$703,000** ↑

1627 Broad Ave • Wilmington 90744

8 days on the market

2 units • \$337,500/unit • 1,764 sqft • 5,227 sqft lot • \$398.53/sqft • Built in 1945

Listing ID: SB21018109

Broad Blvd & Q Street



GREAT INVESTMENT OPPURTUNITY! Front house consists of 3 good size bedrooms and 2 bathrooms. It features refinished hardwood floors, updated kitchen and bathrooms, fireplace, large family room, laundry room and a good size dining area. There is a two-car garage that separates the front and back house. The back house consists of 2 bedrooms and 1 bathroom. Each unit has its own front and rear yard space. The long tandem driveway always for ample parking. This duplex is located in a nice neighborhood close to schools, shopping, restaurants and freeways.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$675,000
- 3 Buildings
- 2 Total parking spaces
- Heating: Central, Forced Air
- Laundry: Individual Room, Inside, Washer Hookup, Washer Included
- \$48000 Gross Scheduled Income
- \$40167 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,430
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$975
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,980
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,500	\$2,500	\$4,200
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$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
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7422003014

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

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Closed •List / Sold: **\$929,950/\$897,500 ↓****94 days on the market****2901 Rosanna St • Los Angeles 90039****2 units • \$464,975/unit • 2,336 sqft • 7,162 sqft lot • \$384.20/sqft •****Built in 1954****Listing ID: 20662980****Fletcher and Ripple**

CASH COW!!! Front house is delivered vacant completely redone with new windows, kitchen, flooring, A/C, paint, upgraded electrical panel and bathroom along with many other upgrades. The rental in the area is incredible! The back unit is currently generating \$1,000 and will be delivered with tenants. Favorable zoning coupled with a large lot provides future potential for another dwelling. Buyer to verify.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$949,950
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$55680 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$13,920
- 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	3	2		Unfurnished	\$0	\$0	\$4,800
2:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,000
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
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5442031025

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 20662980

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Closed •List / Sold: **\$665,000/\$675,000 ↓****70 days on the market****4124 4122 Durfee Ave • El Monte 91732****2 units • \$332,500/unit • 2,078 sqft • 10,523 sqft lot • \$324.83/sqft • Built in 1947****Listing ID: IV20128428****Exit Ramona from the 605 FWY**

Great investment opportunity here in the city of El Monte. Two units, two buildings on a single lot. High demand area in close proximity to freeway access. This property features 2 buildings, 2 units total. First unit is 3 bed 1 bath, second is 2 beds 1 bath.. The front house has fenced in front yard and back yard area. Back building is two units with ample parking.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$698,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Inside
- \$2330 Gross Scheduled Income
- \$2330 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01983717
- 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	0	Unfurnished	\$1,300	\$1,300	\$0
2:	1	2	1	0	Unfurnished	\$1,030	\$1,030	\$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
- 619 - El Monte area
- Los Angeles County
- Parcel # 8549003008

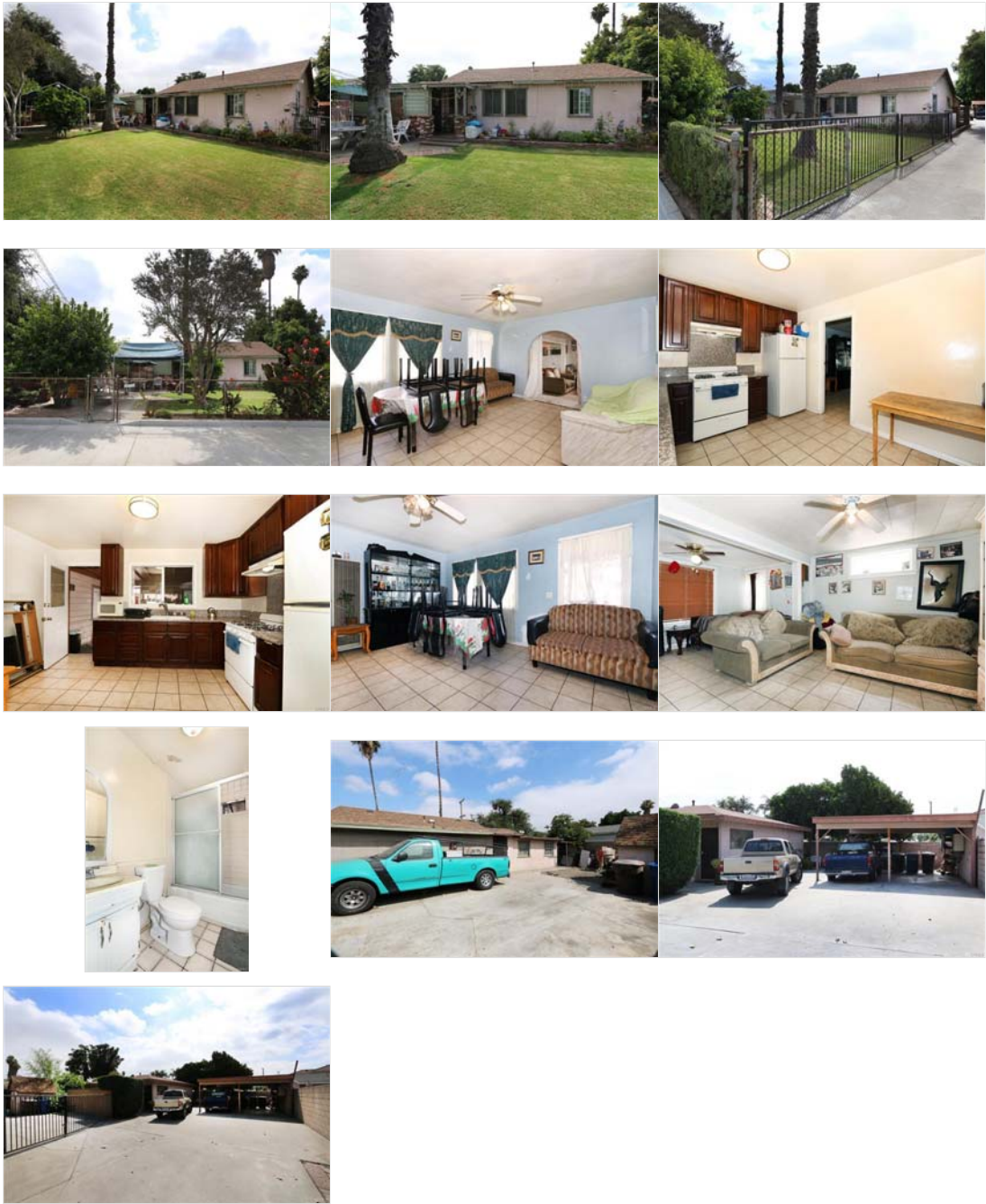
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IV20128428

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Closed • **Single Family Residence**

List / Sold: **\$999,000/\$1,050,000** ↑

2834 E Orange Grove Blvd • Pasadena 91107

4 days on the market

2 units • **\$499,500/unit** • **2,110 sqft** • **8,187 sqft lot** • **\$497.63/sqft** • **Built in 1948**

Listing ID: AR21005309

N/ 210 FW E/ Sierra Madre Bl.



Looking for a multi-family living delight? Here it is! The front part of the house has 2 bedrooms plus a den/formal dining room (use as 3rd bedroom) 1 full bath. Large living room with fireplace and built-in cabinets/shelving. Full kitchen facility. The back part of house features an upgraded kitchen combined with a living area and laundry facility. Huge bright master suite with sitting area. Skylight in the master bathroom. There are two set of AC/heating system, two kitchens and two sets of laundry facility. Priced for a quick AS IS sale.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$999,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen, Outside
- \$63600 Gross Scheduled Income
- \$57600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Converted Bedroom, Guest/Maid's Quarters, Living Room
- Floor: Wood
- Appliances: Dishwasher
- Other Interior Features: In-Law Floorplan, Built-in Features, Crown Molding, Granite Counters, Recessed Lighting, Track Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01523681
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Negotiable	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5750004010

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

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Closed • Duplex

List / Sold: \$518,000/\$495,000 ↓

6216 Comstock Ave • Whittier 90601
2 units • \$259,000/unit • 1,568 sqft • 7,001 sqft lot • \$315.69/sqft •
Built in 1908
Broadway and Greenleaf Ave.

22 days on the market

Listing ID: PW20231783



Charming uptown Whittier location with 2 Bedroom 1 Bath Front House and 1 Bedroom 1 Bath separate rear House total Sq ft 1568. Backyard with covered patio and concrete slab. Large 7,001 Sq Ft lot with alley access. One car detached garage. Probate sale excellent opportunity.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$588,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

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

Unit Details

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

- Probate Listing sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135013009

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

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CUSTOMER FULL: Residential Income LISTING ID: PW20231783

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Closed • Duplex

List / Sold: \$800,000/\$740,500 ↓

11101 Inez St • Whittier 90605

5 days on the market

2 units • \$400,000/unit • 1,624 sqft • 17,683 sqft lot • \$455.97/sqft • Built in 1956

Listing ID: CV21034761

Lakeland and inez



Prime investment opportunities don't get much better than this. Set in a sought-after and peaceful neighborhood in Whittier, this expansive 17,683 sq ft lot bursts with future potential. The existing four-bedroom, two-bath home is a renovator's dream with a light-filled 1,624 sq ft layout that's ready for you to add your own personal touches. There's an eat-in kitchen for convenience and that opens to the main living area. With so much room to move and play, the sky really is the limit for this ideal starter residence. You could look to create a dream outdoor entertaining haven with lush gardens, immaculate landscaping, and a pool, or perhaps you're looking to expand the current home - the choice is yours. Plus, there's an attached garage for easy access. Picturesque parks, quality schools, and bustling shops are all within easy reach along with public transportation links, and golf courses. A short drive will take you to the center of Whittier, and you'll be moments from the heart of Los Angeles. Unlock this property's enormous potential

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$50400 Gross Scheduled Income
- \$40400 Net Operating 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, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$800
- 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	1	Unfurnished	\$0	\$0	\$2,100
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8029017028

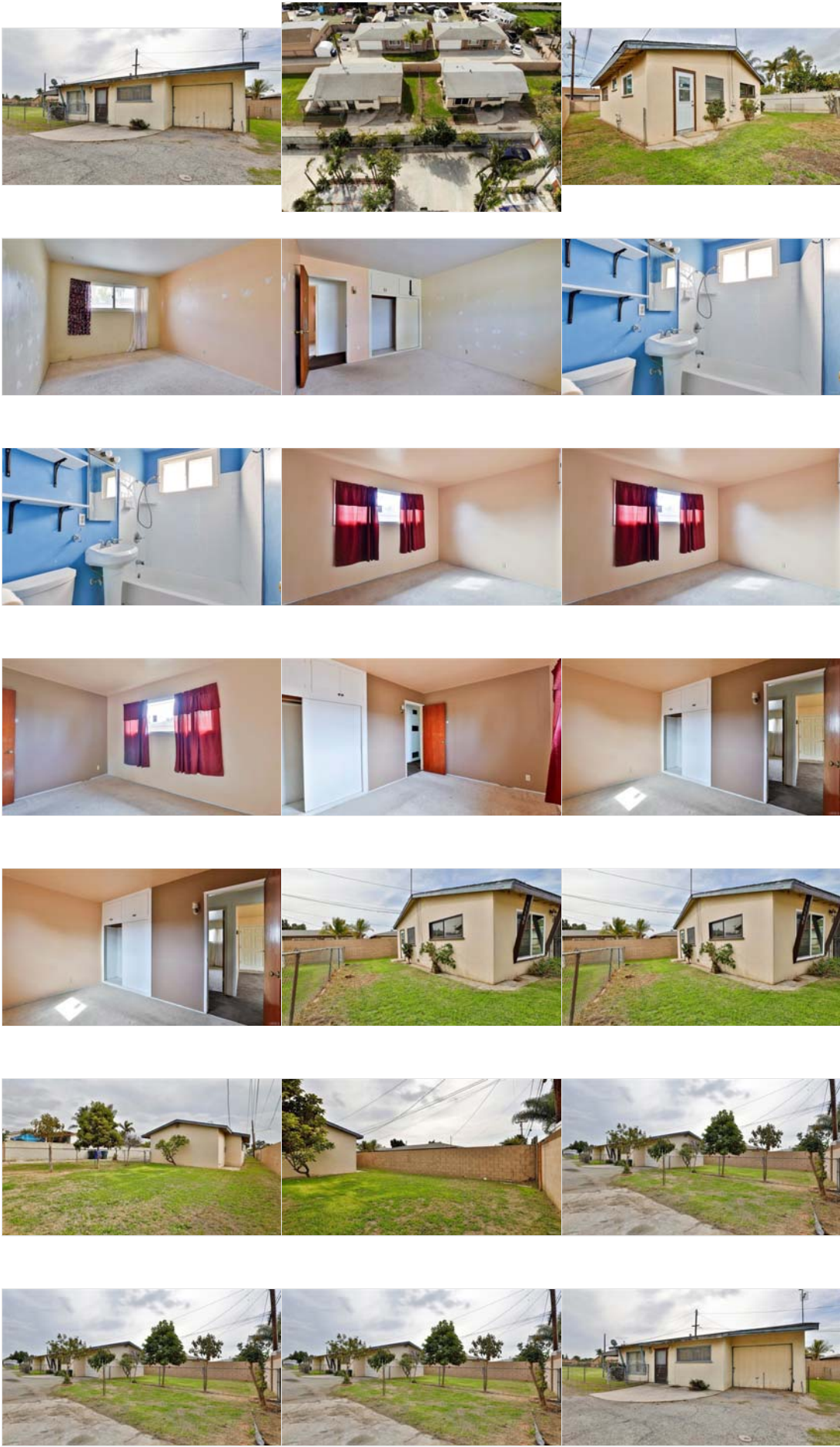
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21034761

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Closed •List / Sold: **\$1,595,000/\$1,595,000****1211 N Waterloo St • Los Angeles 90026****13 days on the market****2 units • \$797,500/unit • 2,292 sqft • 7,952 sqft lot • \$695.90/sqft • Built in 1904****Listing ID: 21679142****East of Alvarado; West of Coronado; South of Reservoir; North of Sunset**

These CA Bungalows boast modern conveniences while maintaining their original charm & character. Ideally located & perfect for an owner/user, the main home has downtown skyscraper views & is a bright, light-filled spacious 3bedrm/2bath w/gleaming hardwd floors, recessed lighting, & original built-in cabinets in the L/R, D/R, & breakfast area. A wonderful window seat complements the formal D/R. The comfortable kitchen offers plenty of counter space; is accented w/a cozy breakfast area, & hosts the laundry. A center hall provides seamless access to bathrooms, main bedrms, & attic. The master bedrm has a walk-in closet & the center bedrm features a window seat providing extra storage & an ideal place to read or relax. Copper plumbing, a Nest thermostat, & a new 200amp Electrical Panel all provide for comfortable living. The rear home is equally charming w/2 bdrms/1bath, hardwd floors, built-in cabinetry, inside laundry, a rear deck, & Hollywd Sign/Observty views. Both delivered vacant.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,595,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: In Kitchen

Interior

- Rooms: Living Room, Guest/Maid's Quarters, Walk-In Closet
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Range, Range Hood
- Floor: Wood, Vinyl

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:	1	3	2		Unfurnished	\$0	\$0	\$4,300
2:	1	2	1		Unfurnished	\$2,495	\$2,495	\$2,900
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County

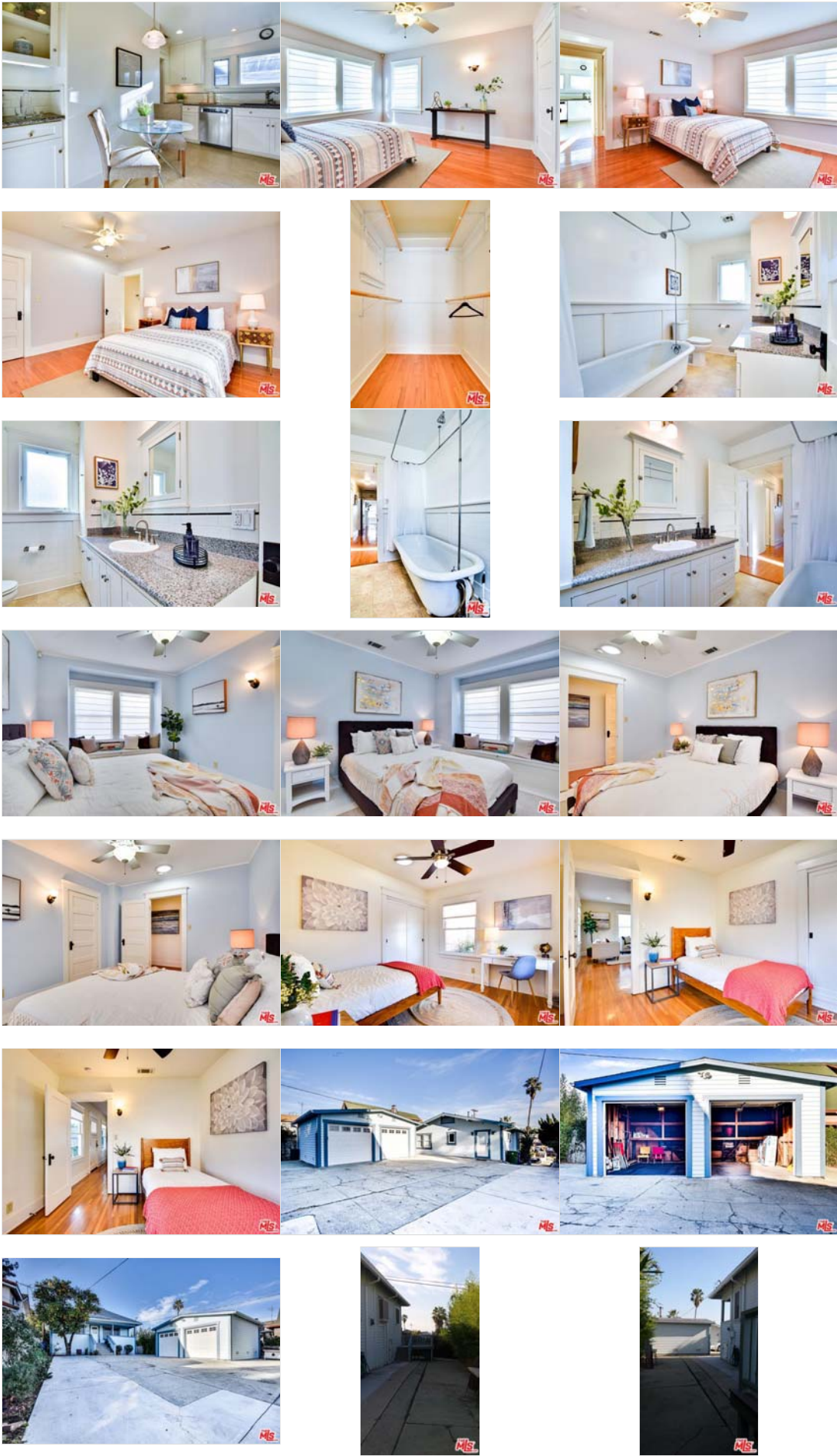
• Parcel # 5402018019

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

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CUSTOMER FULL: Residential Income LISTING ID: 21679142

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Closed • Duplex

List / Sold: \$675,500/\$6,775,000 ↑

3518 City Terrace Dr • Los Angeles 90063
2 units • \$337,750/unit • 1,093 sqft • 4,915 sqft lot • \$6198.54/sqft •
Built in 1938
n of the 210 fwy

4 days on the market

Listing ID: WS21013981



Remodel Duplex!! Property contain 3 bedrooms an 2 baths + 1 Bedroom an 1 bath, 2/car garage, kitchens an bathrooms had been completely remodel, all d/pane new windows had been replaced on both units, new flooring on both units, new fresh paint on both units, new electrical & plumbing systems on both units, all interior doors have been replaced, new electrical an plumbing fixtures replaced on both units, custom cabinets along with quartz counter tops on both kitchens, custom exhaust fans on both kitchens, new wood fence have been replace on the front of the property an the west side of the property, property on record shows 3/1 + 1/1 ,physically is 3/2 + 1/1, agents/buyers due you due diligence an county/city investigations, show it!!! an Sell it!! before is to late!!!

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$675,500
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link, Wood
- 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:	1	3	2	2	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5228017005

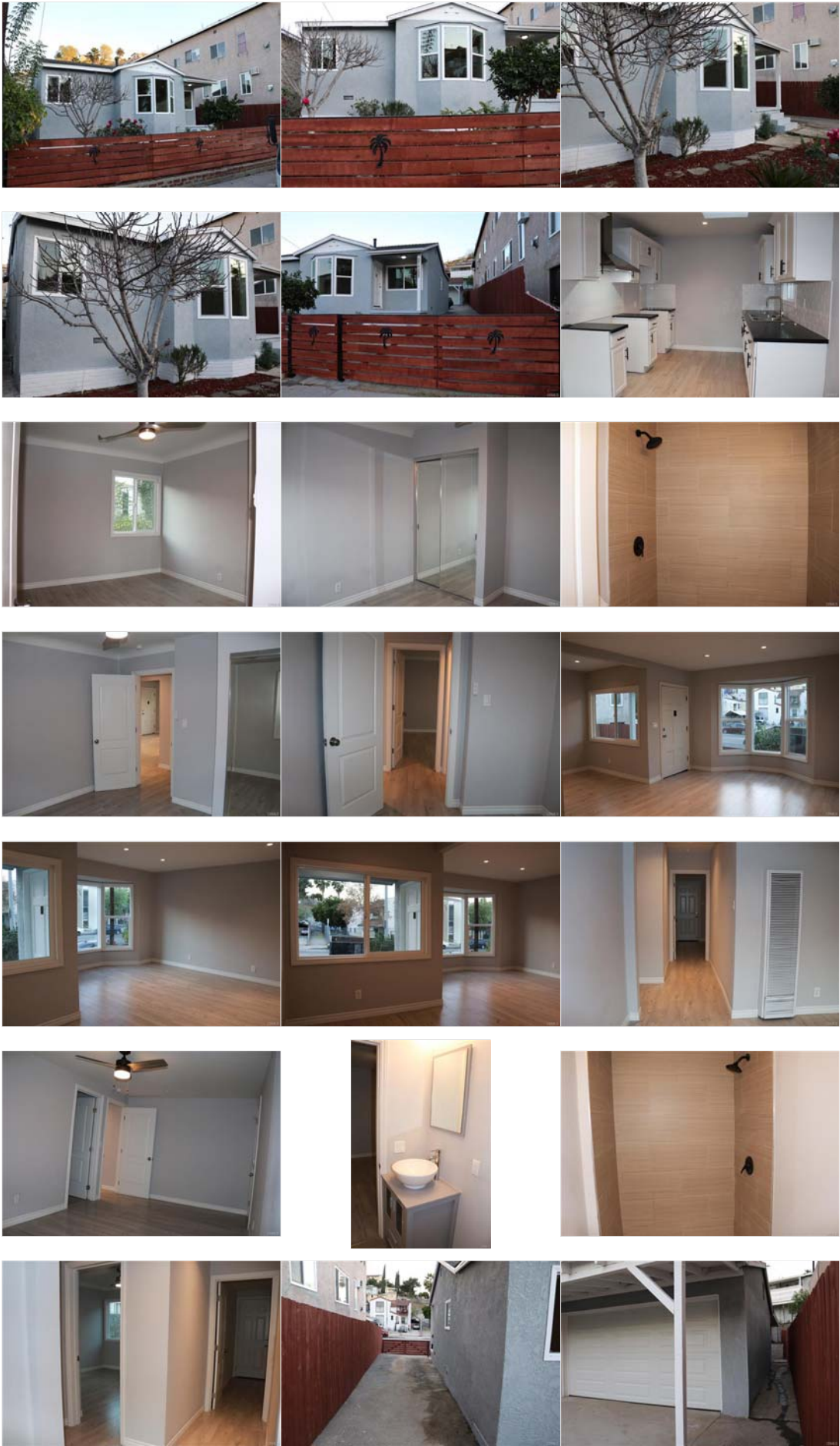
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS21013981

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Closed •

List / Sold:

\$1,995,000/\$1,850,000 ↓

14 days on the market

Listing ID: SB21017730

12761 Caswell Ave • Los Angeles 90066
2 units • \$997,500/unit • 1,921 sqft • 7,119 sqft lot • \$963.04/sqft •
Built in 1944
South of Venice Blvd, East of Beethoven St



This duplex at 12761 Caswell Ave in the Mar Vista neighborhood of Los Angeles, is a 1921 sqft building that sits on a 7119 sqft, R3 lot, features the following highlights: Located in red-hot Culver West/Mar Vista neighborhood. Unit mix: (1) 2-bed/1-bath, (1) 3-bed/1-bath. 7119 sqft lot zoned LAR3 – 11-unit site with low-income density bonus. Multiple recent high-density development proof-of-concepts within blocks of property. Walk score of 88. Located steps away from vibrant retail/restaurant corridor on Washington Blvd.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$1,995,000
- 2 Buildings
- 1 Total parking spaces
- \$48000 Gross Scheduled Income
- \$20571 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,492
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,724	\$2,724	\$4,500
2:	1	2	1	0	Unfurnished	\$2,537	\$2,537	\$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

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4236018021

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21017730

Printed: 03/14/2021 8:19:56 PM

Closed •

1436 S Norton Ave • Los Angeles 90019
2 units • \$600,000/unit • 2,928 sqft • 6,635 sqft lot • \$403.01/sqft •
Built in 1921
North of Venice, South of Pico, East of Crenshaw, West of Arlington.

List / Sold:
\$1,200,000/\$1,180,000 ↓
41 days on the market
Listing ID: 20668612



Spacious Duplex located in Mid-City. One of the most central locations in Los Angeles. Each unit is approximately 1,464 sf and features 3BD+2BA. In the living room, formal dining room, and bedrooms, there is beautiful original hardwood flooring and crown moulding, preserving the old world charm. The kitchen, bathrooms, and laundry areas in each unit have been updated and modernized. There are 2 detached garages in the back, both accommodating 2 cars, and plenty of driveway parking as well. Perfect for owner user, live in one and rent the other, multi generational family living, or as a pure investment to take advantage of the market rental rate. Both units to be delivered vacant at close of escrow. With CAP 5.07% and GRM 14.29, Potential Cash Cow. Please note, unit is virtually staged, property comes unfurnished.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Heating: Wall Furnace
- \$60780 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$23,220
- 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	3	2		Unfurnished	\$0	\$0	\$3,500
2:	2	3	2		Unfurnished	\$0	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

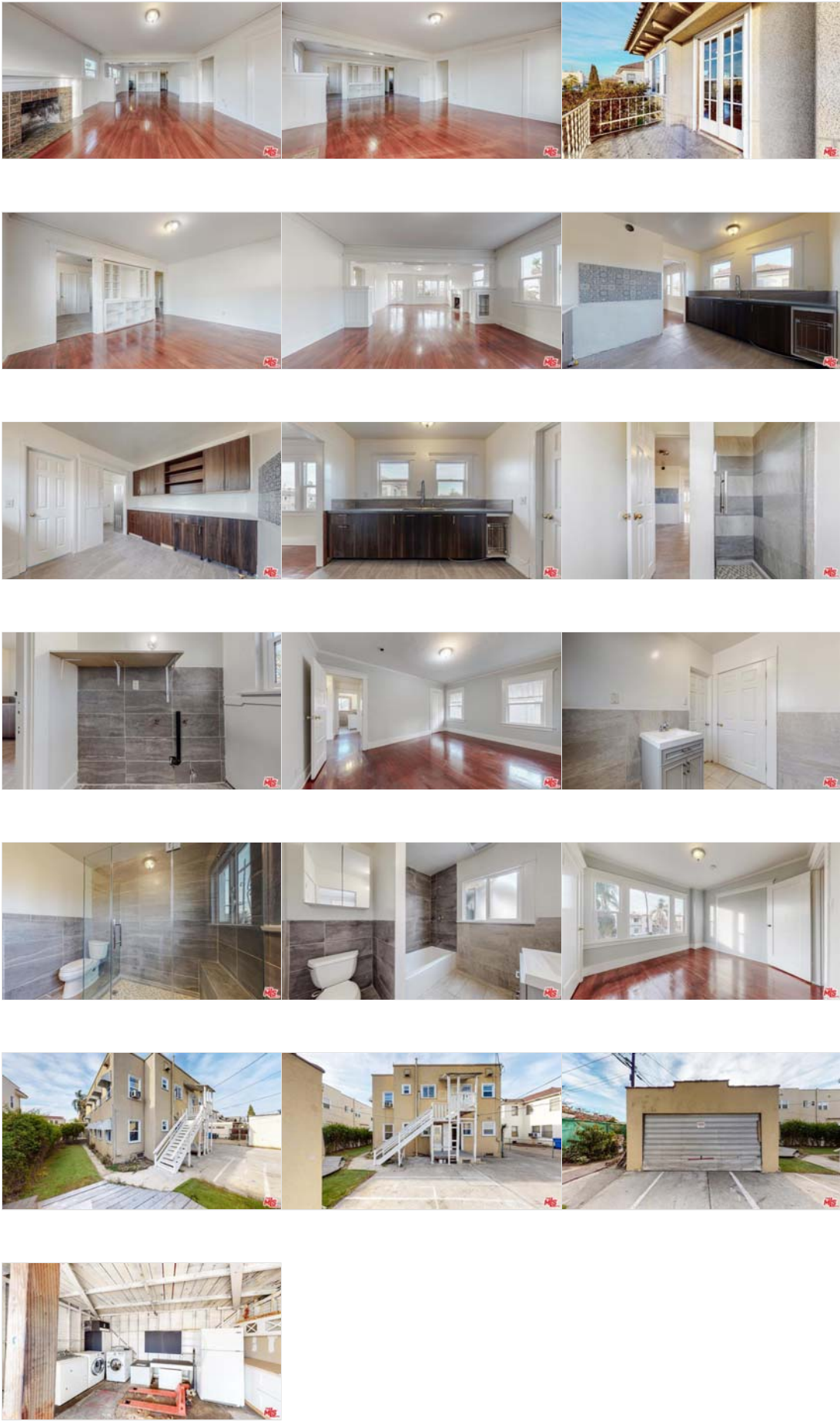
- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072009033

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

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List / Sold:

Closed**\$2,190,000/\$2,110,000** ↓**83 days on the market****Listing ID: OC20233067****6380 W 6th St • Los Angeles 90048****2 units • \$1,095,000/unit • 4,278 sqft • 6,250 sqft lot • \$493.22/sqft • Built in 1928****6th St and Crescent Heights Blvd**

Be the proud owner of this gorgeous Spanish duplex with detached office in desirable Beverly Grove! This authentic beauty is brimming with stunning period details & updates, and offers excellent income opportunity. Architectural character captivates upon entering the gated landscaped courtyard. Inside, each fabulous 3 bed/2 bath unit is as impressive, featuring an expansive living room w/vaulted ceiling, oversized windows & charming fireplace; arched openings to formal dining; beautifully redone chef kitchen w/SS appliances & open breakfast room; generously-sized BRs w/abundant closets; lovely renovated baths; plus a laundry room w/side entrance. Distinguishing the upper level is a spacious master suite w/marble bath. Relax in the serene private yard w/flagstone patio & tall hedges that leads to the standalone office/flex space & 3 automatic garages. * Zoned LAR2!! Other highlights include original hardwoods, French windows, tasteful built-ins, central hvac, newer roof, and paid off.. newer SOLAR PANELS, wow!

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$2,249,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$139200 Gross Scheduled Income
- \$129550 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile, Wood
- Other Interior Features: Granite Counters, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Garden, Landscaped, Sprinklers In Front, Sprinklers In Rear, Yard
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s), Wired for Alarm System
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,650
- Electric: \$600.00
- Gas: \$648
- Furniture Replacement: \$0
- Trash: \$840
- Cable TV: 01861921
- Gardener:
- Licenses: 180
- Insurance: \$1,800
- Maintenance: \$700
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$5,800
2:	1	3	2	2	Unfurnished	\$0	\$0	\$5,800

Of Units With:

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

Additional Information

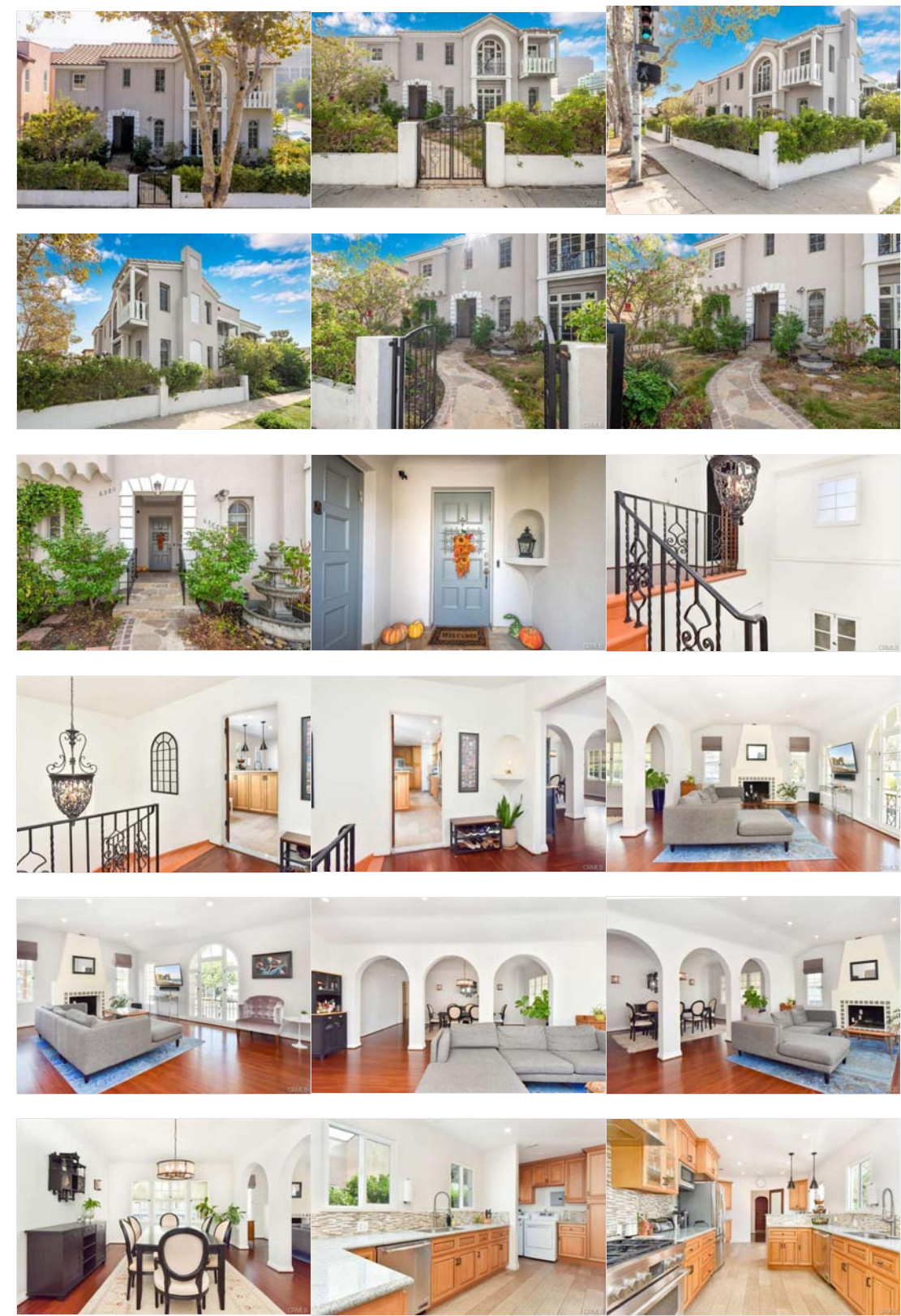
- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510025018

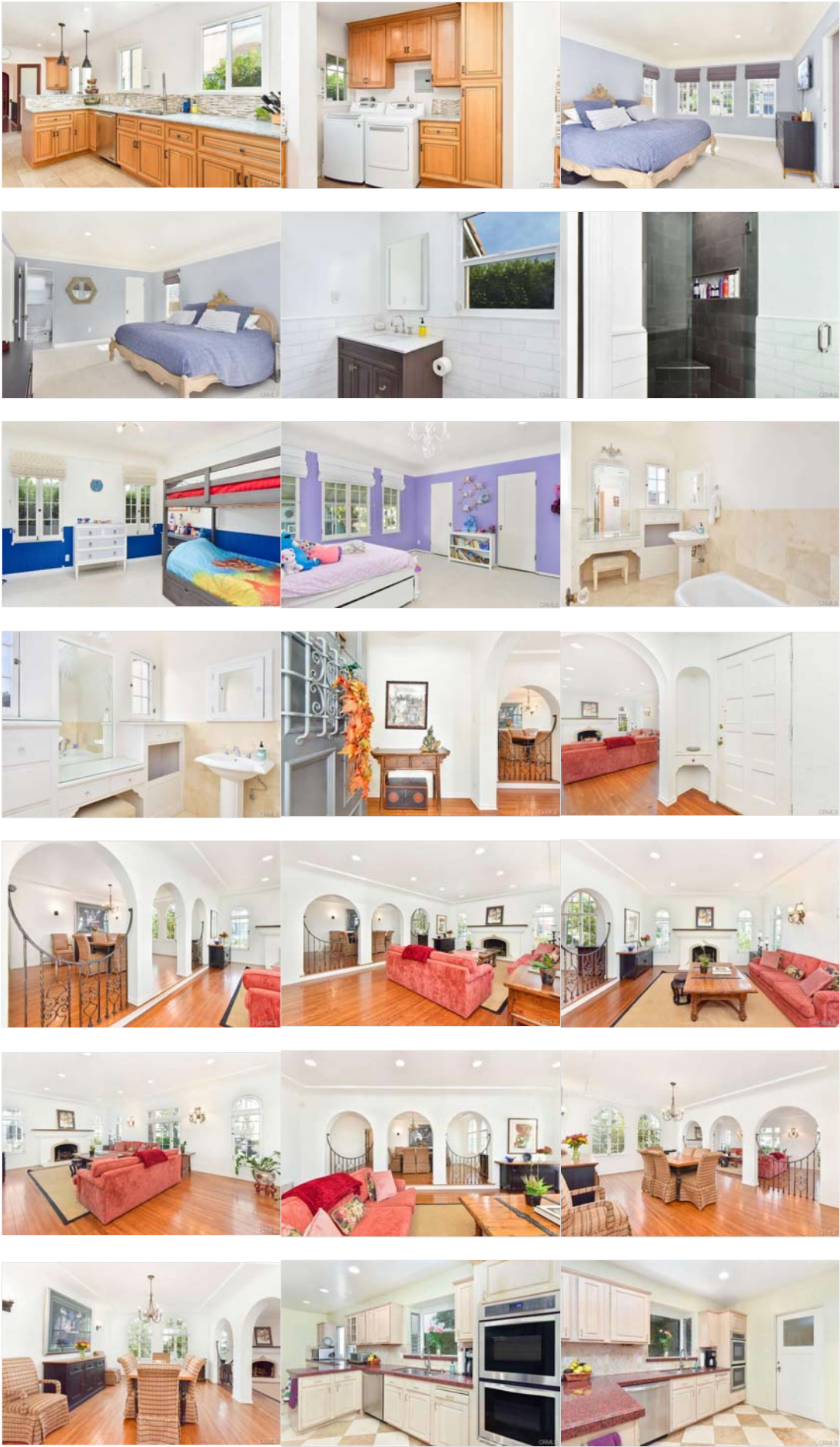
Michael Lembeck**Re/Max Property Connection**

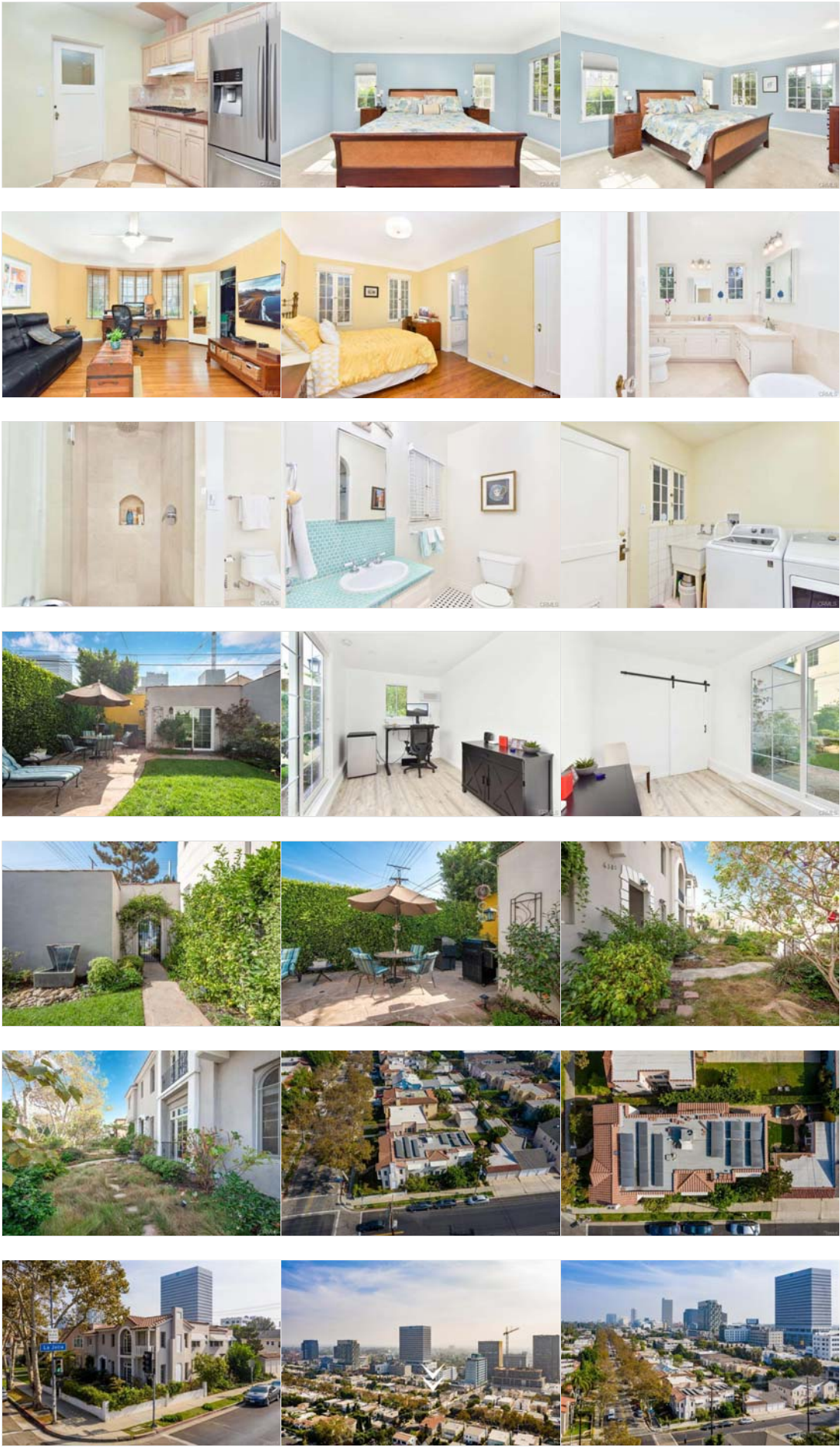
State License #: 01019397
Cell Phone: 714-742-3700

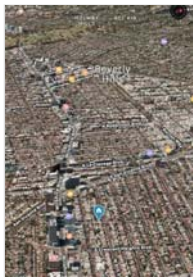
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC20233067

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Closed •List / Sold: **\$549,000/\$550,000** ↑**59 days on the market****7008 S Main St • Los Angeles 90003****2 units • \$274,500/unit • 1,457 sqft • 5,201 sqft lot • \$377.49/sqft • Built in 1944****Listing ID: IV20235231****off the 110 North of Florence, South of San Pedro**

This could be your next investment opportunity or Live in one and enjoy rent from the front unit. Remodeled home, permits not on file, Buyer to do due diligence to satisfy condition. Gated, 2 units: Front unit is 2 bedroom 1 bath plus a bonus room. Back unit is 2 bedroom 1 bath. Updated with granite counter tops, crown molding and skirted window molding, tile flooring, stainless steel appliances, and wood cabinetry. Nice spacious interior with plenty of natural lighting. PLEASE NOTE: ONLY THE BACK UNIT WILL BE DELIVERED VACANT AT CLOSING. Huge rear yard with concrete slab, block walls, and large enough to park plenty of vehicles and create an outdoor play space. Close access to public transit. Rent increase is due and Seller can do increase for buyer.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$549,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$12360 Gross Scheduled Income
- \$11940 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Gas Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$177
- Electric: \$60.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$20
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$40
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,030	\$1,030	\$1,081
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6011006042

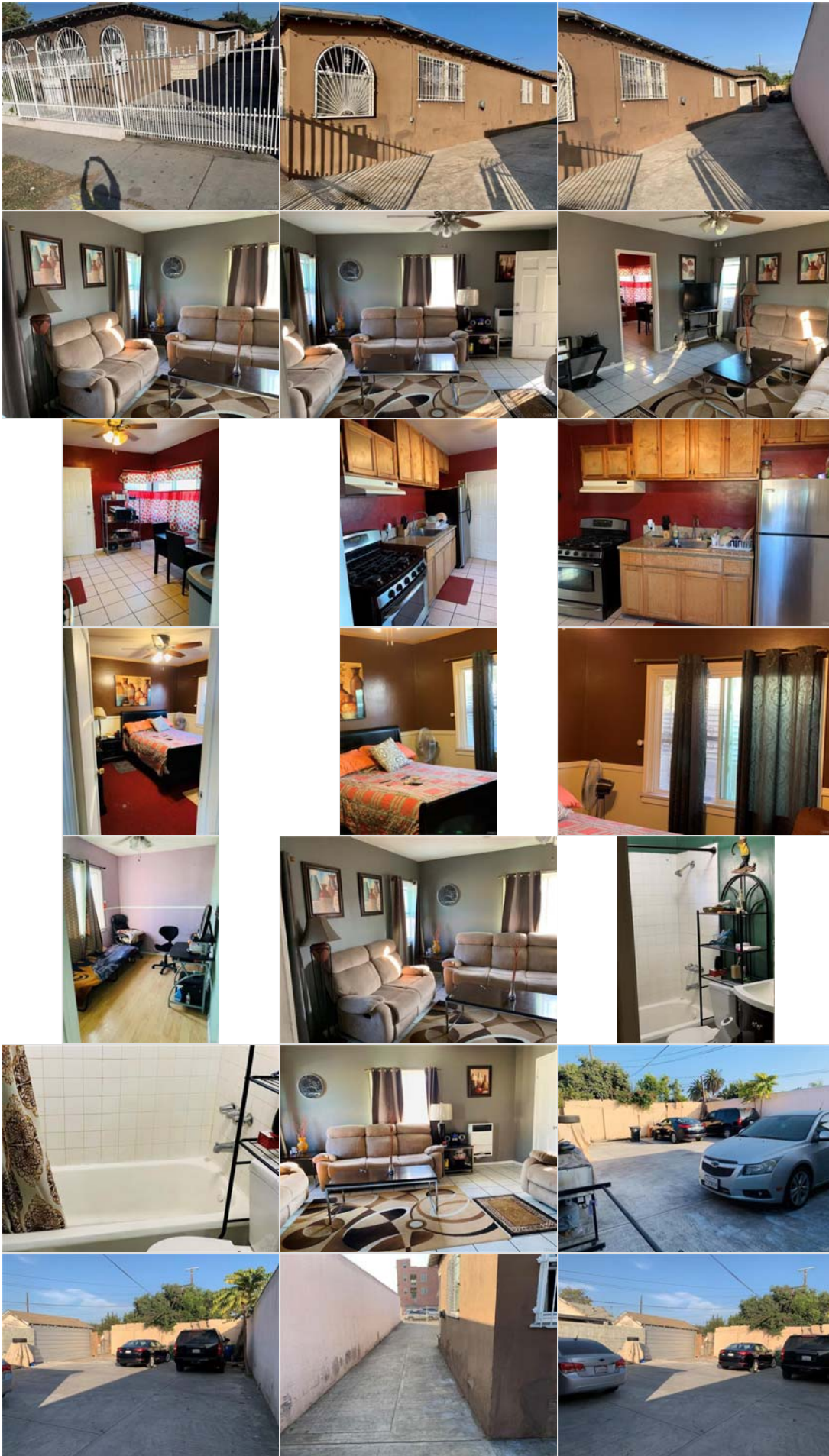
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: IV20235231

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Closed •

List / Sold: **\$679,900/\$685,888** ↑

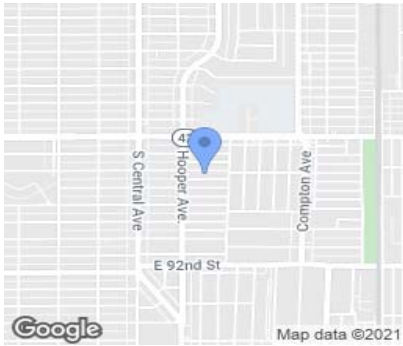
1232 E 87th Pl • Los Angeles 90002

27 days on the market

2 units • \$339,950/unit • 1,774 sqft • 5,334 sqft lot • \$386.63/sqft • Built in 1937

Listing ID: SB21008354

Hooper and 87th Pl



Live smart on East 87th Place! This renovated two on a lot Duplex creates an easy opportunity to live in one unit and rent the other all while having no common walls. Enter each unit to find two functional floor plans with 3 bedrooms and 1 full bath with indoor laundry hookups. Both units have an updated kitchen with white shaker cabinets, white quartz counter tops, new fixtures, new windows, new carpet in all bedrooms, laminate flooring, custom tiled bathroom with new vanity, freshly painted interior and exterior, and new water heaters to name a few. The property is fully fenced, paved with an avocado tree between the unit and a long driveway for ample parking. Conveniently located to the Harbor 110 Freeway makes this property very accessible to Downtown LA, San Pedro Harbor, LAX and Beach Cities and beyond.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$679,900
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Inside
- Cap Rate: 7.24
- \$60000 Gross Scheduled Income
- \$49221 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,779
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$889
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,600
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6043014010

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

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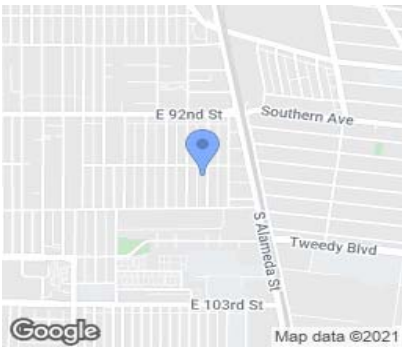
CUSTOMER FULL: Residential Income LISTING ID: SB21008354

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Closed •

List / Sold: **\$465,000/\$465,000**
44 days on the market
Listing ID: 20669528

9513 Kalmia St • Los Angeles 90002
2 units • \$232,500/unit • 1,478 sqft • 6,880 sqft lot • \$314.61/sqft •
Built in 1928
West of Alameda, South of Firestone



Opportunity knocks! 2 units on one lot for sale. 2 bed, 1 bath unit in front with a 2 bed, 1 bath unit in rear, per owner. Public records show 6 bedrooms 2 baths total. Buyer to verify. Rear unit does not have garage, front unit does. Property is NOT within Los Angeles City limits. It is in Unincorporated area of Los Angeles County. Not subject to City of LA RSO. This is a great opportunity to purchase an investment property. Close to Freedom Plaza for shopping, as well as Metro Lines, 105 and 710 freeways. Please do not disturb the tenants at all. Seller is not willing to deliver any units vacant.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$465,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01925376
 - 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	\$1,000	\$1,000	\$1,400
2:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,400
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 # 6046011022

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

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CUSTOMER FULL: Residential Income LISTING ID: 20669528

Printed: 03/14/2021 8:19:56 PM

Closed •

List / Sold: **\$950,000/\$940,000** ↓

347 E 81St St • Los Angeles 90003

21 days on the market

2 units • \$475,000/unit • 3,604 sqft • 5,218 sqft lot • \$260.82/sqft • Built in 2018

Listing ID: 21675902

(E) AVARON & (W) SAN PEDRO / EXIT 17 TOWARD FLORENCE AVE. (L) 79TH ST. (R) S. SAN PEDRO (L) E. 81ST



NEWLY BUILT IN 2018! GREAT INCOME PRODUCING! PRIME INVESTMENT OPPORTUNITY DUPLEX IN SOUTH LOS ANGELES. BOTH UNITS ARE TENANT OCCUPIED WITH STRONG RENTS AND GREAT TENANTS. UNIT 347 E. 81ST HAS 4 BED+ 3 BATH (1,648 SF), UNIT 349 E. 81ST HAS 5 BED+3 BATH (1,956 SF). THERE ARE 3 CARS GARAGE (ATTACHED) PARKING & 3 CARS DRIVEWAY PARKING.VERY CLOSE TO SCHOOLS, ALGIN SUTTON & MOUNT CARMEL RECREATION CENTER AND TED WATKINS MEMORIAL PARK. (VIRTUAL TOUR: <https://youtu.be/Bjw61J-vADo>)

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$950,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3		Unfurnished	\$2,700	\$2,700	\$0
2:	1	5	3		Unfurnished	\$3,000	\$3,000	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6030020017

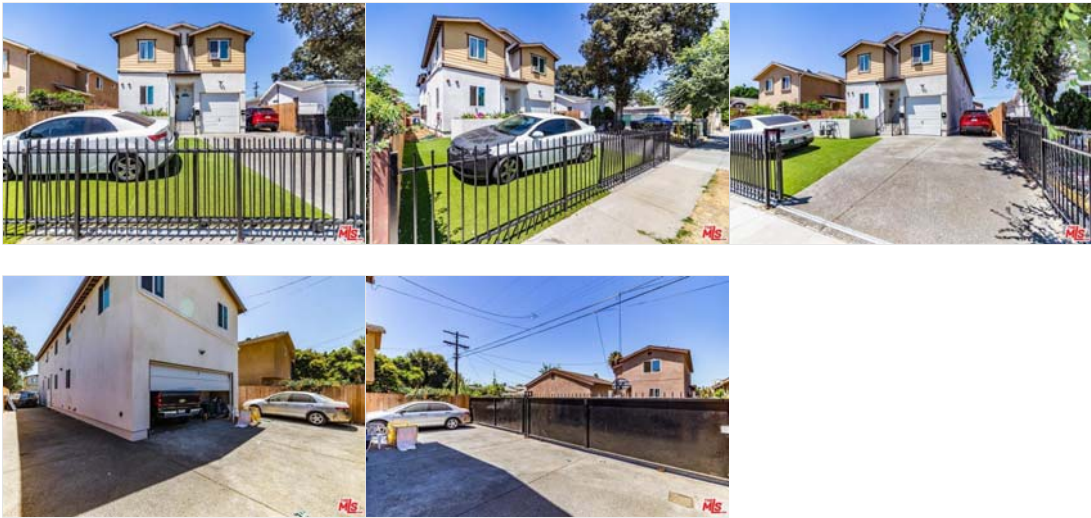
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21675902

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Closed • **Single Family Residence**List / Sold: **\$899,500/\$950,000** ↑**20700 Chatsworth St** • Chatsworth 91311**11 days on the market****2 units** • **\$449,750/unit** • **2,531 sqft** • **10,142 sqft lot** • **\$375.35/sqft** • **Built in 1962****Listing ID: SR20263954****Lurline/Chatsworth**

Have you decided on your 2021 resolution yet? Well, you are in luck because the exceptional opportunity you were waiting for is presenting itself. This lovely single story Chatsworth home has been pristinely remodeled offering a detached 1-bedroom 1-bath ADU built in 2019 on an over 10,000 SQFT lot! From top to bottom this home has been updated all within the last 5 years including kitchen, bathrooms, floors & windows to name a few. Entering the living room, elegance abounds with a neutral paint design, high pitched ceilings and a gorgeous stacked-stone fireplace complete with a colonial design wood mantle. Porcelain tile flooring flows nicely through the living room, formal dining room and into the remodeled kitchen where you will find a huge island with quartz counter tops, wood shaker cabinetry accented by glass tile backsplash, recessed led lighting and all stainless-steel appliances. All bedrooms have high pitched ceilings, wood engineered flooring and ample closet space including the en-suite master bedroom with custom organized walk-in closet, and sleek designed bathroom with jetted tub and double sink vanities. The south side of the home has a light huge bright family room opening to a pergola BBQ & firepit lounge area. RV access is readily available from Lurline Ave. Situated on a quiet section of Chatsworth street you are a hop skip and jump away from Mason Park, Distinguished Germain Elementary and the newly constructed Vineyard at Porter Ranch. Happy New Home!!

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$899,500
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room
- \$18000 Gross Scheduled Income
- \$18000 Net Operating Income
- 1 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Appliances: Built-In Range, Dishwasher, Gas Oven, Microwave, Vented Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), High Ceilings, Open Floorplan, Recessed Lighting

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: 01873088
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- CHT - Chatsworth area
- Los Angeles County
- Parcel # 2706011024

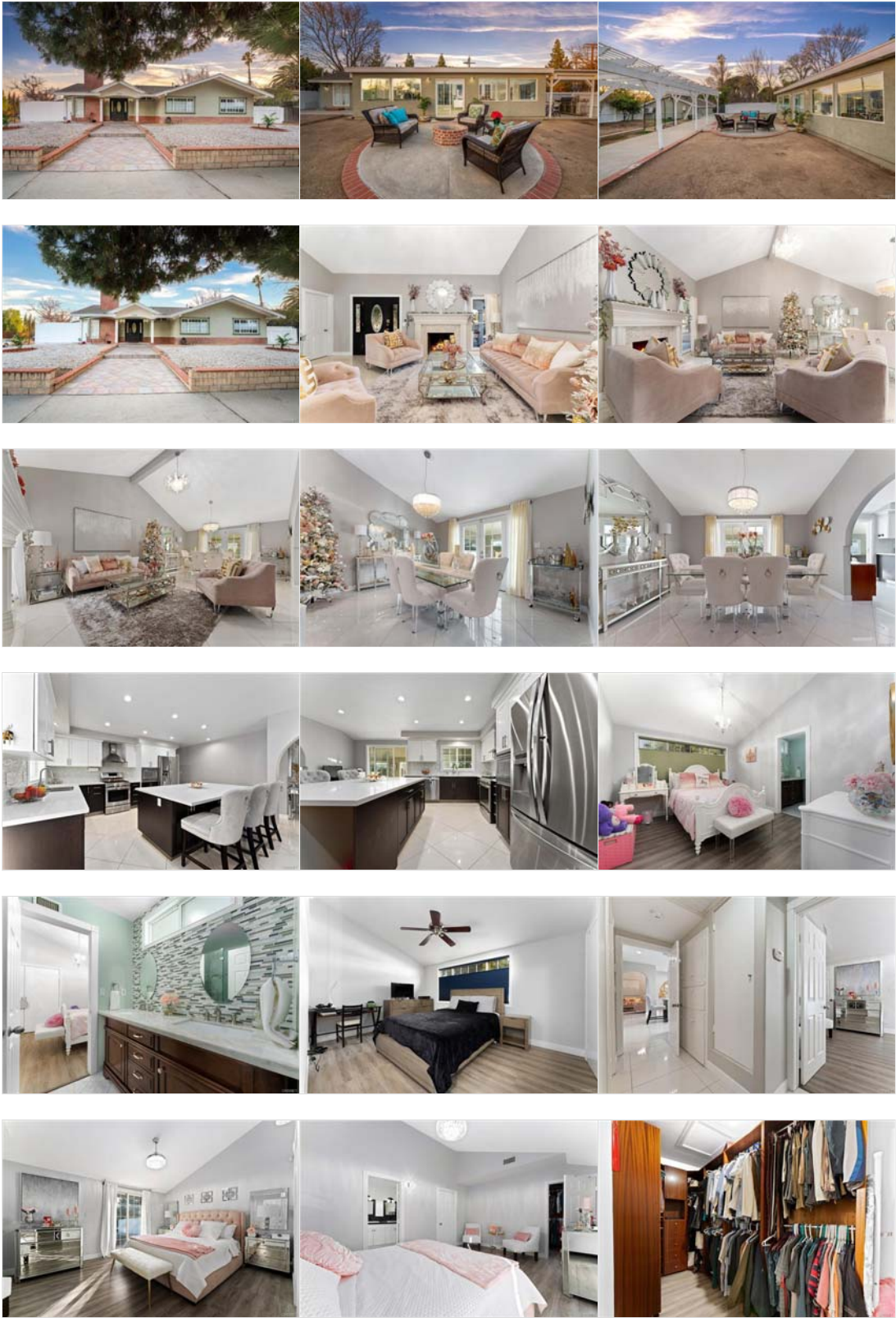
Michael Lembeck

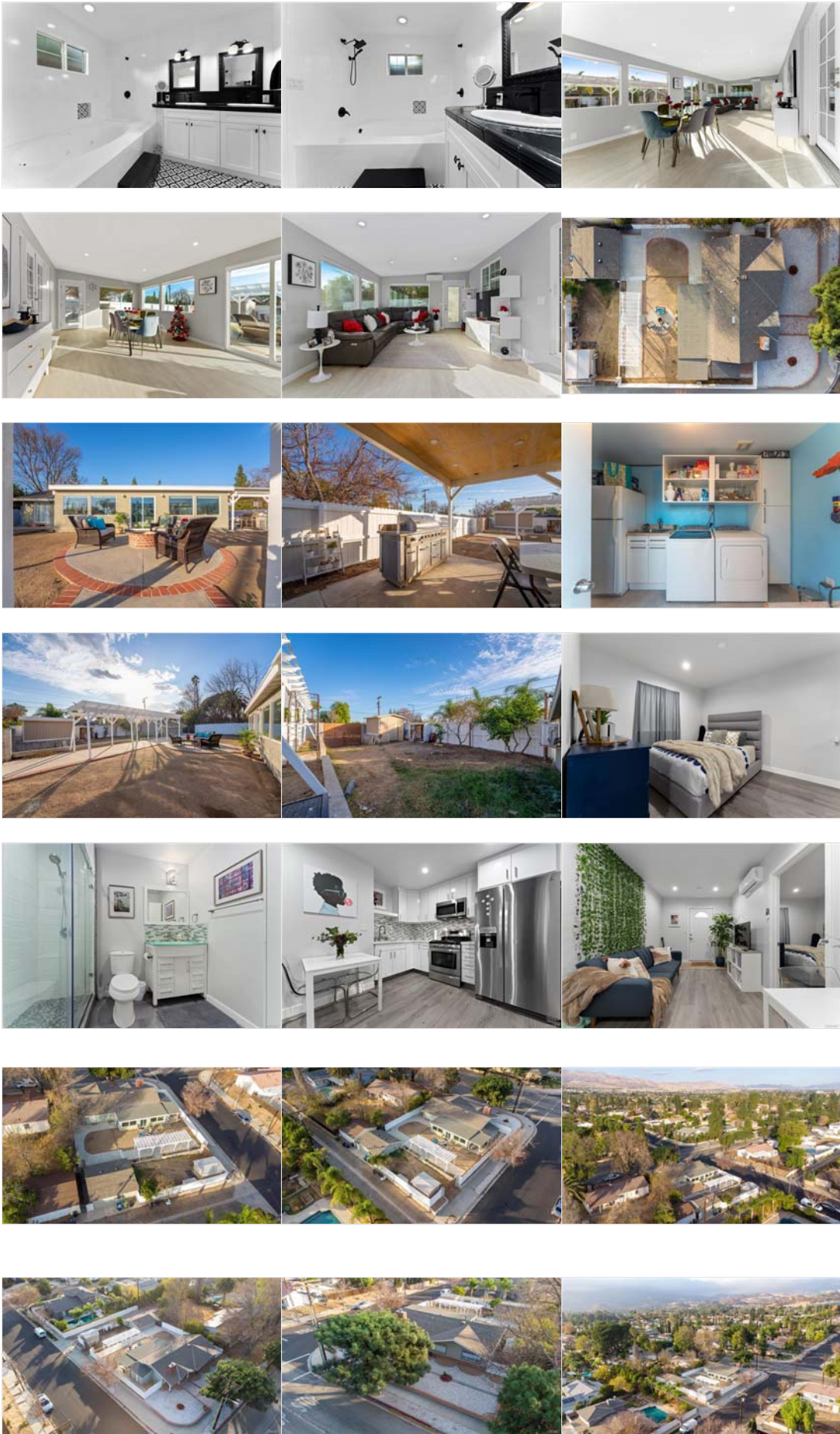
State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Click arrow to display photos





Closed •

List / Sold: **\$499,000/\$530,000** ↑

617 Clela Ave • East Los Angeles 90022

7 days on the market

2 units • \$249,500/unit • 1,000 sqft • 5,451 sqft lot • \$530.00/sqft • Built in 1924

Listing ID: TR21006601

S. Atlantic Blvd. / E. 6Th. Street



Location Location Location! The front home is a two bedroom one bath. The back home is a one bedroom one bath. Great investment for expanding family. Schools, shopping centers, transportation, churches, nearby.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$499,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$39000 Gross Scheduled Income
- \$35230 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,770
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$240
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$1,800
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5240012036

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

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CUSTOMER FULL: Residential Income LISTING ID: TR21006601

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List / Sold:

Closed •**\$1,180,000/\$1,140,000** ↓

133 days on the market

Listing ID: 20626882

893 895 S Norton Ave • Los Angeles 90005**2 units** • **\$590,000/unit** • **2,000 sqft** • **7,912 sqft lot** • **\$570.00/sqft** •
Built in 1921**North of Olympic Blvd. South of Wilshire Blvd. West of Wilton Place.**

Great area, Hancock park, Korea town, Mid. Wilshire area. Lot size about to 8,000 s.f. A Large back yard with fruits trees. possible to built ADU with garages. walk to trendy shops & restaurants. easy to enter 10 FWY.. both units are occupied with tenants. H.P.O.Z area. need 24 hrs notice to show.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,190,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central
- 2 electric meters available
- 1 water meters available

Interior

- Rooms: Living Room, Master Bathroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Oven, Range, Gas Oven, Range Hood

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Security Features: Gated Community, Smoke Detector(s), Fire and Smoke Detection System
- 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:	893	1	1		Unfurnished	\$2,266	\$2,266	\$3,000
2:	895	1	1		Unfurnished	\$2,046	\$2,046	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5092005038

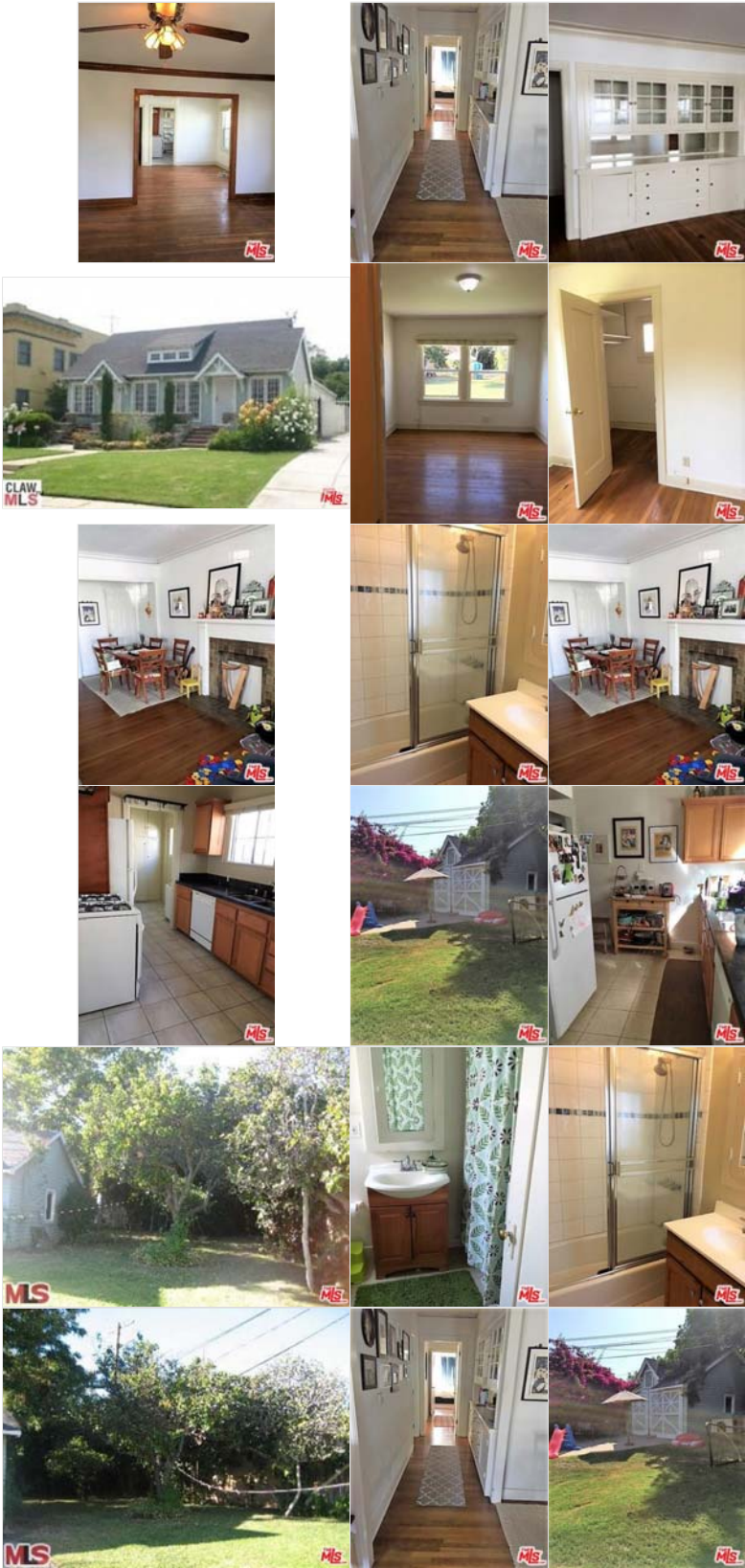
Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 20626882

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Closed •List / Sold: **\$345,000/\$345,000****1 days on the market**

323 E Lancaster Blvd • Lancaster 93535
2 units • \$172,500/unit • 2,332 sqft • 7,468 sqft lot • \$147.94/sqft •
Built in 1978
East of Sierra Hwy

Listing ID: SB21030031

Don't miss this great opportunity! These are 2 large units consist of 2 bedrooms each with their own bathroom. Each unit has its own private yard and attached 2 car garage. Close to Desert Winds High School.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$345,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- Laundry: In Garage
- \$23340 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$985	\$985	\$1,200
2:	1	2	2	2	Unfurnished	\$960	\$960	\$1,200

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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3142008074

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Re/Max Property Connection

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 Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB21030031

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Closed • **Single Family Residence**

List / Sold: **\$718,888/\$740,000** ↑

13103 Edwards Rd • La Mirada 90638

6 days on the market

2 units • **\$359,444/unit** • **1,753 sqft** • **4,953 sqft lot** • **\$422.13/sqft** • **Built in 1953**

Listing ID: RS21025922

Between Marquart Ave and Valley View Ave, Imperial Hwy and Rosecrans



This completely remodeled Tuscan style home (1312 sq ft) with ADU STUDIO (441 sq ft) garage conversion will take your breath away..... New gourmet kitchens with designer granite and stainless steel appliances. New Hardwood floors and carpet. New windows, interior and exterior doors, crown molding, 8 inch base boards. new bathrooms with Tuscan vanities and granite counter tops. New landscaping with sprinklers in both front and back yard. New A/C. Buyers to verify square footage. FULLY SELLER OWNED SOLAR PANELS (20K UPGRADE) ADU studio allows for guest house, mother n laws quarters or POTENTIAL \$1500 RENTAL INCOME. It's a must see! See agent remarks for showing.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$718,888
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Gas, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, Wall Furnace, Forced Air, ENERGY STAR Qualified Equipment, High Efficiency
- Laundry: Gas Dryer Hookup, In Closet, Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Center Hall, Family Room, Kitchen, Living Room
- Floor: Carpet, Stone, Wood
- Appliances: Self Cleaning Oven, Convection Oven, Dishwasher, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Free-Standing Range, Gas & Electric Range, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl
- 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	0	1	0	Unfurnished	\$0	\$0	\$1,500
2:	1	4	2	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

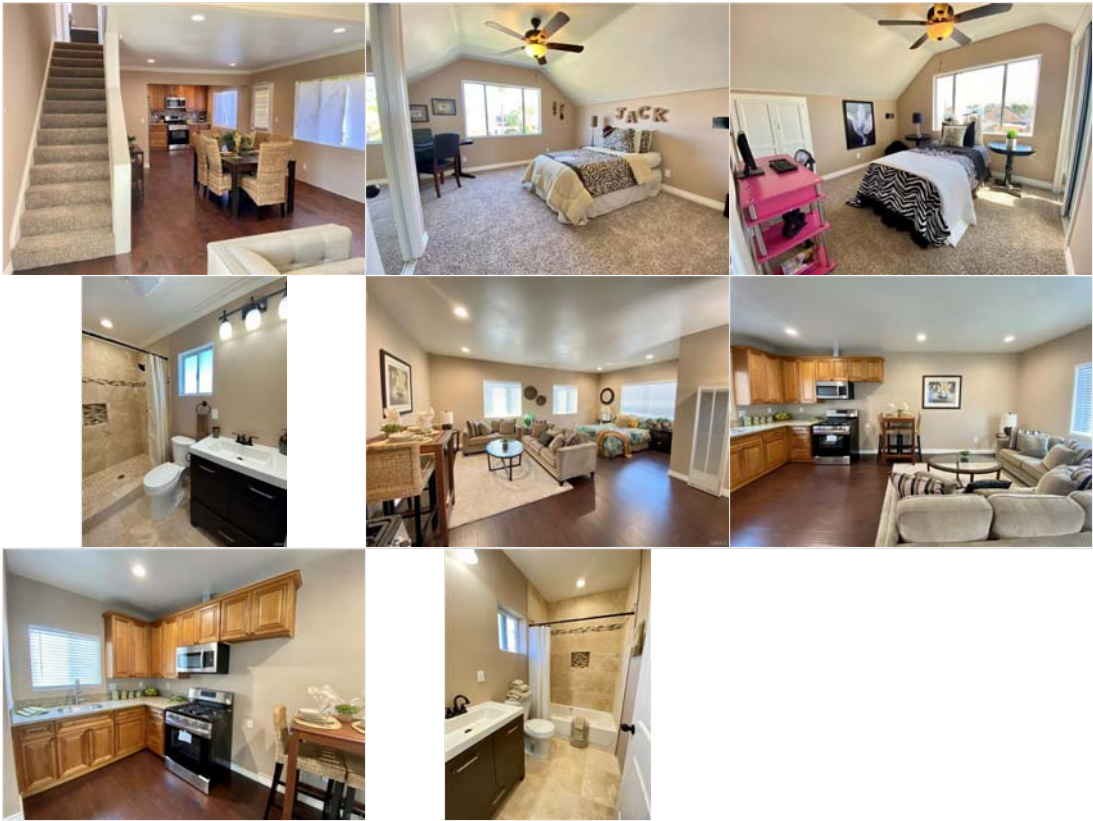
- Standard sale
- M3 - La Mirada area
- Los Angeles County
- Parcel # 8044011004

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Re/Max Property Connection
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS21025922

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List / Sold:

Closed • Duplex**\$1,085,000/\$1,080,000 ↓****5 days on the market****Listing ID: SR21020148****11122 Califa St • North Hollywood 91601****2 units • \$542,500/unit • 1,643 sqft • 6,473 sqft lot • \$657.33/sqft • Built in 1948****Between Fulcher/Fair & Burbank/Oxnard**

Two homes near NoHo West! 11122 and 11124 Califa have been exquisitely remodeled from top to bottom with today's homebuyers' needs in mind. The main house is a beautiful 3 bed 2 bath open floor plan home with vaulted ceilings. An enormous picture window floods the living space with light as you enter this re-imagined residence. This home has been updated throughout with comfort and sophistication in mind. The layout flows seamlessly from the designer kitchen to the living and dining spaces, perfect for keeping an eye on the kids or hosting cocktail and dinner parties. The secluded master suite offers an expansive walk-in closet and exquisitely remodeled bathroom. 11124 Califa is a 1 bed 1 bath ADU (guesthouse) perfect for visiting family, the nanny, a home office, or earning extra income as a rental unit. As an added bonus, the detached garage has been repurposed as a home office, creative space, or additional storage. Both homes have their own meticulously landscaped outdoor spaces, great for parties and the kids and pets to run and play. Life in NoHo—one of LA's hottest neighborhoods—lets you enjoy theaters, trendy restaurants, bars, shopping, and the Red Line Metro; puts you minutes from Universal, Warner Bros, and Walt Disney Studios; and allows easy access to the 5, 101, 134, and 170 freeways. Plus you'll be just a short drive or walk from the NoHo West shopping and entertainment complex. Whether looking for a new place to call home or an investment property, this is it!

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,085,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, In Closet, Stackable, Washer Hookup
- \$6000 Gross Scheduled Income
- \$6000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Attic Fan, Beamed Ceilings, Brick Walls, High Ceilings, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Rectangular Lot, Level, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01906886
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: Unknown

Unit Details

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

Of Units With:

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

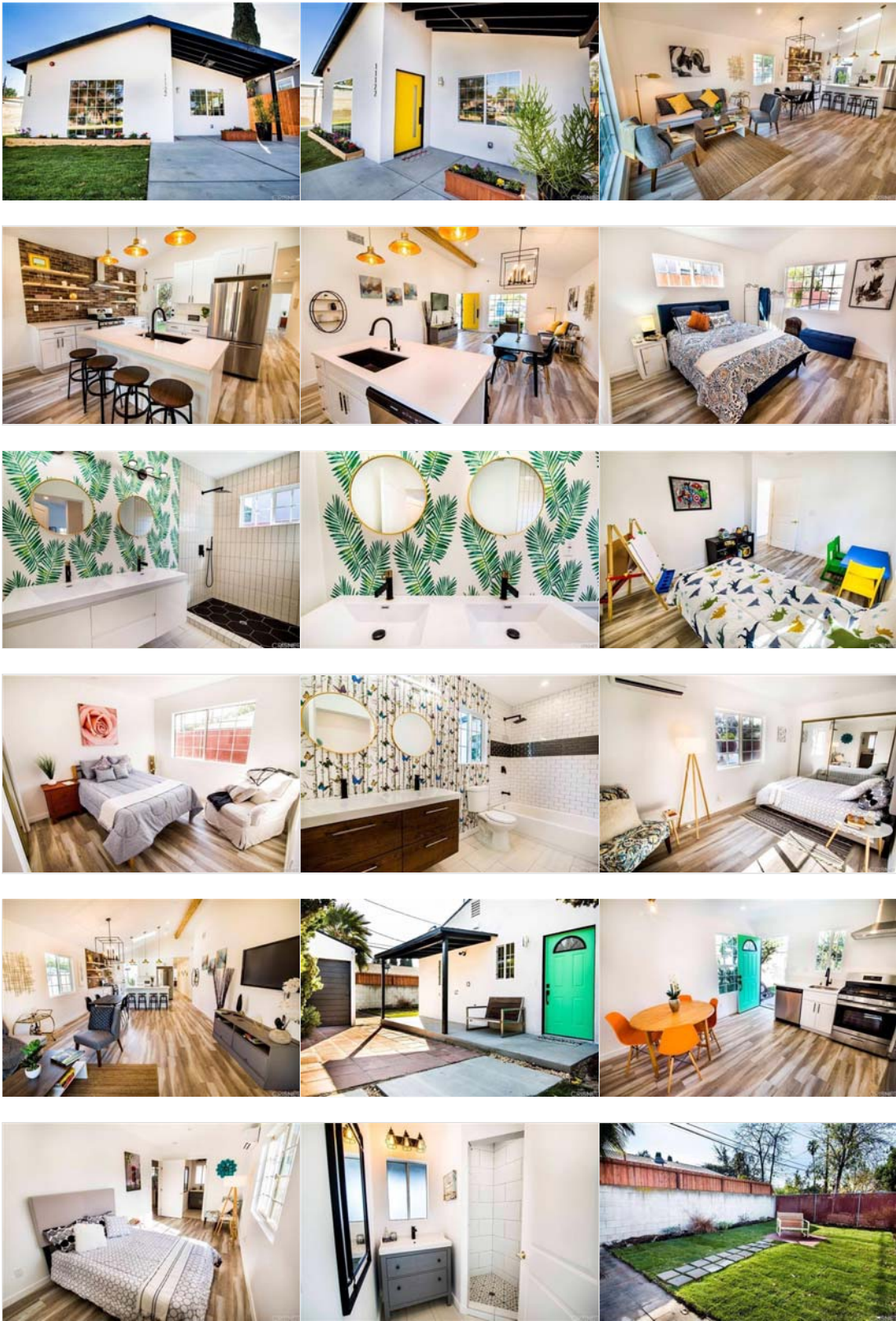
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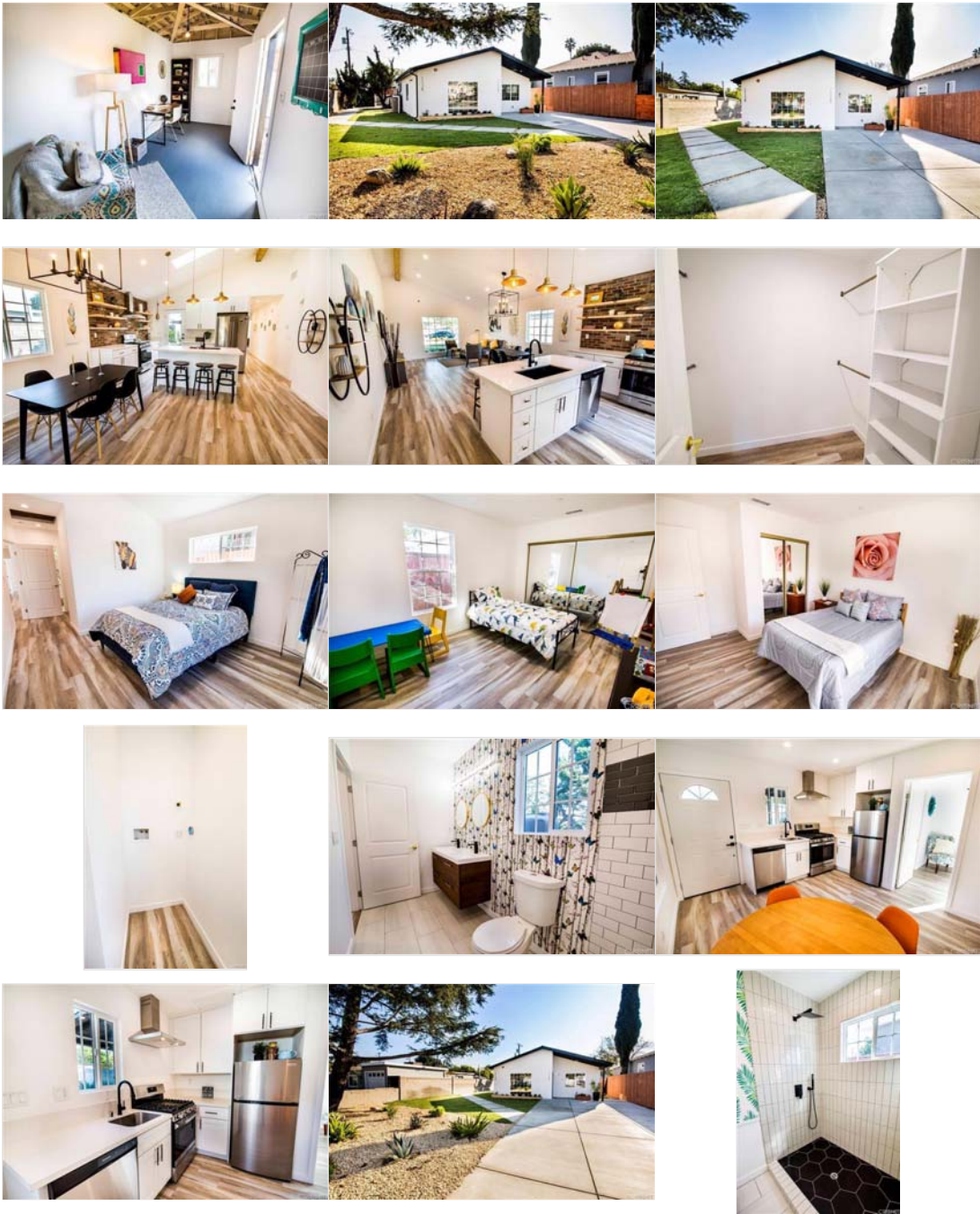
- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337018032

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21020148

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Closed • Duplex

List / Sold: \$749,000/\$765,000 ↑

8512 8514 Cantaloupe Ave • Panorama City 91402

34 days on the market

2 units • \$374,500/unit • 1,774 sqft • 5,946 sqft lot • \$431.23/sqft • Built in 1949

Listing ID: SR20256401

Roscoe Blvd & Ranchito Ave



2 Houses on one lot! Located in the heart of Panorama City, near shopping centers, churches, schools, tec. The Main house (1,174 sqft) is a spacious 2 bedroom 2 bath home with a huge and spacious family room. Hardwood and laminate floors, spacious kitchen with plenty of cabinet space, double pane windows, copper plumbing, plenty of parking for multiple cars. The second unit (600 Sqft) its a newly built legal ADU with 2 spacious bedrooms, 1 bath, hardwood floors, split wall A/C units. Spacious yard perfect for entertaining. This is a great buy, live in one and rent the other. Submit your offer today!

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- \$56400 Gross Scheduled Income
- \$42537 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,863
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$2,800
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- PC - Panorama City area
- Los Angeles County
- Parcel # 2637031022

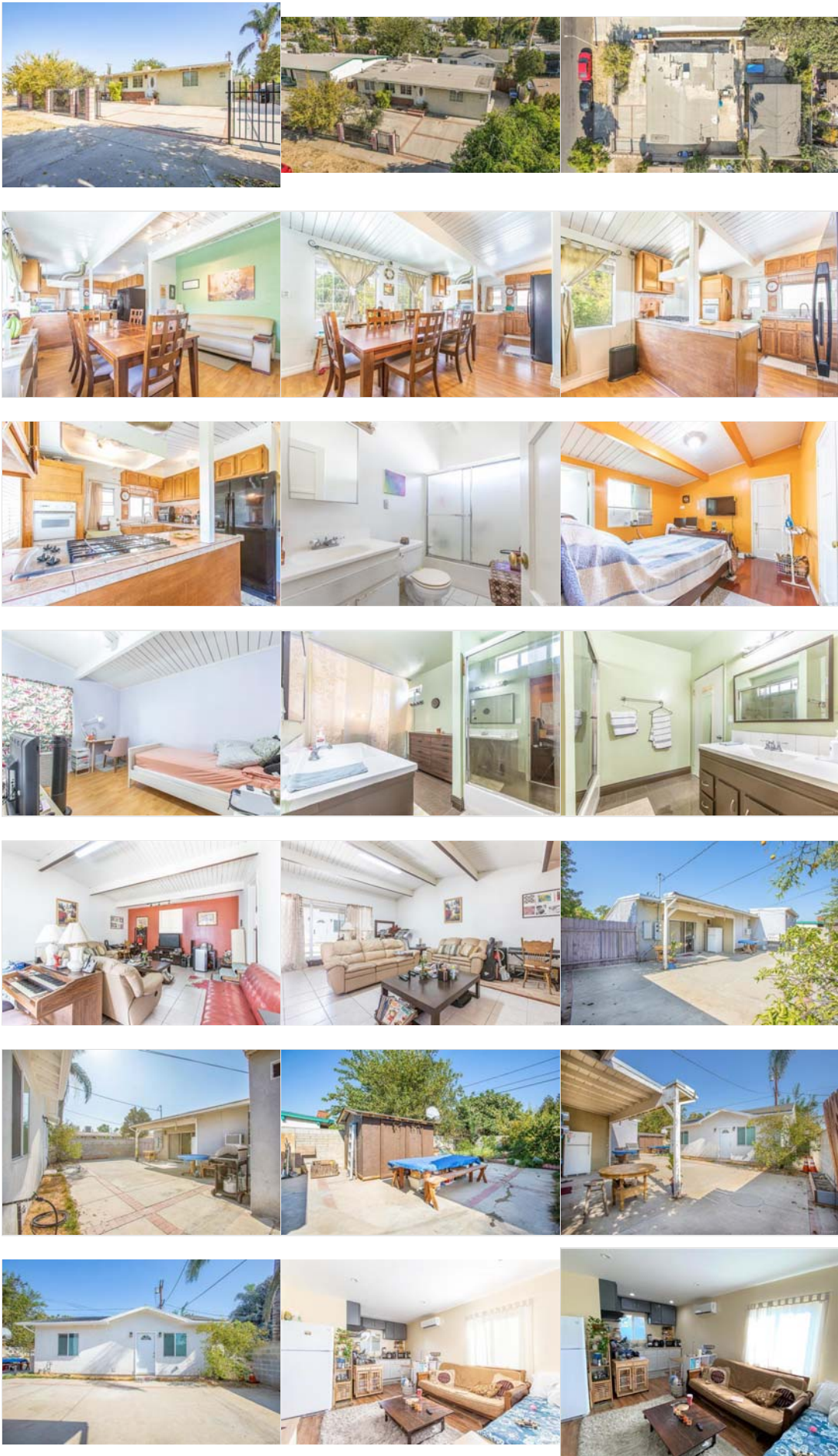
Michael Lembeck

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

Re/Max Property Connection

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

List / Sold: **\$729,000/\$730,000** ↑

5604 S Manhattan Pl • Los Angeles 90062
2 units • **\$364,500/unit** • **2,102 sqft** • **6,323 sqft lot** • **\$347.29/sqft** •
Built in 1922
North of W Slauson & West of Western Ave

18 days on the market
Listing ID: 20655636



Spanish style Duplex! Owners unit is a beautiful 2 bedroom 2 Bath Unit that has been beautifully remodeled. The other Unit is a 1 bedroom 1 bath. Both Units have Living and Formal Dining rooms. Hardwood floors and Tiled Kitchens and Bathrooms. Washer and Dryer, and lots of closet and storage spaces. Each has a walk in closet with a dressing area complete with a built in Vanity. Owners unit Kitchen is gorgeous, looks like like something out of a Better Homes Magazine. The bathrooms are tastefully remodeled and spacious. Back yard is private and great for entertaining. It even has room for an ADU.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$729,000
- 1 Buildings
- 2 Total parking spaces
- \$14700 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Walk-In Closet, Living Room
- Floor: Wood
- Other Interior Features: Crown Molding

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$3,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$0	\$0	\$2,500
2:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5005031002

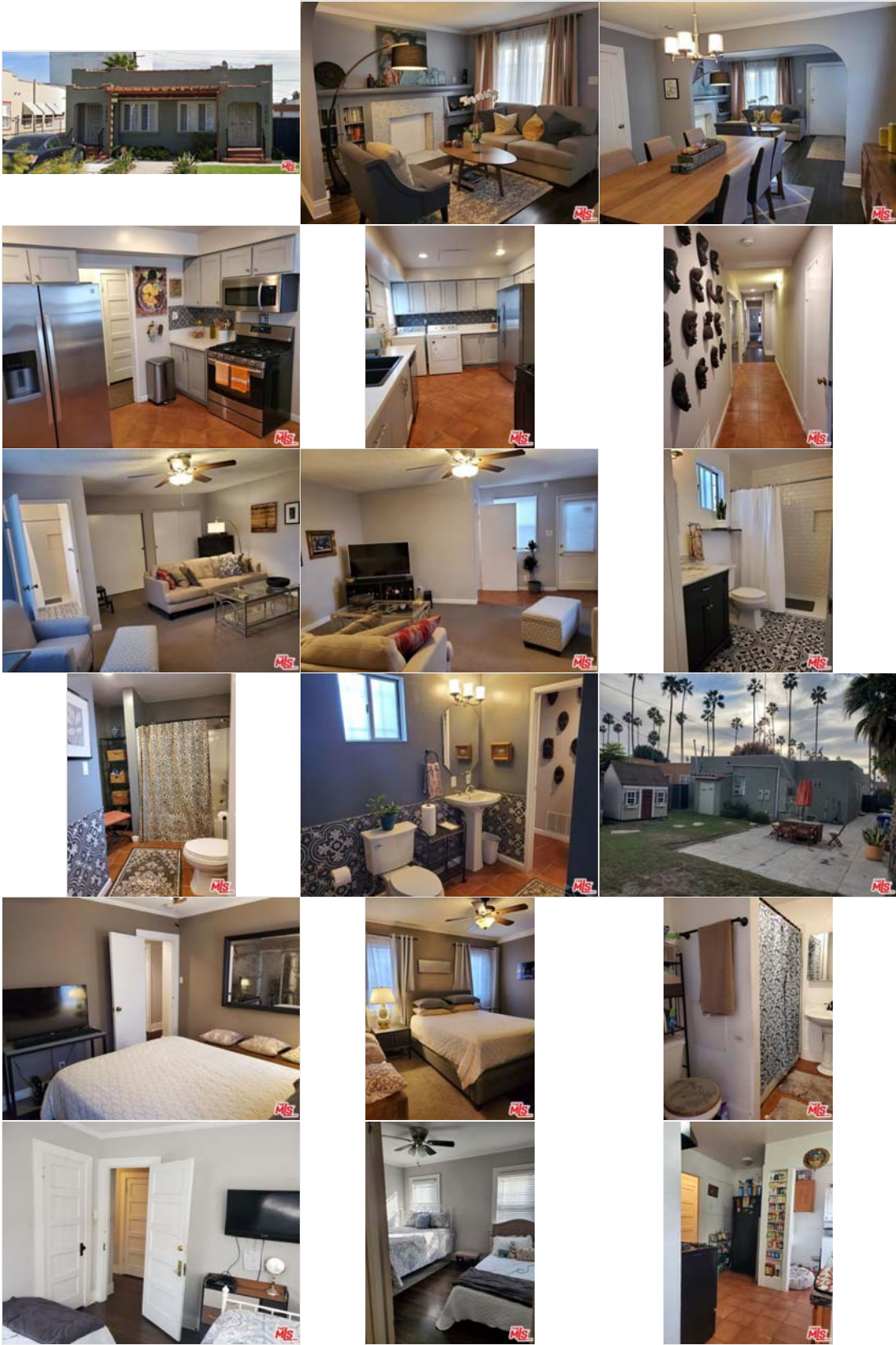
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20655636

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Closed •

List / Sold: **\$719,950/\$705,000** ↓

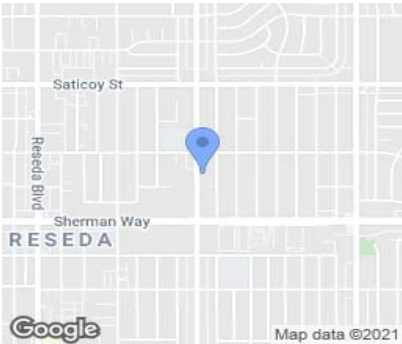
7322 Lindley Ave • Reseda 91335

53 days on the market

2 units • \$359,975/unit • 1,322 sqft • 6,498 sqft lot • \$533.28/sqft • Built in 1949

Listing ID: SR21003592

North of Sherman Way West of White Oak



Remodeled house with a permitted ADU!! What an incredible opportunity for an owner user or investor. The house has been completely remodeled with new kitchen, flooring, bathroom, paint and A/C just to mention a few of the upgrades. Each unit has its own private large backyard. The house has an attached garage as well for additional development potential, buyer to verify with the appropriate professionals. Please see private remarks.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$719,950
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Individual Room
- \$52800 Gross Scheduled Income
- \$42240 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,560
- 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	2	1	2	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	0	1	0	Furnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- RES - Reseda area
- Los Angeles County
- Parcel # 2121001008

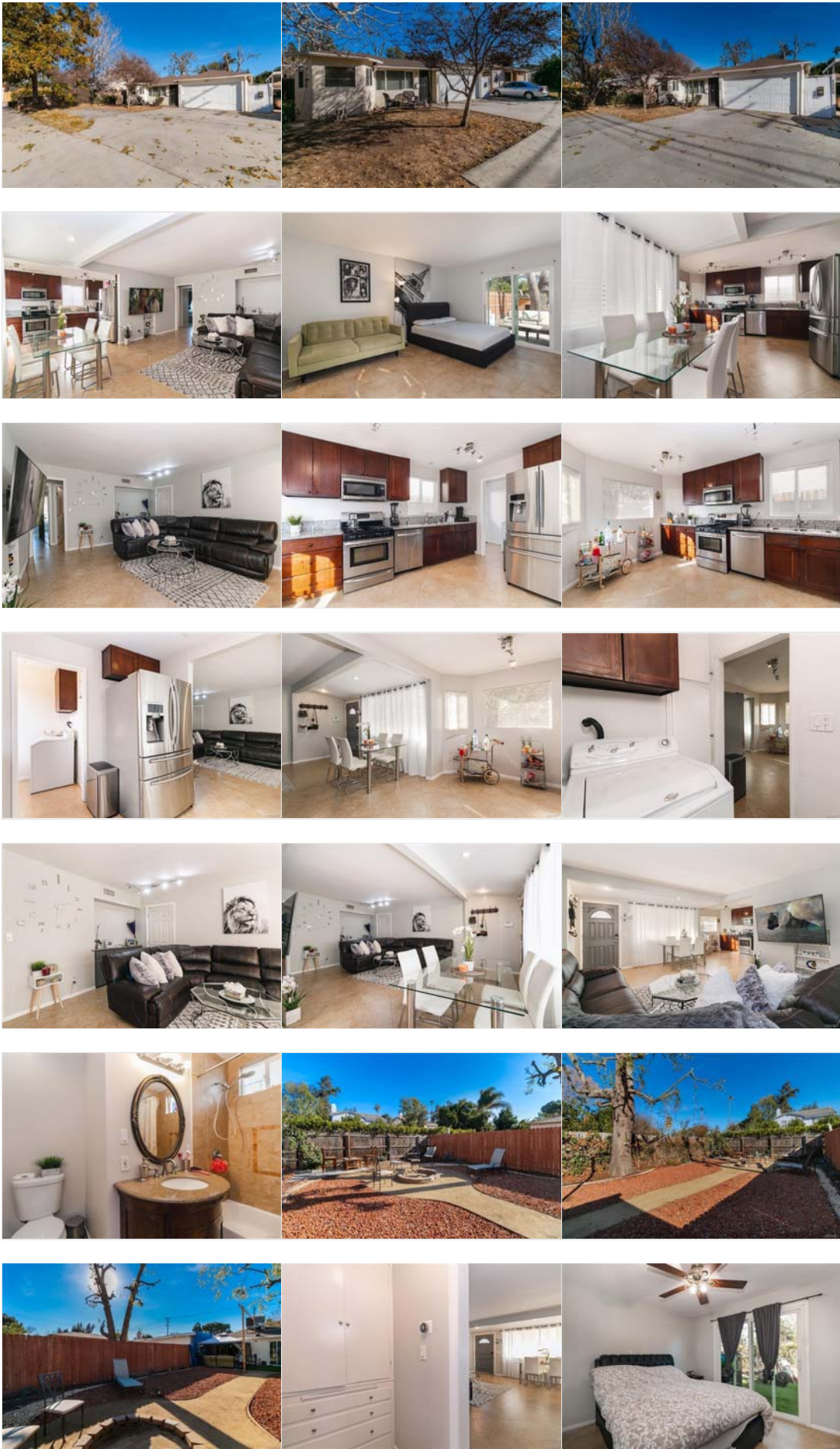
Michael Lembeck

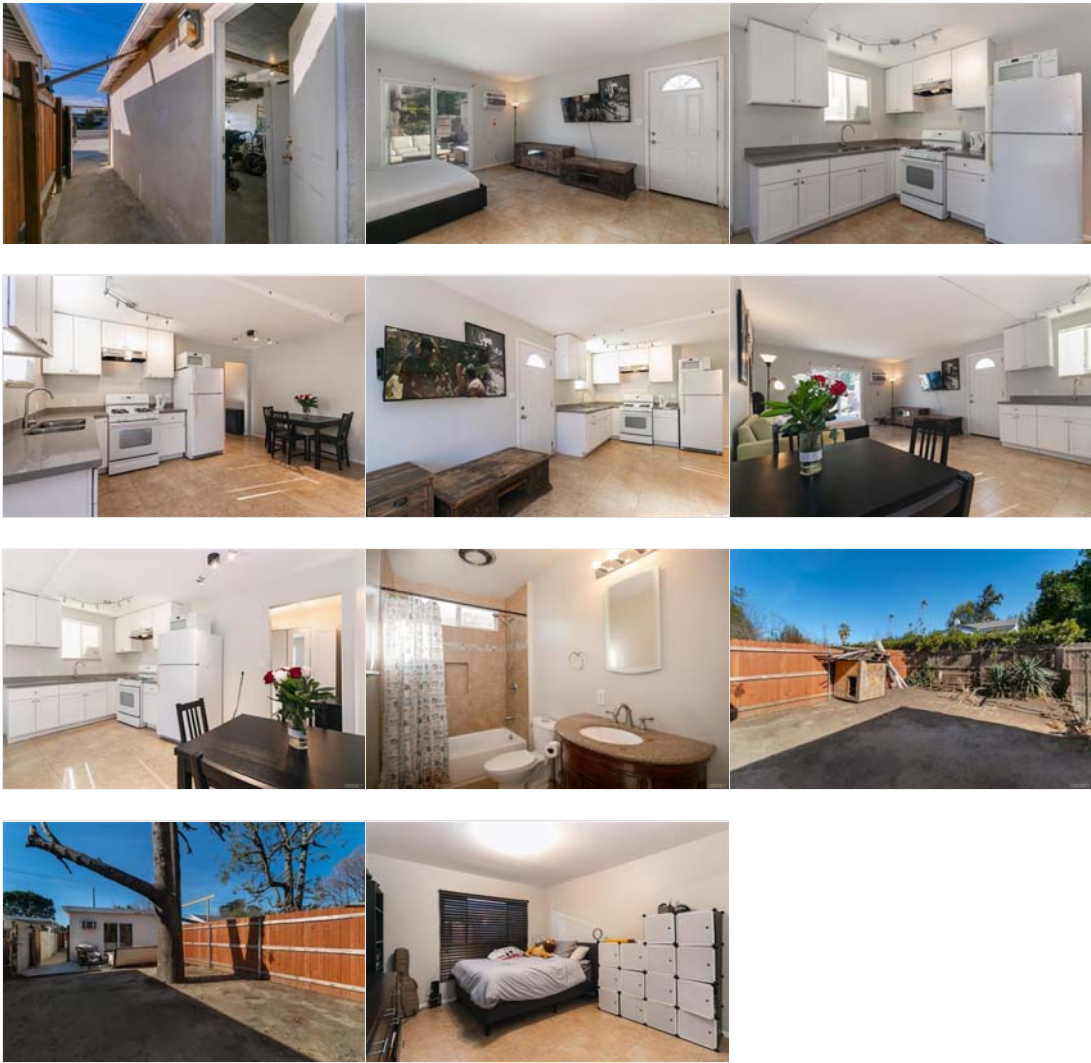
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21003592

Printed: 03/14/2021 8:19:56 PM

Closed • Duplex

List / Sold: \$850,000/\$825,000 ↓

15702 Eucalyptus Ave • Bellflower 90706

7 days on the market

2 units • \$425,000/unit • 2,968 sqft • 15,774 sqft lot • \$277.96/sqft • Built in 1941

Listing ID: PW21018813

W/WOODRUFF N/ALONDRA



BELLFLOWER DUPLEX FOR SALE!!! Investors Delight!!!! Calling All Builders and Income Property Buyers...great opportunity! The City will allow up to 3 homes on the 15,774 square foot lot (per Assessor) and possibly an additional ADU(Accessory Dwelling Unit) PLEASE CONTACT THE CITY OF BELLFLOWER FOR ALL CITY ZONING INFORMATION. The Front House has 3 Bedrooms and 2 bathrooms. The back house has 1 Bedroom, 1 Bath and laundry room. The back home is very spacious and has recently been renovated. PROPERTY WILL BE SOLD IN AS-IS & WHERE IS CONDITION. The Property is centrally located and commuter friendly with easy access to the major freeways and major boulevards.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Individual Room, Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Water Heater

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524746
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	Unfurnished	\$1,800	\$1,800	\$1,895

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
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6274027028

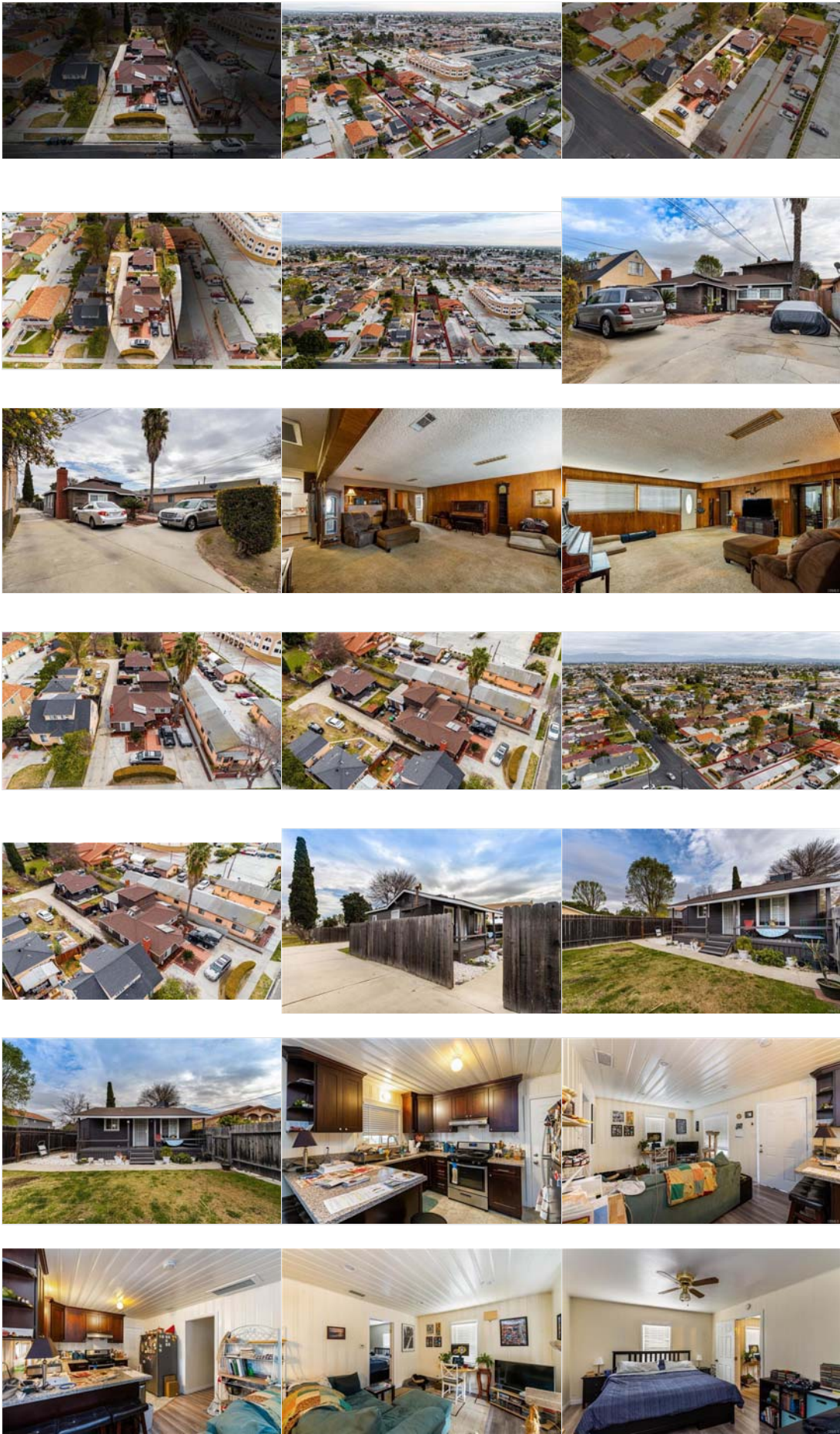
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21018813

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Closed • DuplexList / Sold: **\$545,000/\$545,000****3 days on the market****8126 Crockett Blvd • Los Angeles 90001****2 units • \$272,500/unit • 1,568 sqft • 6,000 sqft lot • \$347.58/sqft • Built in 1964****Listing ID: SR20221194****From the 10 West Bound, exit Sante Fe Avenue, Keep right at the fork, make a right on E. 8th Street then Right on Sante Fe Ave. Turn Right on Nadeau Street .. Left onto Crockett Blvd.**

BOM! DESIRABLE AND RARE DUPLEX, YES ... 2 HOMES ON A LOT. EACH HOME has Spacious Rooms and Layout. LARGE LOT WITH PLENTY OF SPACE. 8124 Crockett Blvd. (Front) 818 SQ FT 8126 Crockett Blvd. (Rear) 750 SQ FT Total SQ Ft - 1568 / LOT SIZE 6,000 Sq Ft (Estimated Dimensions, please do your own due diligence) 2 BDRM and 1 Bath Each with Cozy Carpeting. Both units have their own convenient Washer and Dryer Hook Up. Nice Dining Room Area for entertaining guest. Living Room has laminate flooring. Spacious bathroom w/ ceramic tile flooring. Wall heaters in both units. Seller is replacing garage door, with a replacement within the week. This property also comes with a Large 3 Car Garage. Wonderfully Landscaped Yard a Beautiful Large Leafy / Blossoming Tree.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$545,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s), Gas
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$3376 Gross Scheduled Income
- \$3376 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Carpet, Laminate
- Appliances: Built-In Range, Gas Oven, Gas Water Heater
- Other Interior Features: Open Floorplan, Storage

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Yard
- Security Features: Fire and Smoke Detection System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,165
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$670
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,095
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2	3	Unfurnished	\$3,376	\$3,376	\$3,376

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6026018005

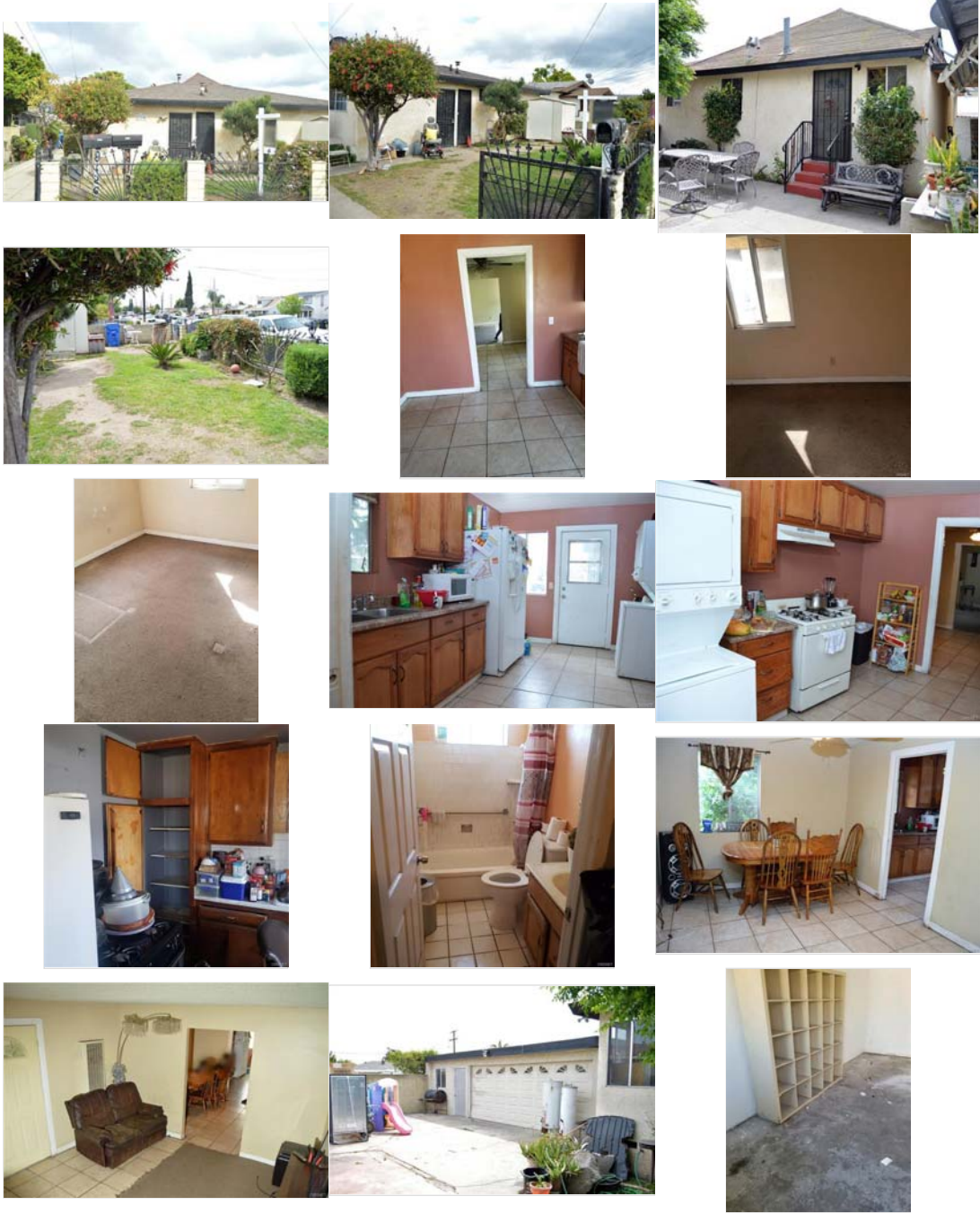
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR20221194

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Closed • **Duplex**

List / Sold: **\$590,000/\$590,000**

413 N Fresno # 2 • Los Angeles 90063

54 days on the market

2 units • **\$295,000/unit** • **1,506 sqft** • **4,640 sqft lot** • **\$391.77/sqft** • **Built in 1926**

Listing ID: MB20244085

East Cesar Chavez Ave. & North Evergreen Ave.



A beautifully maintained duplex in the City Terrace area. Gated property with bricks on long driveway and plenty of parking. Front unit has been beautifully upgraded with hardwood floors and tiles. These are bread and butter units. Front unit consist of 3 bedrooms and 2 baths Back unit consist of 2 bedrooms and 1 bathroom 2 separate meters for Electric & Gas 1 meter for water Dog on premise, please be courteous and do not show up without appointment.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$590,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$3550 Gross Scheduled Income
- \$1 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood

Exterior

- Lot Features: Level, Near Public Transit, Paved, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01716765
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,150	\$2,150	\$2,150
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5178022005

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

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CUSTOMER FULL: Residential Income LISTING ID: MB20244085

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Closed • Triplex

2547 Manhattan Ave • Montrose 91020

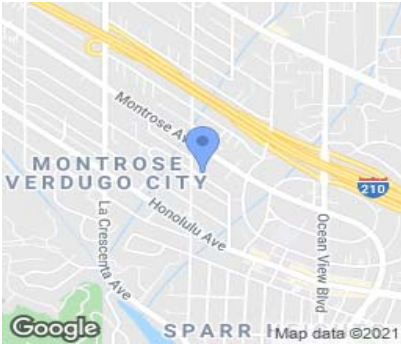
3 units • \$466,333/unit • 2,532 sqft • 7,652 sqft lot • \$562.80/sqft • Built in 1954

List / Sold:
\$1,399,000/\$1,425,000 ↑

8 days on the market

Listing ID: P1-3061

N/Honolulu W/OceanVu E/Rosemont.From 210 Exit at OceanVu. South to Honolulu. Turn Right on Honolulu to L/Sunset. L/on Manhattan.From 2. Exit on Verdugo Road. Left at end of off ramp onto Verdugo which will turn into Honolulu. R/Sunset. L/Manhattan.



EXCELLENT INVESTMENT OPPORTUNITY IN TRENDY HIGH DEMAND AREA.Very desirable Montrose which is close to Quaint Shopping and Dining. Excellent La Crescenta schools. Live in one, rent the other 2. The Front unit which has classic Spanish Style Architecture has been all remodeled and upgraded with newer floors, kitchen and baths, patio, car-port plus a dedicated parking space.It is 2 Beds/2Bths and very charming! The duplex behind the Spanish Style unit have 2 Beds/1 Bath and 1 car garage, each. The 3rd (back) unit also has a carport.All 3 have Washer/Dryer Hookups. The driveway is recently paved and roofs have been replaced within the last few years. Montrose is a charming community with easy access to the 210 and 2 Freeways and close to Glendale and DTLA yet quietly snuggled in to the nearby mountains giving a charming small community feel. Convenient to Trader Joe's just a couple blocks away as well as many desirable eateries, shops and entertainment.

Facts & Features

- Sold On 03/11/2021
 - Original List Price of \$1,399,000
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - Cooling: Central Air, See Remarks, Zoned
 - Heating: Central, Natural Gas, Wall Furnace
- Laundry: See Remarks, Washer Hookup
 - \$79000 Gross Scheduled Income
 - \$56840 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Dishwasher, Free-Standing Range, Gas & Electric Range, Tankless Water Heater, Water Heater

Exterior

- Lot Features: Sprinklers None
- Fencing: Stone, Vinyl
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,160
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - 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	2	0	Unfurnished	\$2,400	\$2,400	\$2,400
2:			1	1	Unfurnished	\$2,100		
3:			1	1	Unfurnished	\$2,100		\$2,100
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

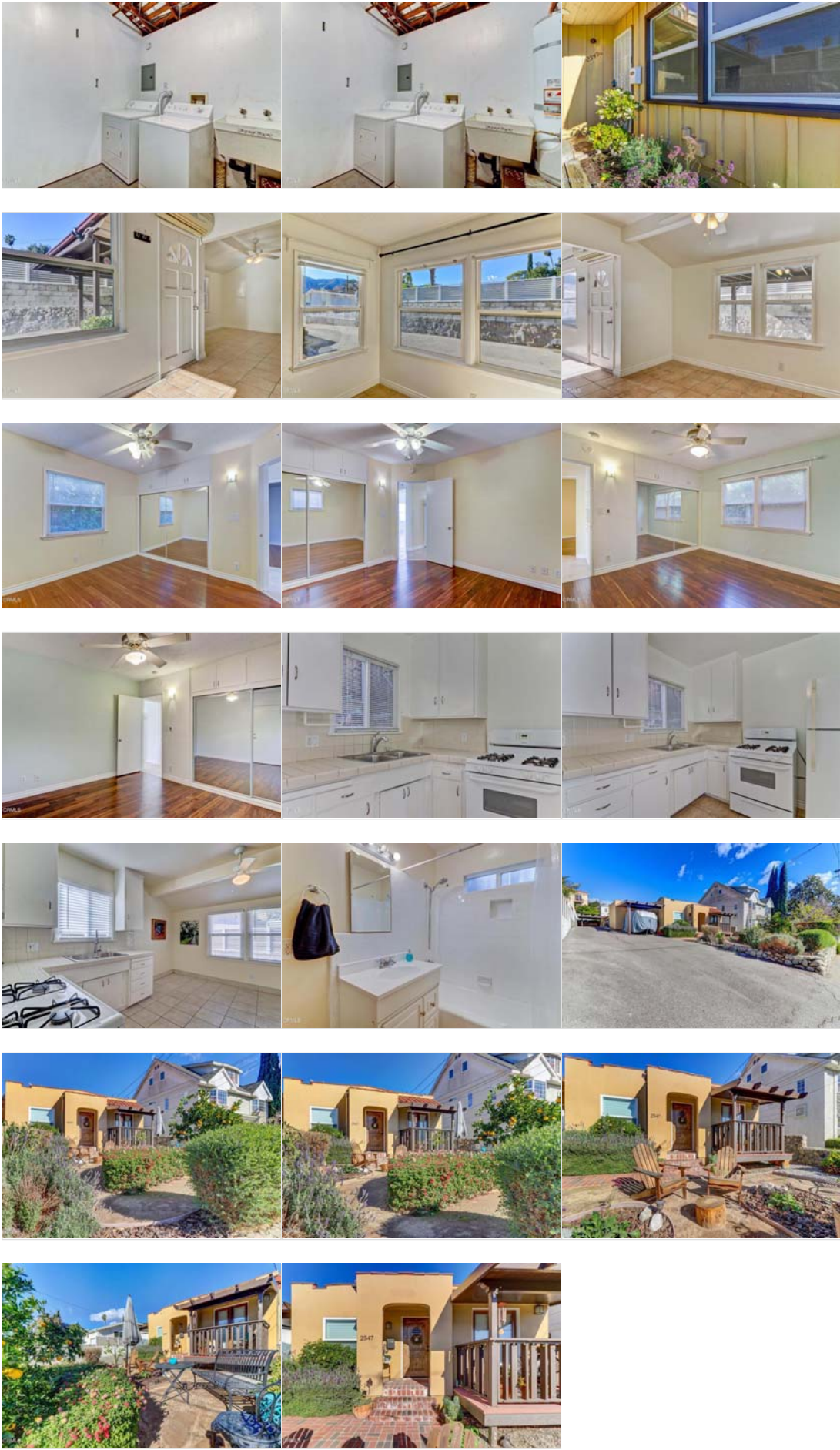
- Los Angeles County
- Parcel # 5807016032

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

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Closed •

List / Sold:

\$1,099,000/\$1,010,000 ↓

19 days on the market

327 E Plymouth St • Inglewood 90302
3 units • \$366,333/unit • 2,725 sqft • 11,548 sqft lot • \$370.64/sqft •
Built in 1923

Listing ID: SR20193315

Continela Ave to Edgwood Street to Plymouth St.



Amazing opportunity in the City of Inglewood. Either you searching for a home or investment property, look no more. This 3 unit home can be used to live in one and rent out the other two to help with mortgage. However, if you are an investor this property offers opportunity for development located with only few min drive from brand new stadium and the fastest growing area in LA.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,099,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: See Remarks
- \$47400 Gross Scheduled Income
- \$45640 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,260
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,860
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$24,000
2:	1	2	1	1	Unfurnished	\$12,000	\$12,000	\$20,400
3:	1	2	1	1	Unfurnished	\$11,400	\$11,400	\$20,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016001026

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

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CUSTOMER FULL: Residential Income LISTING ID: SR20193315

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Closed • TriplexList / Sold: **\$939,800/\$929,000** ↓**25 days on the market****1561 W 224th St • Torrance 90501****3 units • \$313,267/unit • 3,032 sqft • 7,201 sqft lot • \$306.40/sqft • Built in 1953****Listing ID: WS20259880****West of Normandie and East of Western on 224th Street Cross Streets: Western Avenue**

Take a look at this amazing opportunity to own a Triplex! Fully occupied and generating income. Live in one and rent out the others! Front house has 3 bedroom and 2 bath, 960 sqft. Unit 2 and 3 have 2 bed, 1 bath each around 1000 sqft. Interior is well maintained with separate meters. All units have own laundry hookups. Outside is minimal maintenance with a gate to the driveway, spacious 2 car garage with plenty of car parking in front of garage.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$960,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, See Remarks
- \$73980 Gross Scheduled Income
- \$62188 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,188
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01936770
- Gardener:
- Licenses:
- Insurance: \$1,390
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,798
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,900	\$1,900	\$2,100
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$1,800
3:	1	2	1	0	Unfurnished	\$1,785	\$1,785	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7347002035

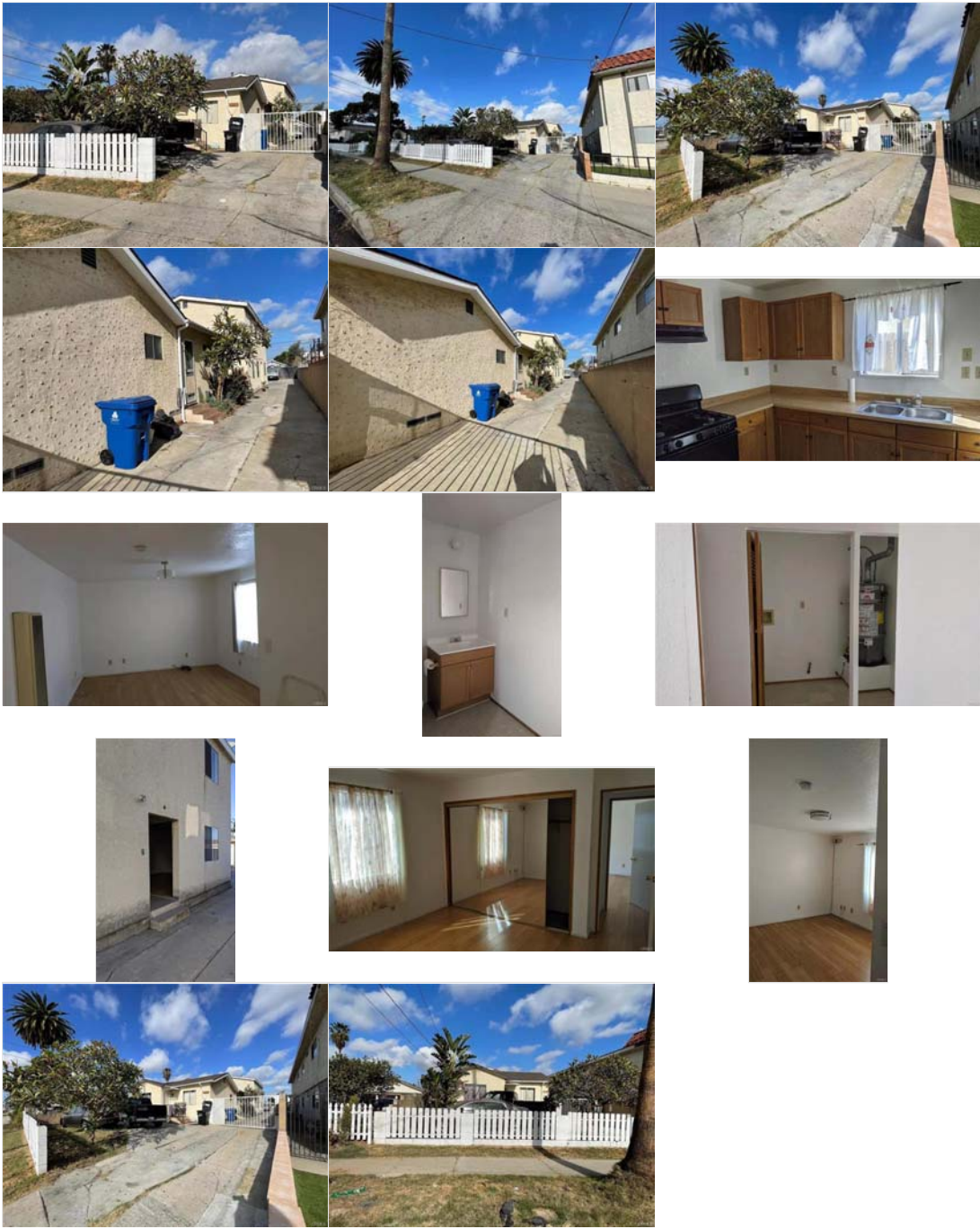
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS20259880

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Closed • **Triplex**

List / Sold: **\$919,000/\$920,000** ↑

715 Portola Ave • Torrance 90501

11 days on the market

3 units • \$306,333/unit • 1,912 sqft • 5,520 sqft lot • \$481.17/sqft • Built in 1950

Listing ID: PV21005120

Wester to Sartori to Portola



Well-maintained triplex (715, 725 & 727 Portola) in a desirable Old Torrance neighborhood. Located on a large corner lot, this investment opportunity offers 2 - 1 bed/1 bath units with dedicated laundry hookups inside. Detached 2 bed/1 bath unit sits atop the garages and has a dedicated laundry room inside garage. Three single-car garages with individual gas and electric meters. Single water meter. Existing long-term month to month tenants pay gas & electricity and owner pays water/trash. Lower rents offer plenty of upside for the investor or owner occupant.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$919,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Garage, Individual Room, Inside, Washer Hookup
- \$40200 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,228
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,176
- Cable TV: 00612682
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,772
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$2,100
2:	1	1	1	1	Unfurnished	\$925	\$925	\$1,600
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,600

Of Units With:

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

Additional Information

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

Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed • **Triplex****\$1,695,000/\$1,700,000** ↑**10 days on the market****Listing ID: SB20235605****730 N Lucia Ave • Redondo Beach 90277****3 units • \$565,000/unit • 3,110 sqft • 5,570 sqft lot • \$546.62/sqft • Built in 1963****South of Herondo, East of PCH**

Unique So Redondo location. Building is a legal Duplex with both having ocean views. Two spacious 2bed - 2bath units with w/ private ocean view decks. Each have a double garage with laundry hookups in the garages. Plus one 1bed - 1bath BOOTLEG unit in rear. Lots of upside in rents with remodeling. 1 bed unit has private patio in rear Newer roof 8years old & Copper plumbing

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,695,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: In Garage
- \$77400 Gross Scheduled Income
- \$63840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$23,890
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01499297
- Gardener:
- Licenses:
- Insurance: \$2,350
- 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	2	2	Unfurnished	\$2,000	\$2,000	\$2,850
2:	1	2	2	2	Unfurnished	\$2,700	\$2,700	\$3,000
3:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7502005033

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

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CUSTOMER FULL: Residential Income LISTING ID: SB20235605

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Closed • Triplex

List / Sold: \$775,000/\$750,000 ↓

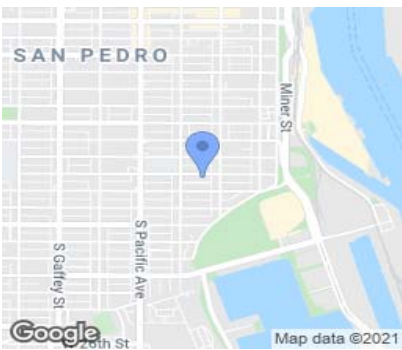
343 W 16th St • San Pedro 90731

11 days on the market

3 units • \$258,333/unit • 2,789 sqft • 6,001 sqft lot • \$268.91/sqft • Built in 1918

Listing ID: PW21020094

East of Pacific



Charming triplex is a truly RARE FIND in the Heart of the Plaza area! Sits on a large 6,000 sq.ft. lot, a short walk to many restaurants, shops, and parks. Blocks from the upcoming Waterfront Public Market, this will be an entertainment & recreation destination set on 42 Acres along the Port of the waterfront's main channel. The back house is three bedrooms with a large living room, a dining room, spacious kitchen, and a sunroom. Ceramic tile, carpet, and washer/dryer hookups. There is bonus room/office/storage building that could be a potential ADU if applied for. Separated by a courtyard, the front duplex is comprised two 1-bed, 1-bath units. There are three private garages, all units have separate gas and electric meters. Live in the house and rent the units for income. Drive-by only, please do not disturb the tenants. Check out the possibilities with the city of San Pedro.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$775,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room, See Remarks
- Cap Rate: 4.4
- \$50184 Gross Scheduled Income
- \$33228 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	2	Unfurnished	\$1,106	\$2,212	\$3,360
2:	1	3	1	1	Unfurnished	\$1,970	\$1,970	\$2,260

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
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456024007

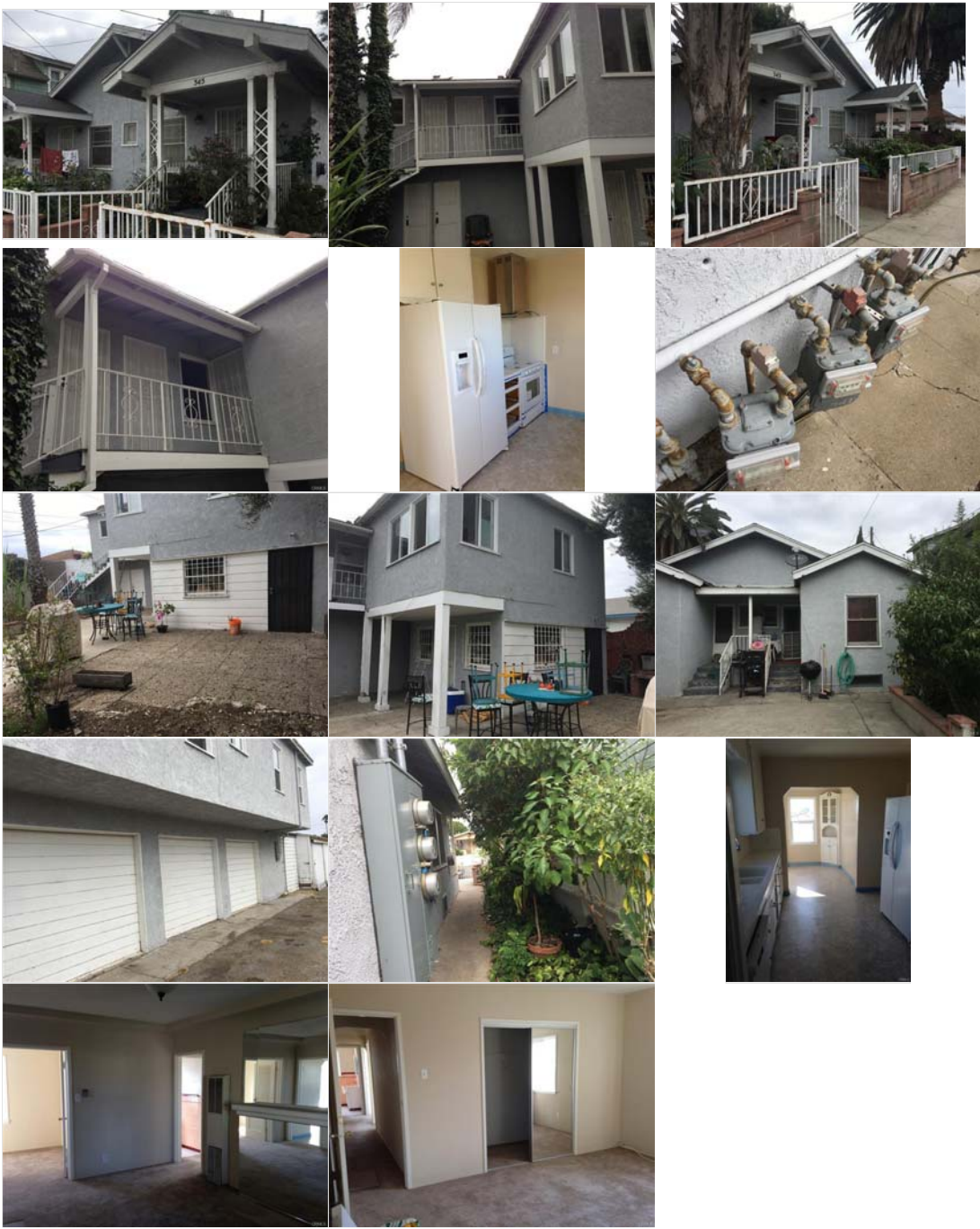
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21020094

Printed: 03/14/2021 8:19:56 PM

Closed • **Triplex**List / Sold: **\$765,000/\$770,000** ↓**549 W 12th St** • San Pedro 90731**72 days on the market****3 units** • **\$255,000/unit** • **2,152 sqft** • **5,000 sqft lot** • **\$357.81/sqft** • **Built in 1931****Listing ID: PW20218006****GAFFEY South left on 12th st.**

\$25000 Price reduction makes this triplex more attractive than ever. Charming triplex is truly a RARE FIND! Sitting on a large lot (5000 sq.ft.) with tremendous potential for growth and development. Excellent walkability to many restaurants, shops, and parks in the heart of Vista Del Oro. Just blocks from the upcoming Waterfront Public Market, this will be an Entertainment & Recreation Destination set on 42 Acres along the Port of the waterfront's main channel. The front house is three bedrooms with a large living room with a mock fireplace, a large dining room, and a spacious kitchen. One full bathroom and a guest half bathroom. Ceramic tile throughout the house, washer/dryer hookup & a large backyard. The basement under the front house is great extra office space, storage, or wine cellar: two large one-bedroom units, one bath over four garages in back. With hardwood flooring, the washer/dryer hookup in their private garages are bright and peaceful. All units have separate gas meters. Live in the front house and rent the back units. Drive-by only, Please do not disturb the tenants. Walk Score of 89 out of 100. Nearby parks include San Pedro Plaza Park, 22nd Street Park, and John S Gibson Junior Park. Builder, Please look at zoning information for the LARD1.5 supplemental. you can have multiple dwellings, 1 per 1500 sq. ft. of lot area. Great new small multi-residential units. Check out the possibilities with the city of San Pedro.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$790,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$40188 Gross Scheduled Income
- \$38963 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$1,225
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$188
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$187
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,100	\$25,200	\$2,500
2:	1	1	1	1	Unfurnished	\$737	\$8,844	\$1,450
3:	1	1	1	1	Unfurnished	\$1,124	\$13,488	\$1,450

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
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454020023

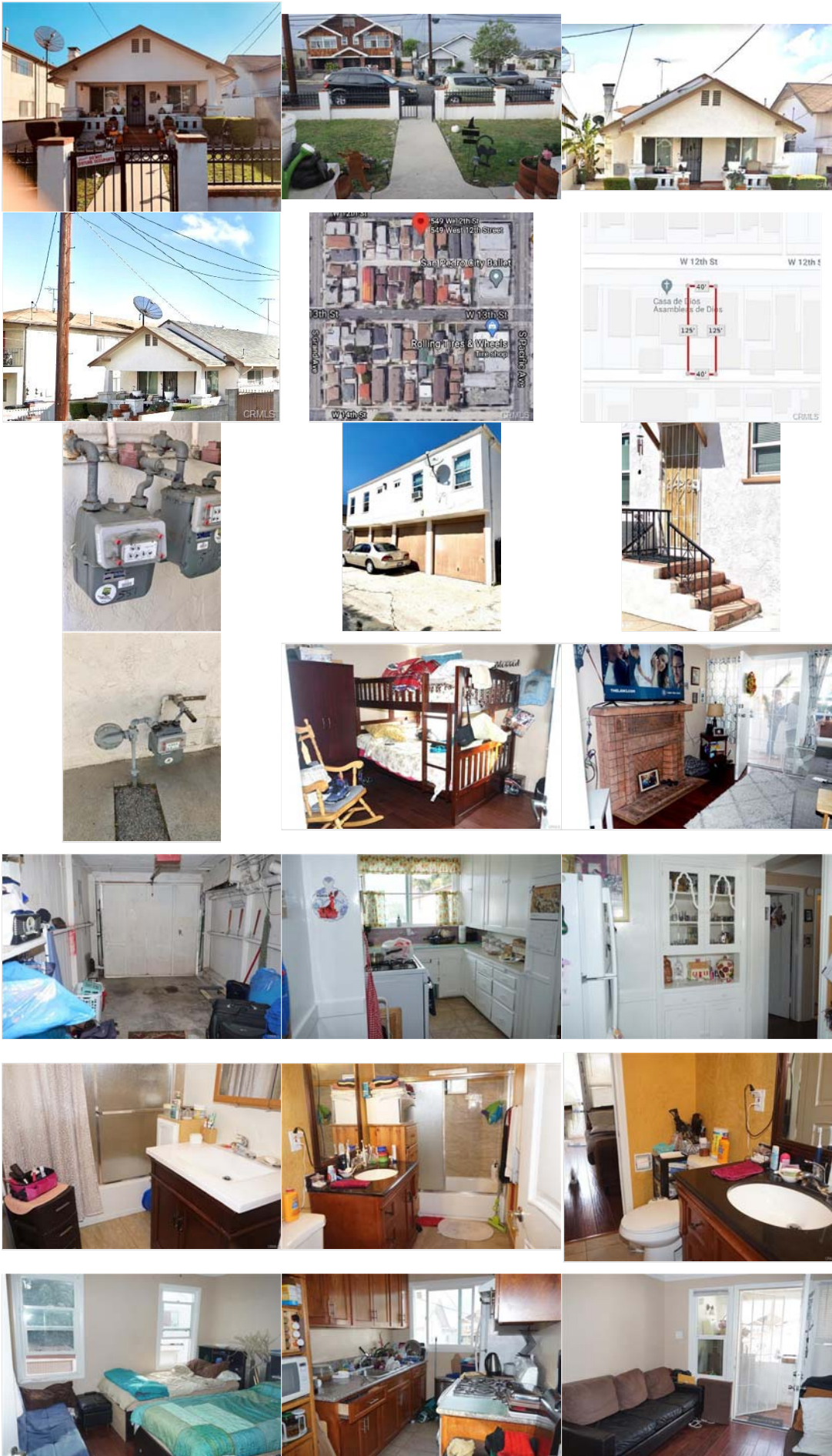
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW20218006

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Closed • **Triplex**

List / Sold: **\$1,099,000/\$860,000** ↓

642 E San Jose Ave • Burbank 91501

0 days on the market

3 units • **\$366,333/unit** • **2,038 sqft** • **7,118 sqft lot** • **\$421.98/sqft** • **Built in 1926**

Listing ID: PW21031038

5 fwy and exit Burbank Blvd and head North East, turn right on 3rd then left on E. San Jose



Facts & Features

- Sold On 03/12/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace, Wall Furnace, Natural Gas
- \$47400 Gross Scheduled Income
- \$36756 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,636
- Maintenance:
- Workman's Comp:
- Professional Management: 2844
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,395
2:	2	1	1	1	Unfurnished	\$1,075	\$2,150	\$1,650

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2455034002

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21031038

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List / Sold:

Closed •**\$1,798,000/\$1,819,000** ↑

4 days on the market

Listing ID: 320004955

4521 4525 Glenwood Ave • La Crescenta 91214**3 units** • **\$599,333/unit** • **3,150 sqft** • **7,547 sqft lot** • **\$577.46/sqft** •
Built in 1989**Located north of Foothill Blvd. between Ramsdell and La Crescenta Avenue**

Do NOT go on the property! Drive by only!! Do NOT DISTURB tenants!! Meticulously well maintained 1989 built triplex, located in the heart of La Crescenta, featuring two attached townhouses in front (units 4521 & 4523), and a single detached townhouse style residence in back (unit 4525). All units occupied with wonderful long term tenants paying their rents throughout the pandemic. Tons of upside rental potential and no rent control. Each townhouse features 2 bedrooms, 2 full baths, 1,050 square feet of living space, attached 20 x 24 garage with direct access to the home, laundry hook ups, central air and heat, gas fireplace, updated kitchen (built in stoves & dishwashers included in each unit), dining area, vaulted living room ceiling, and 2 balconies to enjoy the mountain and tree top views. Property features drought tolerant landscaping. Homes are metered separately for gas and electric. Not familiar with La Crescenta? It is a quaint bedroom town in the hills just north of Los Angeles with award winning public schools, minutes from Montrose Shopping Park's restaurants, shops, a Sunday's Farmer's Market, and plenty of local hiking trails in the foothills above. Walkability Score: 78. Local public schools: Monte Vista Elementary, Rosemont Middle School, &

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$1,798,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Forced Air, Natural Gas
- Laundry: Gas Dryer Hookup
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Multi-Level Bedroom, Formal Entry
- Floor: Vinyl, Wood
- Appliances: Dishwasher
- Other Interior Features: Formica Counters

Exterior**Annual Expenses**

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County

• Parcel # 5802030008

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

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CUSTOMER FULL: Residential Income LISTING ID: 320004955

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Closed •List / Sold: **\$899,000/\$920,000** ↑**15 days on the market****936 E Hellman Ave # C • Monterey Park 91755****3 units • \$299,667/unit • 1,740 sqft • 8,644 sqft lot • \$528.74/sqft • Built in 1961****Listing ID: AR21010812****W of New Ave / N of Garvey Ave**

Prime location in Monterey Park. Close to Atlantic square which offers Gym, AMC, all kinds of stores and restaurants. Well maintained property. Each unit has 1 bedroom, 1 bathroom with bathtub and shower, good size kitchen, water heater, electrical meter, newer windows, and split AC. Each unit has a covered parking spot and additional parking lot. Low maintenance landscaping. Close to DTLA, schools, and transportation. Distinguished Alhambra school district with excellent Mark Keppel High School.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$49680 Gross Scheduled Income
- \$43260 Net Operating Income
- 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: \$17,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,380	\$1,380	\$1,500
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,500
3:	1	1	1	1	Unfurnished	\$1,380	\$1,380	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258013034

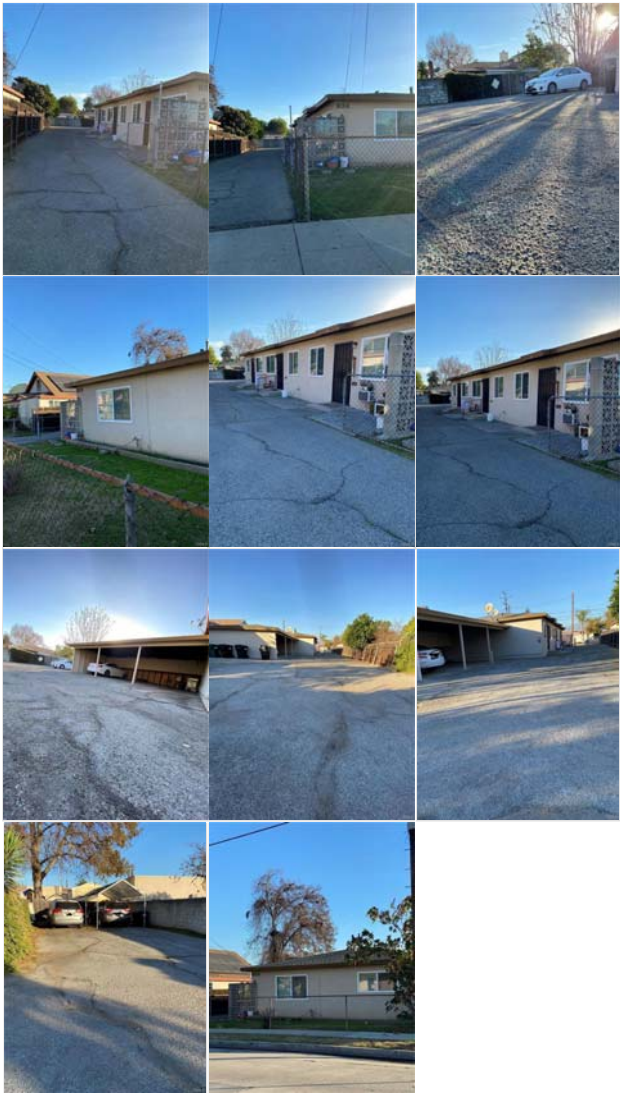
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR21010812

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List / Sold:

Closed**\$1,100,000/\$1,070,000** ↓**121 days on the market****Listing ID: SR20174655****1588 N Hill Ave • Pasadena 91104****3 units • \$366,667/unit • 2,136 sqft • 7,501 sqft lot • \$500.94/sqft • Built in 1924****South of Elizabeth on the East side of Hill**

Excellent opportunity with this Mid-Century Spanish-style triplex located on a beautiful, tree-lined street in a well-maintained Pasadena neighborhood. The front home features 3 bedrooms and 2 baths (1,100 sf) & was updated in 2019 with all new wood laminate flooring, fresh paint and a charming outdoor seating area. The home is light and bright and sits behind a wall of front hedges for added privacy. Some of the many improvements include HVAC, copper plumbing, H2O heaters, new windows, elastomeric roof coatings, updated circuit breaker panels, and SoCal WaterSmart landscaping. The side-by-side duplex units sit behind the front house. Both are approx 500 sf & feature 1 bedroom & 1 bathroom with AC, new windows, wood flooring, copper plumbing, off-street parking. Both units share laundry and outside seating area. Excellent location close to restaurants, shopping, outdoor recreation and just minutes to downtown Pasadena & Old Pasadena, plus just blocks to the 210 & 134 freeways. Seller also has 2 other residential income properties available. Purchase all 3 as a portfolio. Rare multi-unit opportunity in a great residential community! A total of 8 units on 3 parcels within 5 miles distance. [336-336 1/2 VENTURA MLS# SR20175744 | 2115-2117 MARENGO MLS # SR20176130 | 1588-1592 N HILL AVE MLS# SR20174655] All substantially updated with great cash flows and excellent long term tenants. Units in Total: 3 - 3 bed/2 bath, 5 - 1 bed/1 bath.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,130,000
- 2 Buildings
- 1 Total parking spaces
- Laundry: Common Area, Individual Room, Washer Hookup
- \$6880 Gross Scheduled Income
- \$6448 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard, Landscaped, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,356
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$120
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$996
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,880	\$2,880	\$2,880
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850
3:	1	1	1	0	Furnished	\$1,840	\$1,840	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850018003

Michael Lembeck

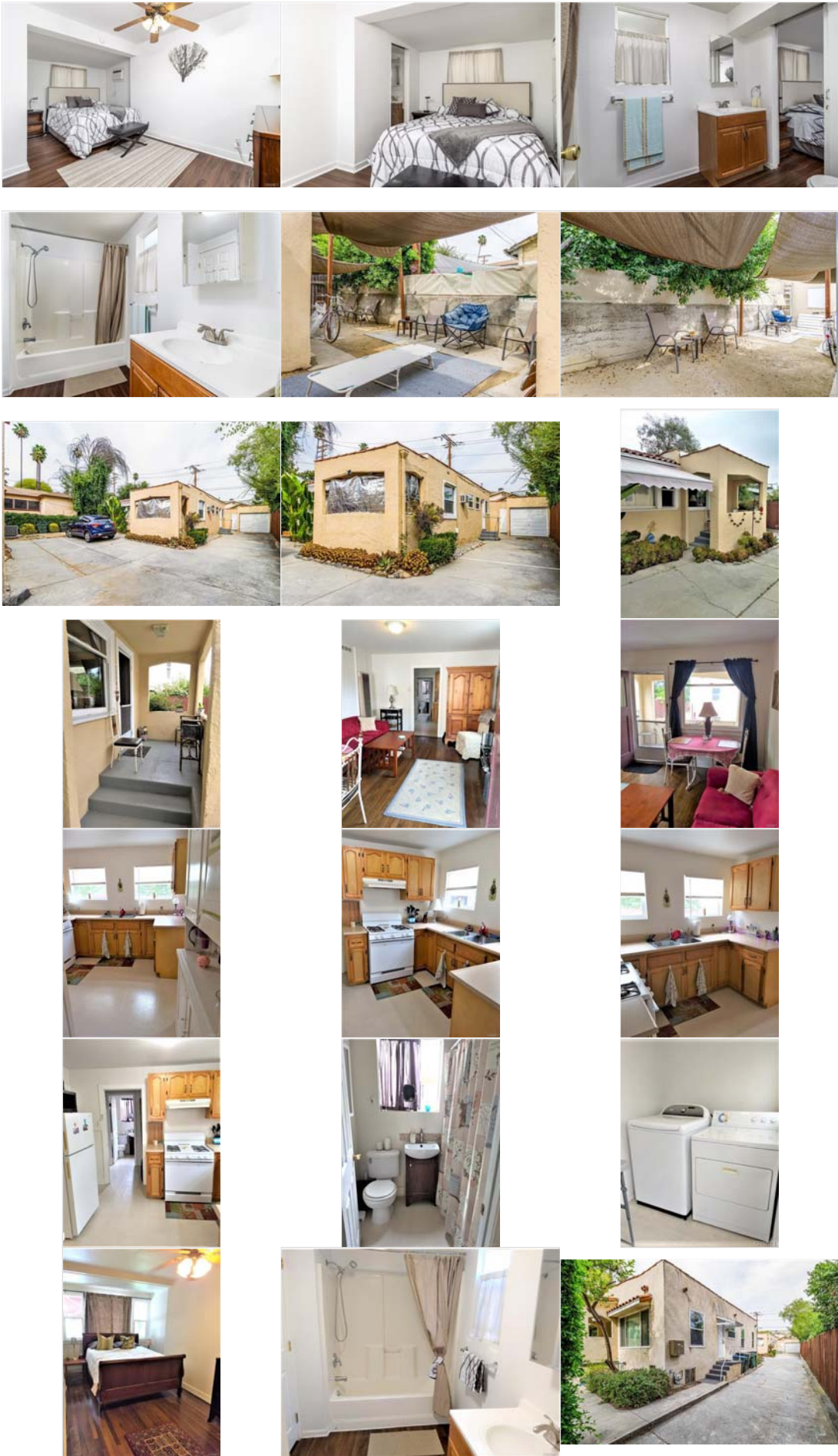
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR20174655

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Closed •

\$1,150,000/\$1,171,776 ↑

78 days on the market

Listing ID: 20650122

270 Robincroft Dr • Pasadena 91104
3 units • \$383,333/unit • 2,746 sqft • 5,399 sqft lot • \$426.72/sqft •
Built in 1958
Off Fair Oaks and Washington near the 210 Freeway.



MIDCENTURY MODERN SFR + DETACHED DUPLEX! 270 Robincroft is a highly unique property that offers excellent value, pride of ownership condition, interesting architectural features, near market rents - and is offered at a very attractive price point. The property consists of a midcentury modern home that has two master bedroom suites and opens to a gated outdoor patio, plus a detached duplex with oversized studio apartments perched above parking and large storage rooms that can be used as gyms, offices, art/music studios, and much more. The property was remodeled in 2008 and is a fantastic stabilized asset for a new or seasoned investor. The single family home is 2 stories and appx. 1,750 SF, and laid out so that there are 2 master suites, one on the 2nd floor with views overlooking Pasadena, and one ground floor master with a separate entrance. This is an exceptional value for a house plus duplex in a quaint and quiet area of North Pasadena.

Facts & Features

- Sold On 03/09/2021
 - Original List Price of \$1,150,000
 - 2 Buildings
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
- Laundry: Stackable, See Remarks
 - \$54744 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Gas Oven

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$19,548
 - 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	\$2,946	\$2,946	\$3,150
2:	1	0	1		Unfurnished	\$1,595	\$1,595	\$1,750
3:	1	0	1		Unfurnished	\$1,650	\$1,650	\$1,750
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

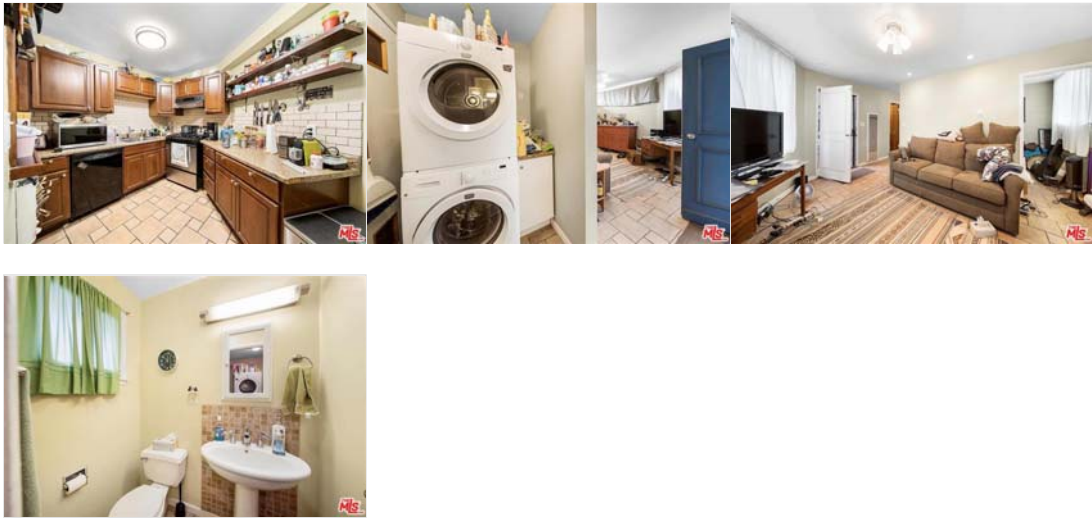
- Standard sale
 - Rent Controlled
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5729011013

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

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CUSTOMER FULL: Residential Income LISTING ID: 20650122

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Closed • DuplexList / Sold: **\$799,000/\$760,000** ↑**2301 Griffin Ave • Los Angeles 90031****52 days on the market****3 units • \$266,333/unit • 3,634 sqft • 8,524 sqft lot • \$209.14/sqft • Built in 1899****Listing ID: DW20255400****Take North Broadway to Griffin.**

Huge Lincoln Park Triplex, that's legally a Duplex. This property consists of two homes on one lot and was converted to a Triplex at some time in the past 121 years. The larger home is 2554 SF and has 5 bedrooms and 2 bathrooms and is being used as two units. The upper unit is 2 beds and 1 bath and the lower unit is 3 beds and 1 bath. The smaller house next door to the right is 1080 SF and has 3 bedrooms and 1 bathroom. The total size of all units combined is 3634 SF. This property does need some TLC but would be an awesome investment when remodeled. The lot is over 8500 SF and is all flat with a large front yard and parking in the back. ADDRESS OF THE SMALLER HOUSE IS 2307 GRIFFIN.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$699,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Floor Furnace
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Lot 6500-9999
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- 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	\$1,800	\$1,800	\$2,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	3	1	0	Unfurnished	\$0	\$0	\$2,300

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
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5204020019

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

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CUSTOMER FULL: Residential Income LISTING ID: DW20255400

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Closed •

List / Sold: **\$839,900/\$815,000** ↓

414 E Avenue 43 • Los Angeles 90031

13 days on the market

3 units • \$279,967/unit • 2,000 sqft • 9,166 sqft lot • \$407.50/sqft • Built in 1922

Listing ID: 21677722

W of Griffin, E of 110 Fwy



Exclusive opportunity to acquire this amazing investment in the high-growing area of Montecito Heights. Adjacent to neighborhoods such as Highland Park, Mt. Washington and Cypress Park, this is an investment worth the acquisition. The property sits on close proximity to trendy coffee shops, restaurants, parks, trails, nightlife, museums and a array of inspiring LA culture . This traditional in style triplex features over 2,700 square feet of living space. Each unit containing 1 bedroom and 1 bath. The front unit consist of many upgrades to include new electrical, kitchen, flooring and paint. Property sits on a 9,000 square feet lot. Owner has just recently redone the backyard with new landscaping. This property is zoned LARD3 which might have the possibility for expansion and maximize potential. Great opportunity for an owner user or experience investor. Front is vacant and move in ready.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$839,900
- 2 Buildings
- Levels: One
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$13000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Bonus Room
- Floor: Carpet, Laminate, Tile
- Appliances: Oven

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$5,600
- 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	\$729	\$729	\$1,800
2:	1	1	1		Unfurnished	\$823	\$823	\$1,800
3:	1	1	1		Unfurnished	\$0	\$2,000	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

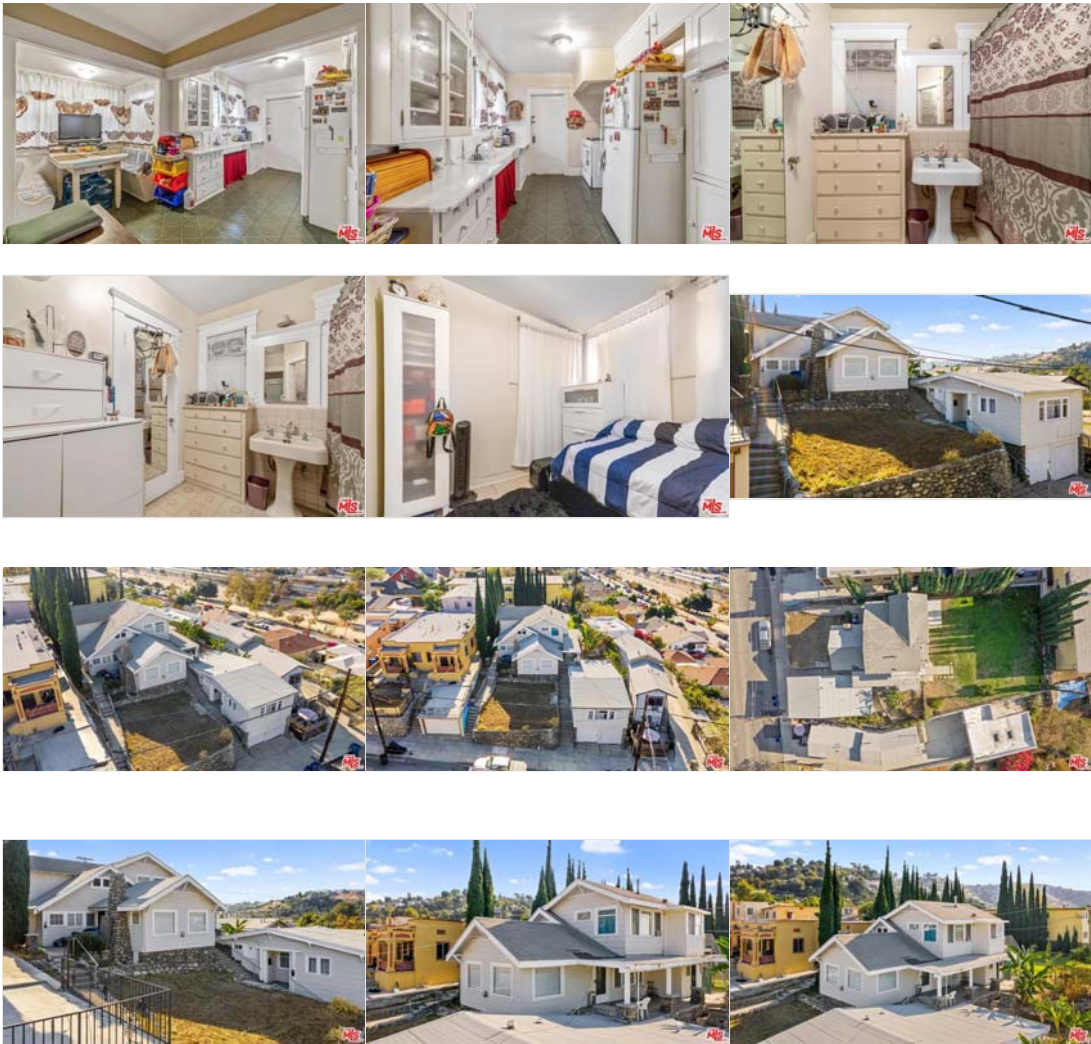
- Standard sale
- Rent Controlled
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5207010035

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

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CUSTOMER FULL: Residential Income LISTING ID: 21677722

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Closed •List / Sold: **\$960,000/\$830,000 ↓****2908 2910 S Budlong Ave • Los Angeles 90007****113 days on the market****3 units • \$320,000/unit • 2,211 sqft • 5,580 sqft lot • \$375.40/sqft • Built in 1907****Listing ID: SR20097828****VERMONT AVE, TURN RIGHT ONTO W. ADAMS BLVD THEN LEFT ONTO S. BUDLONG AVE.**

Attention all buyers looking for an investment home or investors the same it's a perfect. This Duplex is 3bed+2bath other is 1 bed + 1bath plus 1bed+bath each have there own entrance with kitchen and living room area. Walking distance to University of California.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$960,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

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: 00905345
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,475	\$29,700	\$2,500
2:	1	1	1	0	Unfurnished	\$875	\$10,500	\$1,600
3:	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: 0

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054035007

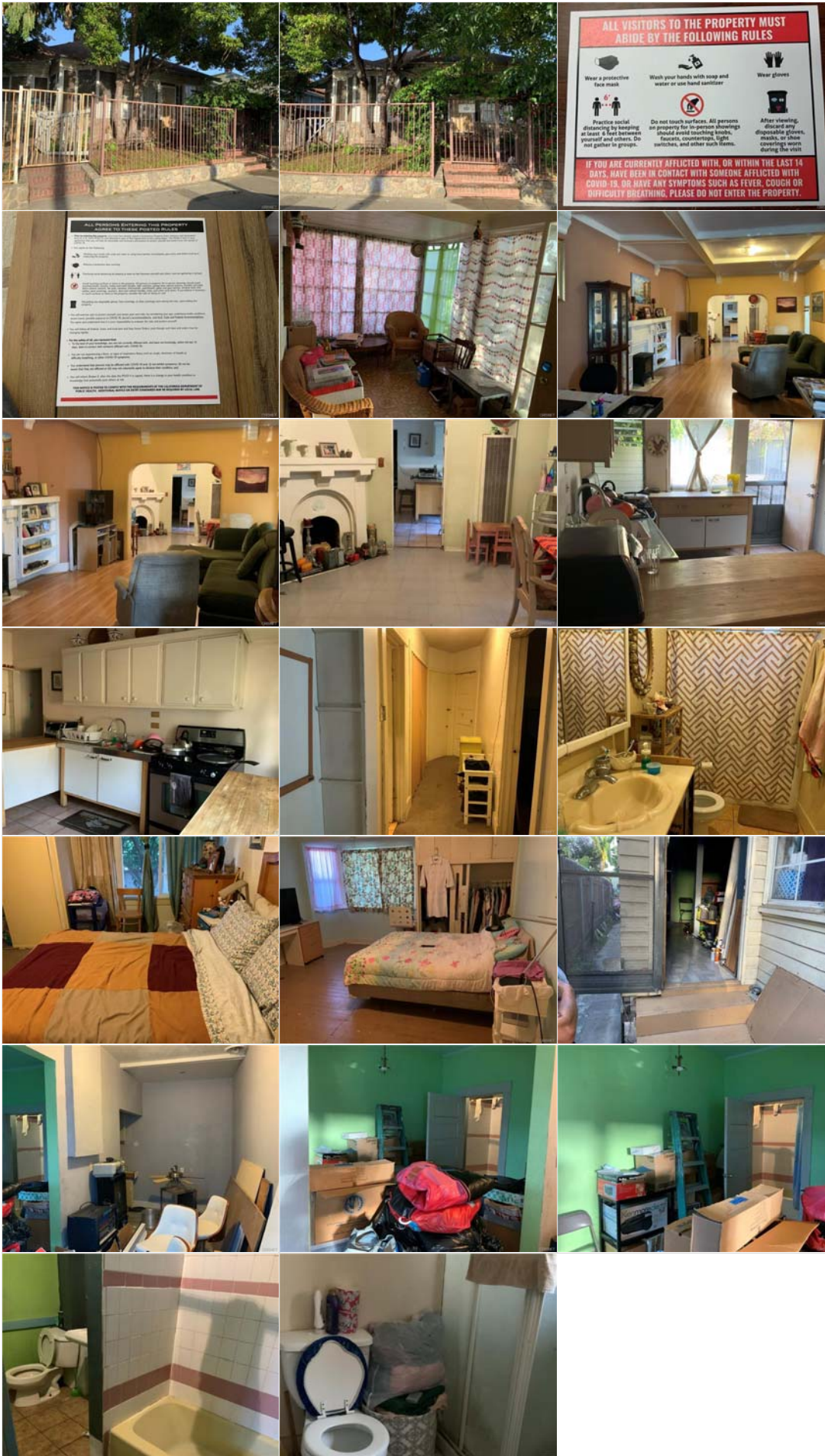
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •List / Sold: **\$619,999/\$620,000** ↑**1474 W Vernon Ave • Los Angeles 90062****122 days on the market****3 units • \$206,666/unit • 2,063 sqft • 5,719 sqft lot • \$300.53/sqft • Built in 1911****Listing ID: DW20191786****West of the 110, exit on Vernon Ave. East of Western Ave.**

Amazing Triplex only 10 min from USC and 15 min from beautiful Down Town Los Angeles. This property is addressed as 1474, 1478, and 1478 1/2. This multi-residential building consists of 2 units with 2 bedrooms and 1 bath each and 1 unit with 1 bedroom 1 bath. The upstairs unit is 1474 and has 2 bedrooms and 1 bath. The downstairs 2 bedroom unit is address 1478 and has its own private laundry room. The downstairs unit to the right-hand side of the building is addressed 1478 1/2 and consists of 1 bedroom and 1 bathroom that has been remodeled and ready to occupy. Good size front yard and large back yard with easy alley access for parking up to 6 cars. 3 individual gas meters and 3 separate electric meters. There are also 3 separate hot water heaters on the property.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$619,999
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Floor: Carpet, Tile, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01830738
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,340	\$1,340	\$1,600
2:	1	2	1	0	Unfurnished	\$1,254	\$1,254	\$1,650
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5016002003

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

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CUSTOMER FULL: Residential Income LISTING ID: DW20191786

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Closed •

List / Sold: **\$669,900/\$624,000** ↓

1326 W 42Nd St • Los Angeles 90037

208 days on the market

3 units • \$223,300/unit • 2,103 sqft • 5,940 sqft lot • \$296.72/sqft • Built in 1922

Listing ID: 20609226

East of Normandie West of Vermont North of Vernon South of Martin Luther King...minutes to USC.



Great lot on the corner of Kenwood and 42nd street. This unique three unit building feels like single family living. Three large one (1) bedroom units and one bath. Good owner user opportunity or investor may love this lot. Large enclosed back yard and new rear staircase in the back, units 1326 and 4210 are gated. All units and owner have separate water meters. Unit 1326 large living room mock fireplace not in use, good size closet. Unit 4210 faces Kenwood Formal Dining room w built in china cabinet, washer/dryer on service porch nice front terrace. Unit 4202 Kenwood recently painted, updated counter top. Please do not disturb tenants or walk on property. LA City Rent Control Two units Section 8.....Units Sold tenant occupied.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$800,000
- 2 Buildings
- Heating: Wall Furnace
- \$35727 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$7,167
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01869619
- Gardener:
- Licenses:
- Insurance: \$917
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,015	\$1,015	\$1,600
2:	1	1	1		Unfurnished	\$1,010	\$1,010	\$1,600
3:	1	1	1		Unfurnished	\$1,450	\$1,450	\$1,600
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 # 5020005006

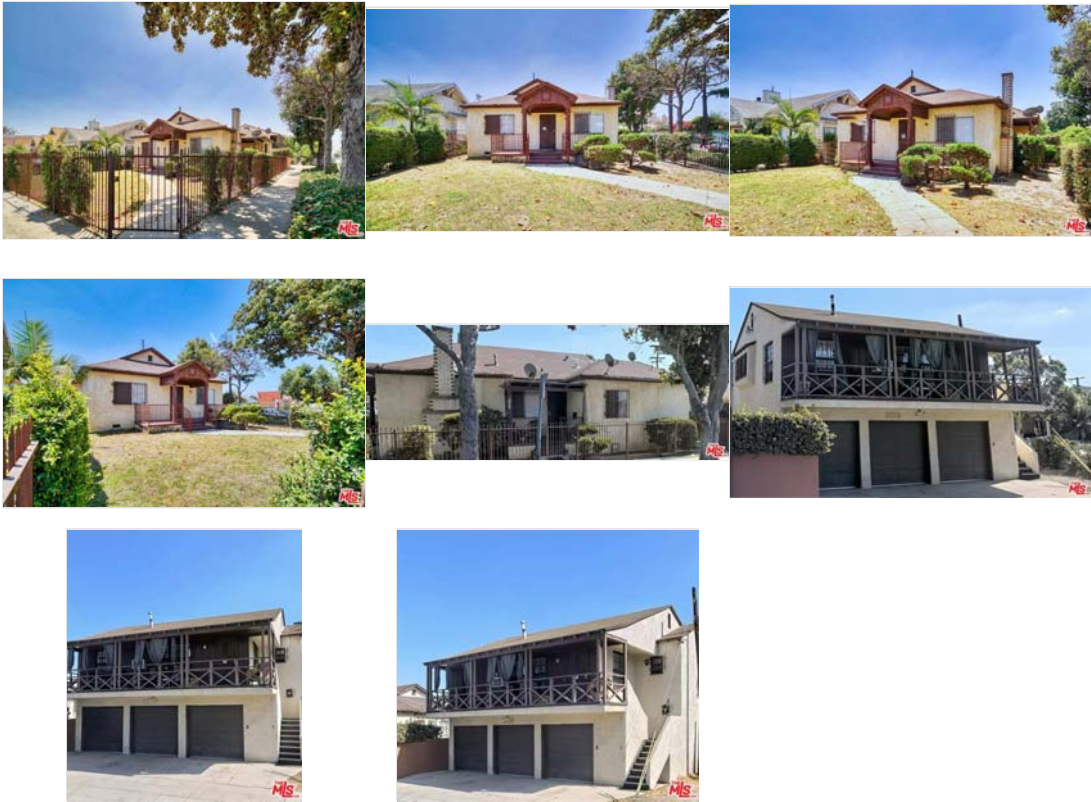
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20609226

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Closed • TriplexList / Sold: **\$750,000/\$750,000** ↓**79 days on the market****218 E 43rd St • Los Angeles 90011****3 units • \$250,000/unit • 2,624 sqft • 5,402 sqft lot • \$285.82/sqft • Built in 1905****Listing ID: SB20196697****North of E. Vernon Ave and West of South San Pedro Street**

I am pleased to present an excellent multifamily triplex income property nestled in the heart of Los Angeles, the fastest-growing neighborhood. It is an excellent opportunity for your buyer to use and collect rent, or to re-develop a multi-family project in a well-established apartment market with good demographics that are getting stronger every day. The living square footage is 2,624, and it sits on a 5,402 square foot lot, featuring 4 bedrooms, 1 studio, and 3 bathrooms, built-in 1905, zoned LAR2, all attached units. The current triplex is located just minutes away from USC, Downtown Los Angeles, restaurants, transportation & entertainment that Los Angeles has to offer.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$799,000
- 1 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Laminate, Tile
- Appliances: Gas Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Stucco Wall, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5113019008

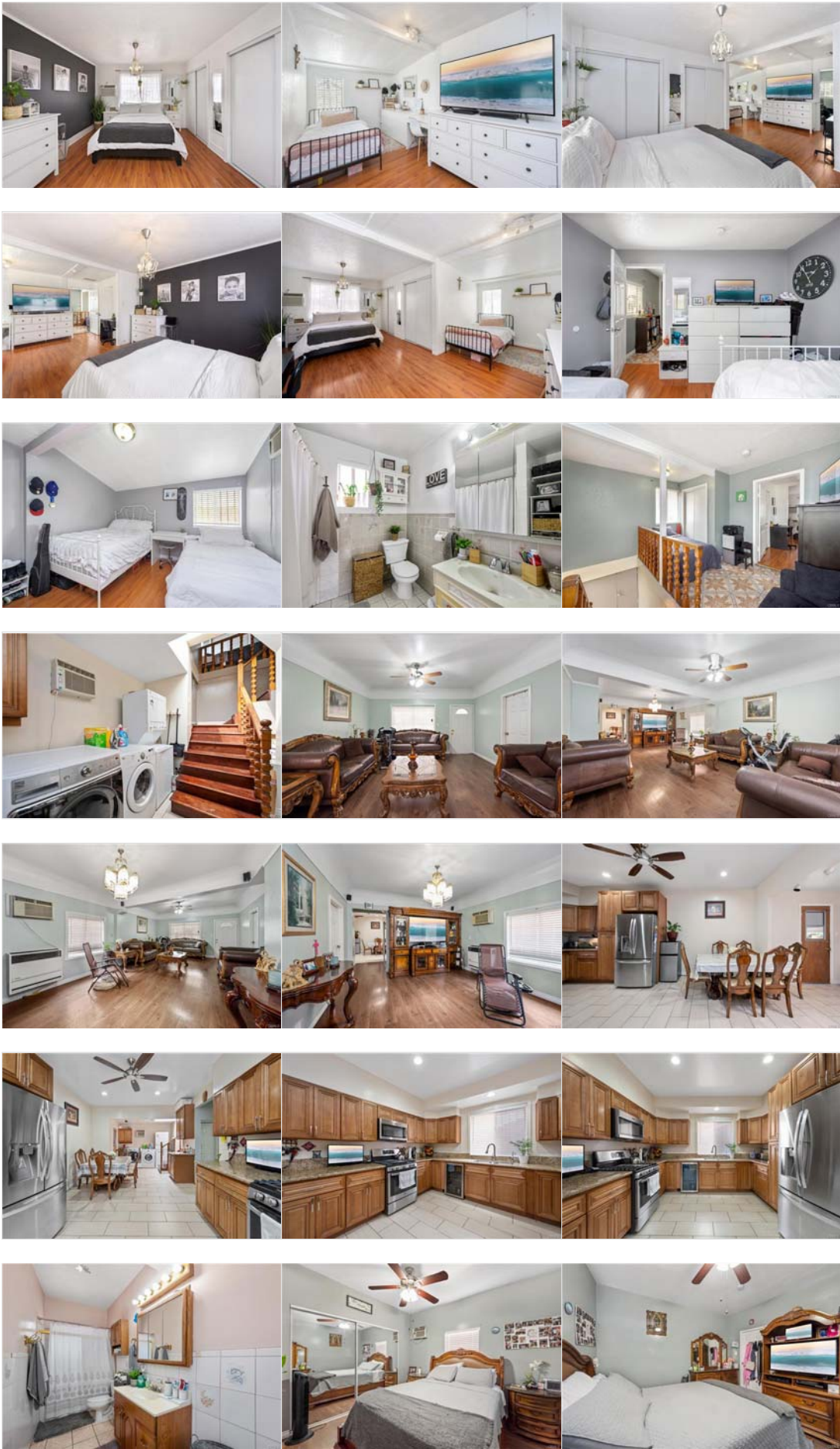
Michael Lembeck

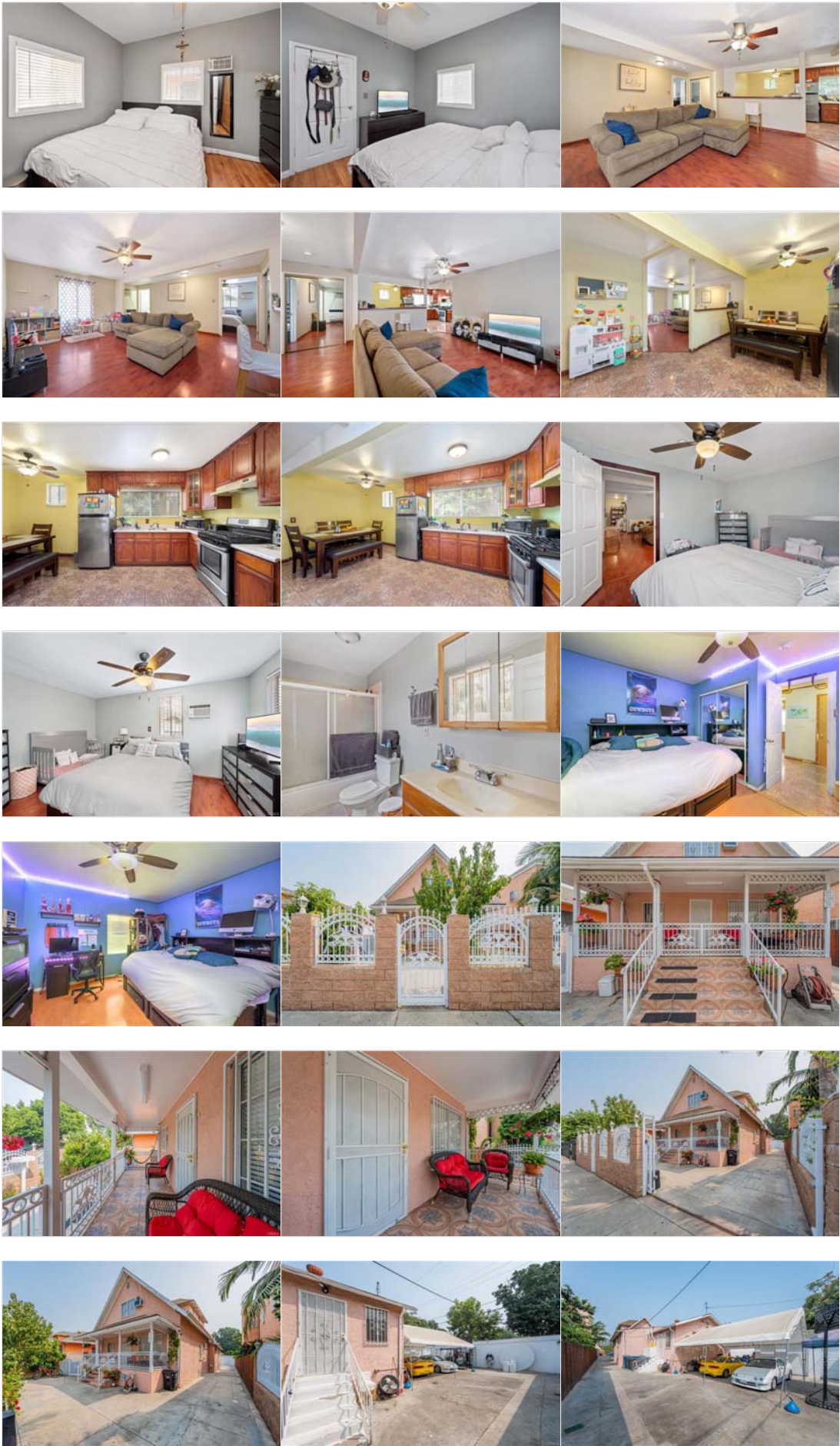
State License #: 01019397
 Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB20196697

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Closed •

List / Sold: **\$850,000/\$815,000** ↓

3554 BRENTON Ave • Lynwood 90262

21 days on the market

3 units • \$283,333/unit • 3,165 sqft • 7,785 sqft lot • \$257.50/sqft • Built in 1956

Listing ID: SB21006380

CROSS STREET MARTIN LUTHER KING



Three (3) unit, single-story building built in 1956 with four (4) enclosed garage spaces. Offered at a 5.12% cap rate, this property delivers an excellent return from day one, with the ability to increase cash flow by increasing rents to market. The spacious 3 BD/2BA unit is currently rented well below market. All units larger than average featuring one (1), 1BD/1BA, one (1), 2BD/1BA and one (1) 3 BD/2BA with approximately 1,800 SF of living space. The 2 BD/1BA unit can be delivered vacant at the close of escrow. At \$268/sq. ft., the property is offered below the average price/sq. ft. for recent comparable sales in the area. Big fenced patio with secure gate shared with the adjacent fourplex. Professionally managed, well maintained, and several units have been recently upgraded. Close to nearby St. Emydius Catholic Church, schools, St Francis Medical Center and the popular Plaza Mexico Shopping Center. The building can be purchased together or separate from the adjacent fourplex located at 3552 Brenton Ave. MLS# SB21006639

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.12
- \$63780 Gross Scheduled Income
- \$41521 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Disposal, Gas Range

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,344
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$880
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$754
- Maintenance: \$3,093
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,055
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,525
2:	1	2	1	1	Unfurnished	\$1,795	\$1,795	\$1,795
3:	1	3	2	2	Unfurnished	\$2,095	\$2,095	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- RM - Lynwood area
- Los Angeles County
- Parcel # 6191015002

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21006380

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List / Sold:

Closed • **Quadruplex****\$1,099,000/\$1,150,000** ↑**8 days on the market****Listing ID: SB21013970****584 W 11th St • San Pedro 90731****4 units • \$274,750/unit • 4,406 sqft • 6,751 sqft lot • \$261.01/sqft • Built in 1927****East of Grand Ave on 11th St**

This is the one you have been waiting for! This large and very well maintained four unit building consists of two 2 bedroom and 2 bathroom units upstairs and two 1 bedroom and 1 bathroom units downstairs. Each unit is about 1,100 sq ft and has their own one car garage in the back with an additional parking space in front of the garage. The large garages have newer garage doors and room for extra storage space. Each unit has their own washer and dryer hookups inside, carpet flooring, bay windows and plenty of storage space. All units are very spacious, well maintained and has front and rear entry. The outside of the building was recently painted and the asphalt in the driveway was redone as well. The property is not under LA city rent control because it was extensively remodeled in the 1980's. The location of this great investment opportunity cannot get any better than this. It is only minutes away from local shops and restaurants, two major banks, the new Port of Los Angeles Waterfront Development, schools, San Pedro Farmers Market and the City Hall.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Inside
- Cap Rate: 4.7
- \$70800 Gross Scheduled Income
- \$51556 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bedroom
- Appliances: Dishwasher
- Floor: Carpet

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,244
- Electric: \$420.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$2,224
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,900
2:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,700
3:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,700
4:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,900

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
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454012021

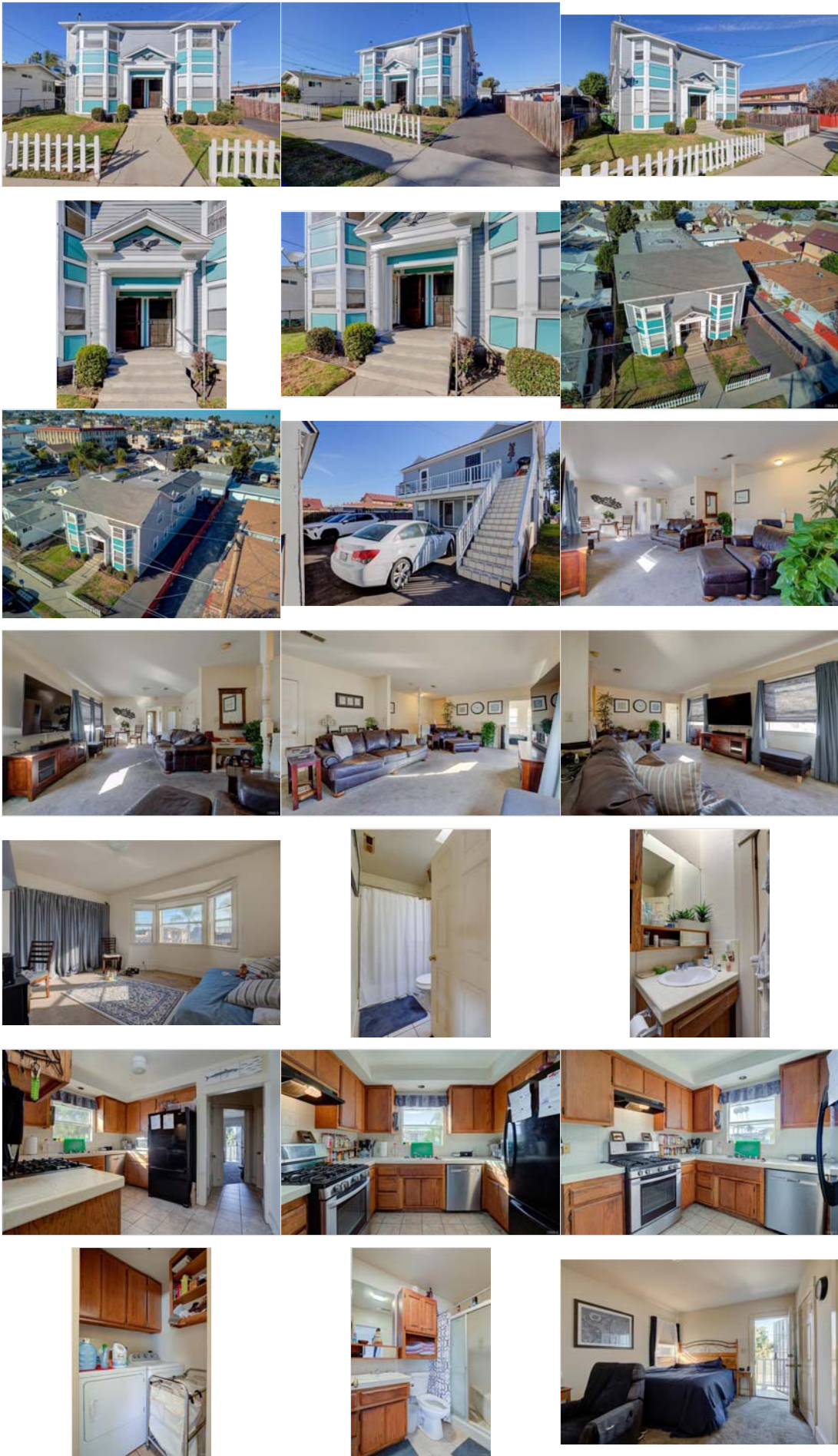
Michael Lembeck

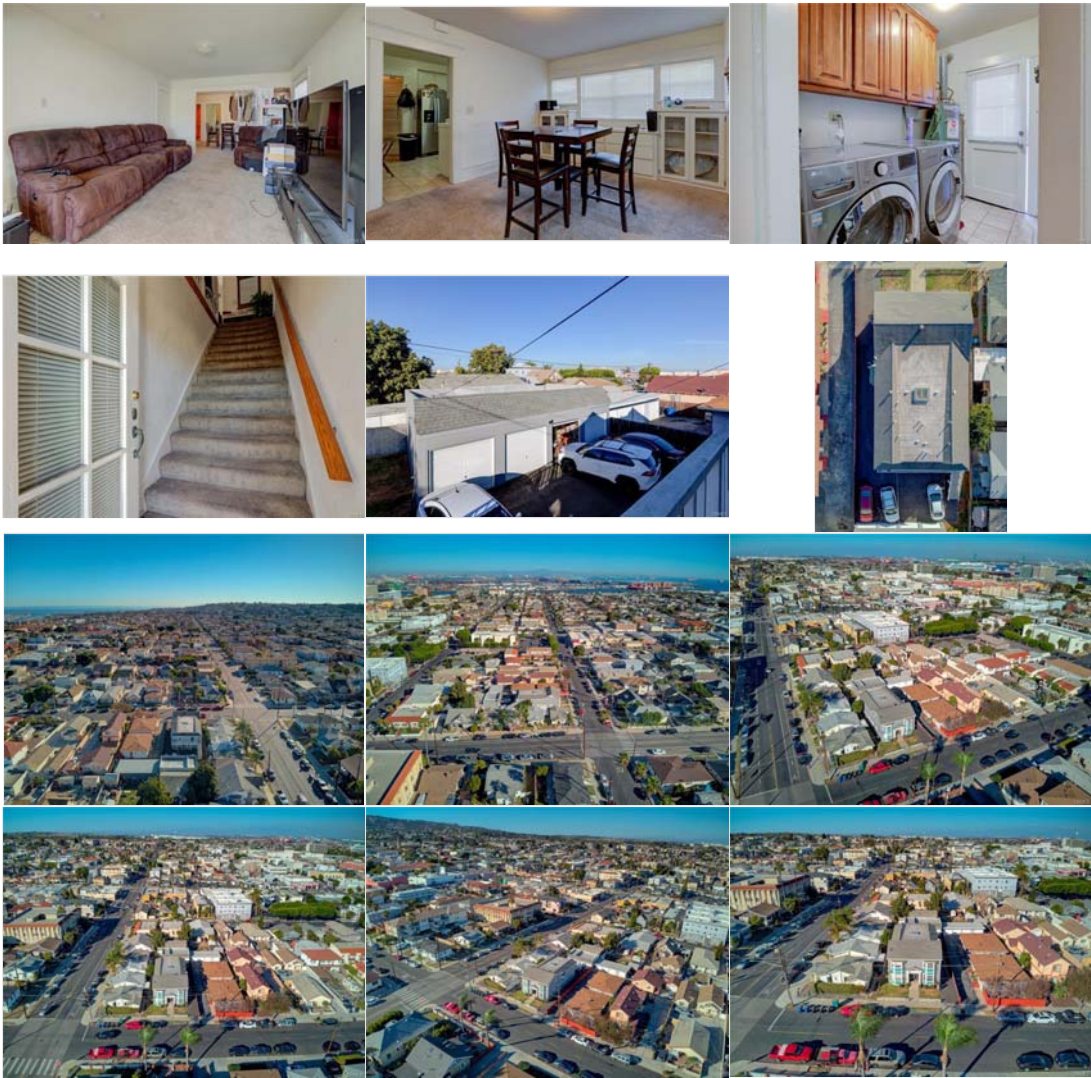
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21013970

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List / Sold:

Closed •**\$1,400,000/\$1,375,000 ↓****41 days on the market****Listing ID: SR20260208****1744 N Hollywood Way • Burbank 91505****4 units • \$350,000/unit • 2,854 sqft • 5,399 sqft lot • \$481.78/sqft •****Built in 1948****N of Burbank Blvd!**

Attention All Burbank Buyers, Investors, Owner/User & Agents! This Is The 4 Unit Property In Prime Burbank You Have Been Waiting For! Fantastic Four Unit Building With Incredible Possibilities! Upstairs 2 Bedroom & 1 Bath Owners Unit Is Like Your Own Private Home With Roof Top Views. The Other 2 Bedroom, 1 Bath And The Two 1 Bedroom, 1 Bath Units Are Downstairs Each With Their Own Private Patio! Terrific Room Sizes! Outstanding Opportunity! Highly Sought After Burbank Location Is Moments From Everything! Burbank At Its Best!

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- Laundry: Community
- \$66000 Gross Scheduled Income
- \$66000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- 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	\$2,000	\$2,000	\$2,000
2:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$1,900
3:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2437021002

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SR20260208

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Closed • **Quadruplex**

1137 Orange Grove Ave • Glendale 91205

4 units • \$318,893/unit • 4,444 sqft • 6,699 sqft lot • \$327.41/sqft • Built in 1927

Chevy Chase / Colorado

List / Sold:

\$1,275,572/\$1,455,000 ↑

10 days on the market

Listing ID: BB21019099



Awesome Spanish motif!! This large 4,444 square foot 4 unit building is located on a large 6,699 square foot lot! Each unit has an oversized formal dining room, huge living room, retro kitchen, 1 bedroom, 1 retro bathroom, laundry room! 2 units have balconies! 4 garage parking spaces and 2 carport parking spaces! Owner will carry with 20% to 25% down payment at 4% to 5% interest for 5 to 7 years! Submit!!

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,275,572
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Individual Room, Inside
- Cap Rate: 2.49
- \$50652 Gross Scheduled Income
- \$31708 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,944
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,575	\$1,575	\$1,575
2:	1	1	1	1	Unfurnished	\$900	\$900	\$900
3:	1	1	1	1	Unfurnished	\$873	\$873	\$873
4:	1	1	1	1	Unfurnished	\$873	\$873	\$873

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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674014014

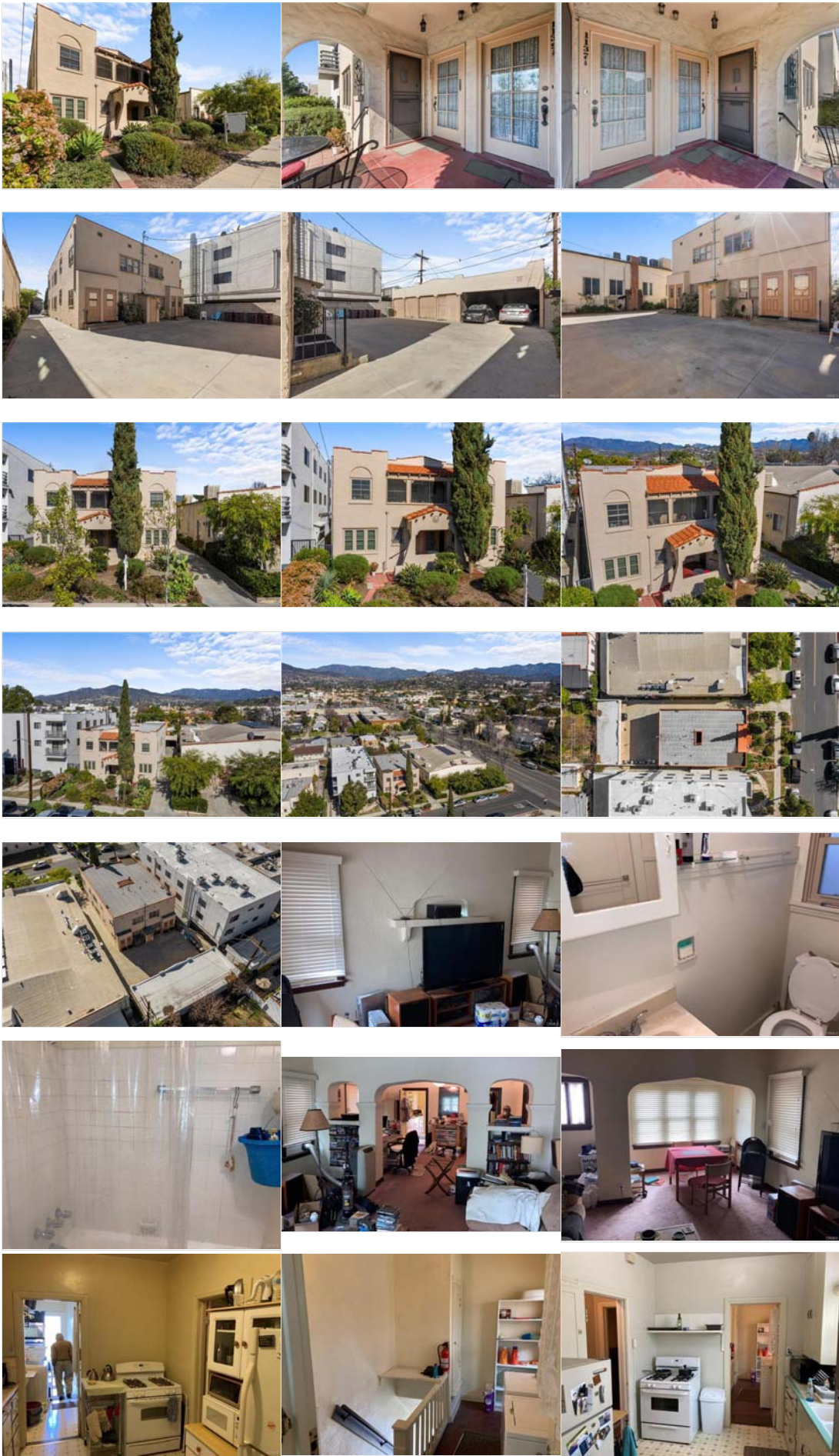
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: BB21019099

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List / Sold:

Closed • **Quadruplex****\$1,699,900/\$1,630,000** ↓**42 days on the market****748 W Bagnall St • Glendora 91740****4 units • \$424,975/unit • 5,791 sqft • 11,171 sqft lot • \$281.47/sqft • Built in 1978****Listing ID: OC20229793****Grand N, Route 66 W, Vecino S, Bagnall W**

Location, Location, An Amazing opportunity to acquire not one, but two very large side-by-side 4 Unit Townhouse-style buildings in a great and quiet family neighborhood of the city of Glendora. The building is very large with Two spacious 2 story town-homes at each end with 3 Bed/3 Bath and attached 2 car garage with direct access, and Two large 2bd/2bath 1 car attached garage townhouses in the middle. Some of the units include a large over the garage balconies and others with private back Patios. Most of the units have remodeled Kitchen and bathrooms. The Property is located at the end of a quiet cul-de-sac with ample street parking. These rare Tile-Roofed buildings sit on very large 11,000+ Sqft lots and face each other, creating a community of their own. Each property has a Storage building in the back that may be rented for additional income or to store landlord owned equipment. Units are separately metered for gas and electricity, and the owner is responsible for Water, Trash, Gardener and exterior lights electricity. Properties like these are hard to come by and are in very high demand. Rents are below market with plenty of upside with such large 3 bedrooms townhouses renting at 2,500 and 2 Bedrooms this size at 2,000. Each unit has its own washer dryer hookup & AC unit.. With low 30 years fixed loans for this property type, This is an investment opportunity you do not want to miss. Price is for each building. Property is to be sold together with 740 W. Bagnall St.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$91140 Gross Scheduled Income
- \$63140 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,000
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 01910881
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,040	\$2,040	\$2,500
2:	1	3	3	2	Unfurnished	\$2,020	\$2,020	\$2,500
3:	1	2	2	1	Unfurnished	\$1,830	\$1,830	\$2,100
4:	1	2	2	1	Unfurnished	\$1,705	\$1,705	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8633017013

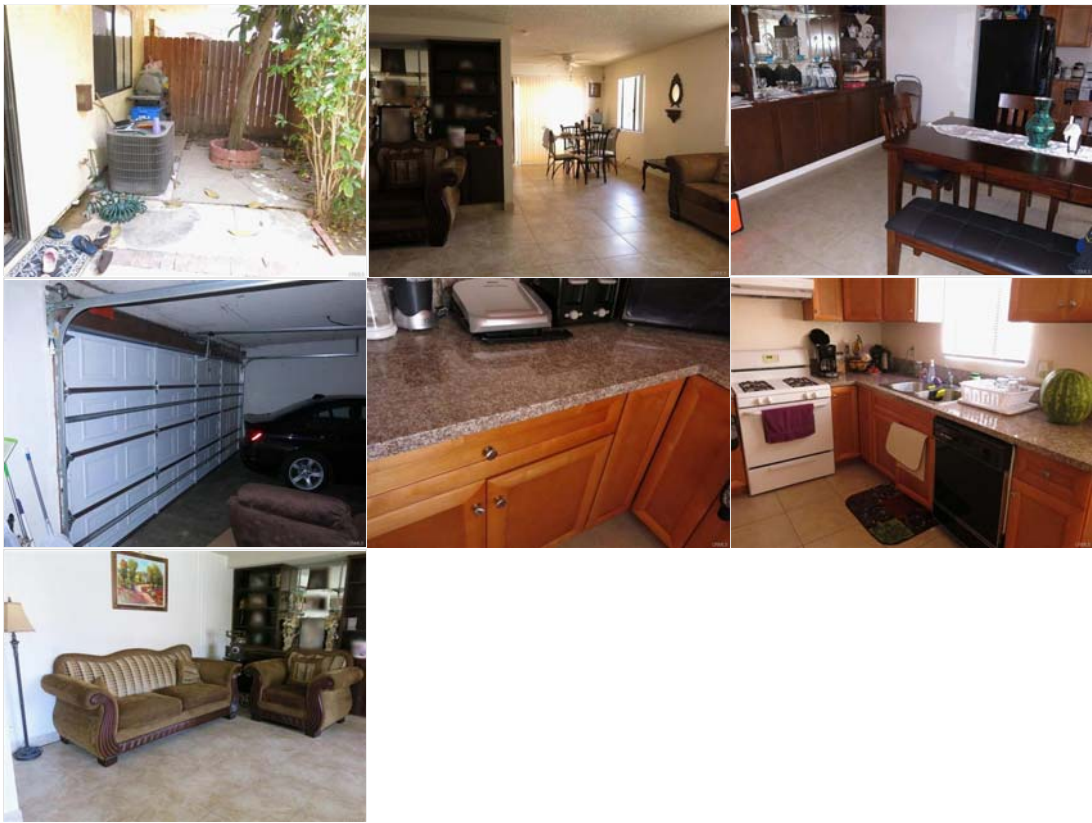
Michael Lembeck**Re/Max Property Connection**

3/14/2021
State License #: 01019397
Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: OC20229793

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List / Sold:

Closed • Quadruplex**\$1,699,900/\$1,630,000 ↓****42 days on the market****Listing ID: OC20229766****740 W Bagnall St • Glendora 91740****4 units • \$424,975/unit • 5,791 sqft • 11,331 sqft lot • \$281.47/sqft • Built in 1978****Grand N, Route 66 W, Vecino S, Bagnall W**

Location, Location, An Amazing opportunity to acquire not one, but two very large side-by-side 4 Unit Townhouse-style buildings in a great and quiet family neighborhood of the city of Glendora. The building is very large with Two spacious 2 story town-homes at each end with 3 Bed/3 Bath and attached 2 car garage with direct access, and Two large 2bd/2bath 1 car attached garage townhouses in the middle. Some of the units include a large over the garage balconies and others with private back Patios. Most of the units have remodeled Kitchen and bathrooms. The Property is located at the end of a quiet cul-de-sac with ample street parking. These rare Tile-Roofed buildings sit on very large 11,000+ Sqft lots and face each other, creating a community of their own. Each property has a Storage building in the back that may be rented for additional income or to store landlord owned equipment. Units are separately metered for gas and electricity, and the owner is responsible for Water, Trash, Gardener and exterior lights electricity. Properties like these are hard to come by and are in very high demand. Rents are below market with plenty of upside with such large 3 bedrooms townhouses renting at \$2,500 and 2 Bedrooms this size at \$2,000. Each unit has its own washer dryer hookup & AC unit.. With low 30 years fixed loans for this property type, This is an investment opportunity you do not want to miss. Price is for each building. Property is to be sold together with 748 W. Bagnall St.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,750,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$91080 Gross Scheduled Income
- \$63080 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,000
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$1,100
- Cable TV: 01910881
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,040	\$2,040	\$2,500
2:	1	3	3	2	Unfurnished	\$1,960	\$1,960	\$2,500
3:	1	2	2	1	Unfurnished	\$1,940	\$1,940	\$2,100
4:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 629 - Glendora area
- Los Angeles County
- Parcel # 8633017014

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

3/14/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: OC20229766

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List / Sold:

Closed • **Quadruplex****\$1,100,000/\$1,130,000** ↑**1 days on the market****Listing ID: SB20263861****10849 Carmenita Rd • Whittier 90605****4 units • \$275,000/unit • 2,583 sqft • 14,706 sqft lot • \$437.48/sqft • Built in 1924****Florence Ave & Carmenita Rd**

We are pleased to present 10849 Carmenita Rd. This Quadruplex consists of (4) Free Standing Homes and represents an Outstanding Unit Mix of (1) 3 Bed/2 Bath, (1) 3 Bed/1 Bath, (1) 2 Bed/2 Bath, and (1) 2 Bed/1 Bath Unit. This offering is an Incredible Investment Opportunity as it sits on a Massive 14,706 Sq Ft Lot with the inherent potential of adding at least (3) Accessory Dwelling Units. With the Strong In-Place Rents and each unit being Separately Metered for Gas & Electricity, the property is poised to provide any and all investors with Stabilized Income from Day 1. Moreover, this offering represents an Excellent Owner/User Opportunity for the Savvy Home Buyer looking to move into one unit and rent out the others. To that end, the Record Low Residential Interest Rates further elevates this offering's appeal in today's market. In final, Whittier's Population has consistently grown around 1.25% each Census Year and is projecting Continued Growth in both the Immediate and Long Term Forecasts. This property can be sold in conjunction to the Adjacent Duplex located at 10845 Carmenita Rd (MLS #SB20263748)

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,100,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.93
- \$78240 Gross Scheduled Income
- \$54208 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$966
- Maintenance: \$2,347
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,810	\$1,810	\$2,295
2:	1	2	2	0	Unfurnished	\$1,460	\$1,460	\$2,050
3:	1	3	2	0	Unfurnished	\$1,860	\$1,860	\$2,450
4:	1	2	1	0	Unfurnished	\$1,390	\$1,390	\$1,950

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
- 670 - Whittier area
- Los Angeles County
- Parcel # 8011010011

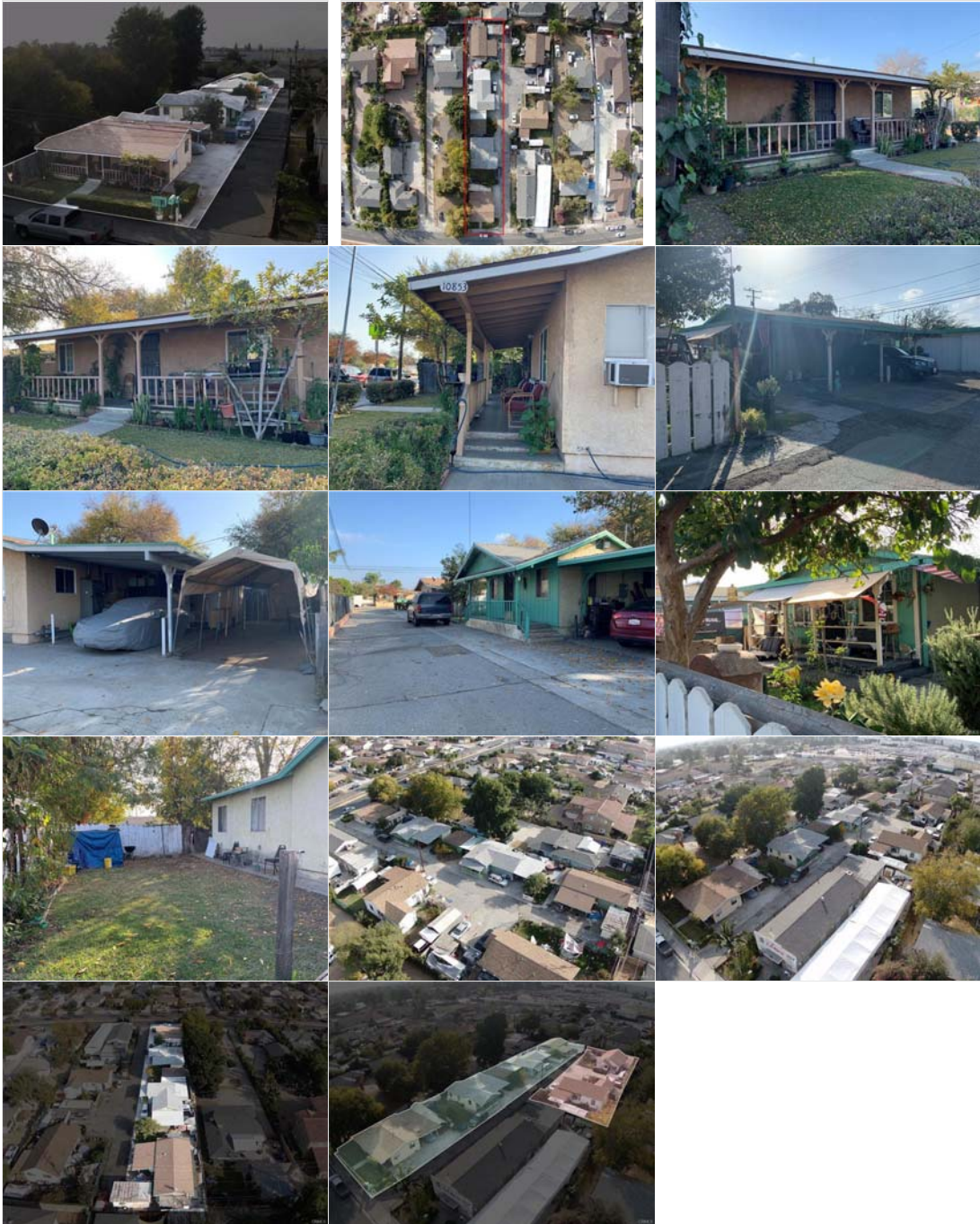
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB20263861

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Closed •

List / Sold:

\$1,800,000/\$1,735,000 ↓

31 days on the market

2340 Duane St • Los Angeles 90039

4 units • \$450,000/unit • 3,039 sqft • 7,612 sqft lot • \$570.91/sqft •
Built in 1954

Listing ID: 21678226

From the US-101 S, Exit 5B: Silver Lake Blvd. Drive 1.5 miles towards the Silver Lake reservoir and turn right onto Duane St. The property is 250 ft up the hill on the right.



Located just steps away from the Silverlake Reservoir, its 2.2 mile looped running trail, the Silverlake Recreation Center with amenities that include basketball courts, a children's playground, two dog parks, and a plethora of local boutiques and eateries to choose from, this 4 unit income property offers the highly coveted perks of Silverlake living! Showcasing picturesque views of the Silverlake Reservoir, this property offers three 2 BR/1 BA units and one 1 BR/ 1 BA unit. All units are currently occupied with long term tenants. In person showings/property walks to be scheduled with signed CAR PEAD-V form, and prospective buyer's pre-approval letter/proof of funds. Interior showings of units are subject to inspection and will be scheduled with accepted offer. Please view attached Virtual tour of interior of all units. Contact Listing Agent #1 to schedule showings.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,800,000
- 2 Buildings
- Heating: Wall Furnace
- \$80297 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$25,702
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01983718
- Gardener:
- Licenses:
- Insurance: \$1,242
- Maintenance: \$1,928
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$2,382	\$7,146	\$9,900
2:	1	1	1		Unfurnished	\$1,687	\$1,687	\$1,850
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5423025011

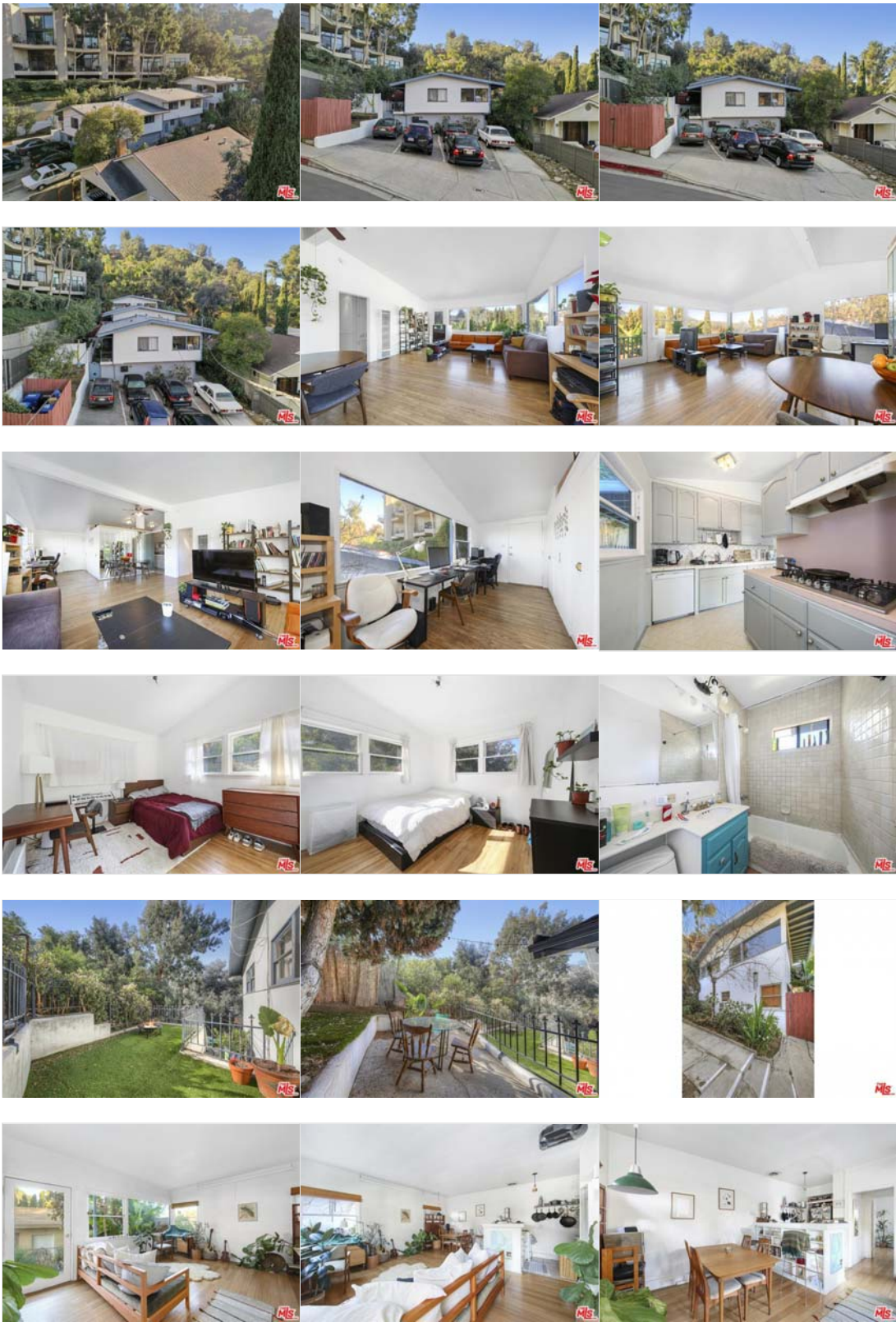
Michael Lembeck

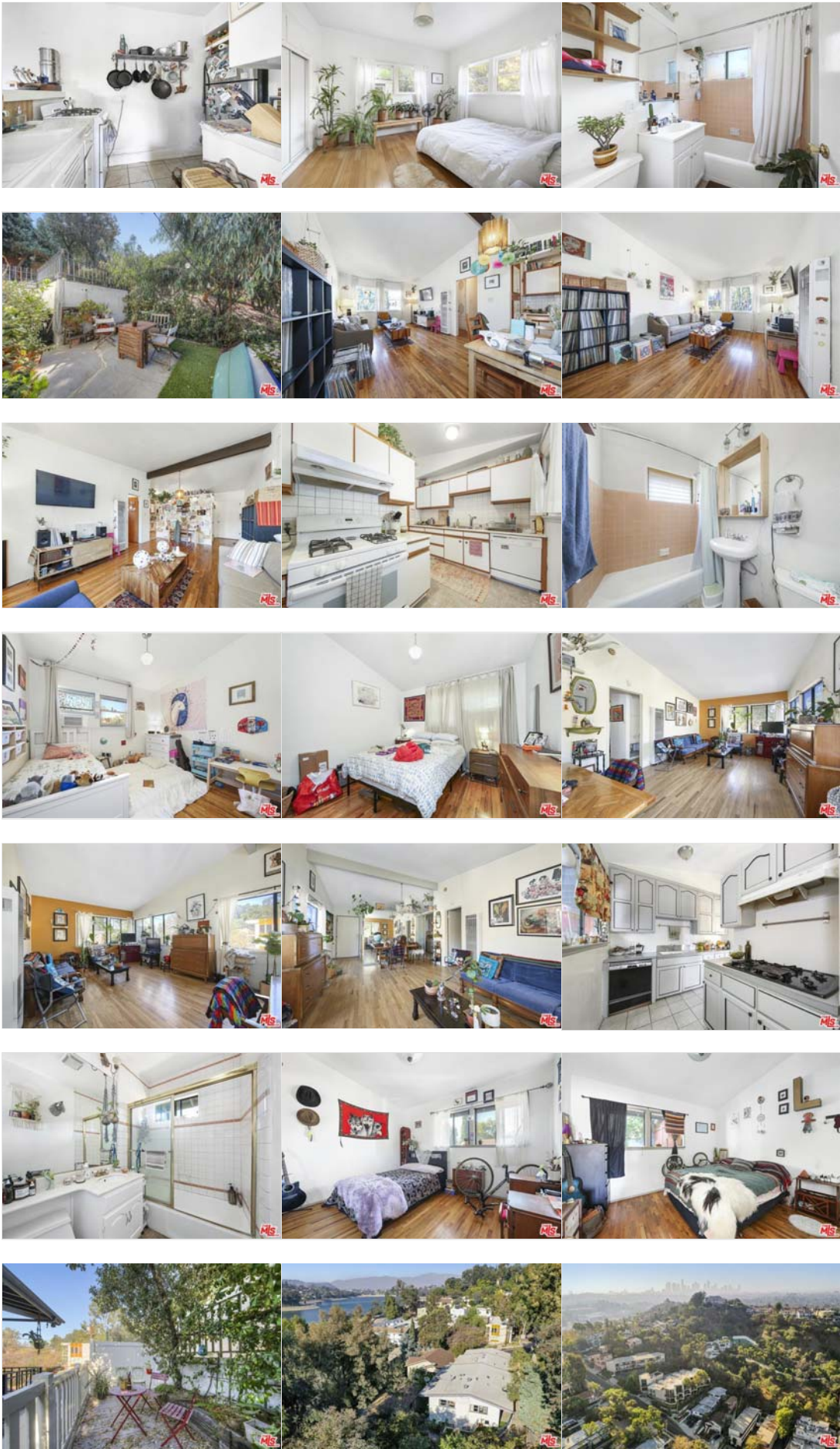
Re/Max Property Connection

3/14/2021
State License #: 01019397
Cell Phone: 714-742-3700

Matrix
State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21678226

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Closed •

List / Sold:

\$2,150,000/\$2,050,000 ↓

95 days on the market

2469 E 7Th St • Los Angeles 90023

4 units • \$537,500/unit • 6,071 sqft • 6,968 sqft lot • \$337.67/sqft • Built in 2020

Listing ID: 20650748

E 7TH & S Soto



We are proud to present these 4 units located at 2469 E 7th Street in Los Angeles, California. Built in 2020, all units are currently vacant with Certificate of Occupancy approximately by November 1st. This brand new multifamily building sits on 6,968 square feet of land with 6,071 square feet of rentable area and consists of all (4)- four bed / three bath units. These two duplexes are on a single lot offering its tenants alley access and private garage parking and finished with high-end stainless steel appliances, quartz counter-tops, tank-less water heaters, recessed lighting, central heating & A/C, laminate floors, soft close cabinets, and much more! The property is well located in Boyle Heights just minutes from all the premier dining, entertainment and shopping that The Arts District, Downtown LA and LA Live has to offer. Tenants enjoy close proximity to Urth Caffe, Blue Bottle Coffee, Bestia, Bavel and many more famed coffee and restaurants!

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$2,150,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- \$133385 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Gas Cooktop, Gas Range

Exterior

Annual Expenses

- Total Operating Expense: \$34,231
- 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	4	3		Unfurnished	\$3,600	\$3,600	\$3,600
2:	2	4	3		Unfurnished	\$3,600	\$3,600	\$3,600
3:	3	4	3		Unfurnished	\$3,600	\$3,600	\$3,600
4:	4	4	3		Unfurnished	\$3,600	\$3,600	\$3,600
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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5189006006

Michael Lembeck

Re/Max Property Connection

3/14/2021

Matrix

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 20650748

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Closed •

List / Sold:

\$2,750,000/\$2,700,000 ↓

23 days on the market

482 N Oxford Ave • Los Angeles 90004

4 units • \$687,500/unit • 5,687 sqft • 5,723 sqft lot • \$474.77/sqft •

Built in 2017

Listing ID: 21686450

1 block East of Western, Between Melrose and Beverly bl, Oxford +Maplewood



2018' New construction 4 unit. 3 bed+ 3 Full baths, side by side two building townhouse style. Each unit has a 2 car tandem parking space. Each home features bright & open floor plans that include contemporary kitchens with stone counter-tops and high-end appliances. All unit are separately metered. Close to restaurants, shopping. Easy access FWY 101.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$2,750,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- 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	3		Unfurnished	\$3,500	\$3,500	\$3,500
2:	2	3	3		Unfurnished	\$3,500	\$3,500	\$3,500
3:	3	3	3		Unfurnished	\$3,500	\$3,500	\$3,500
4:	4	3	3		Unfurnished	\$3,650	\$3,650	\$3,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521016033

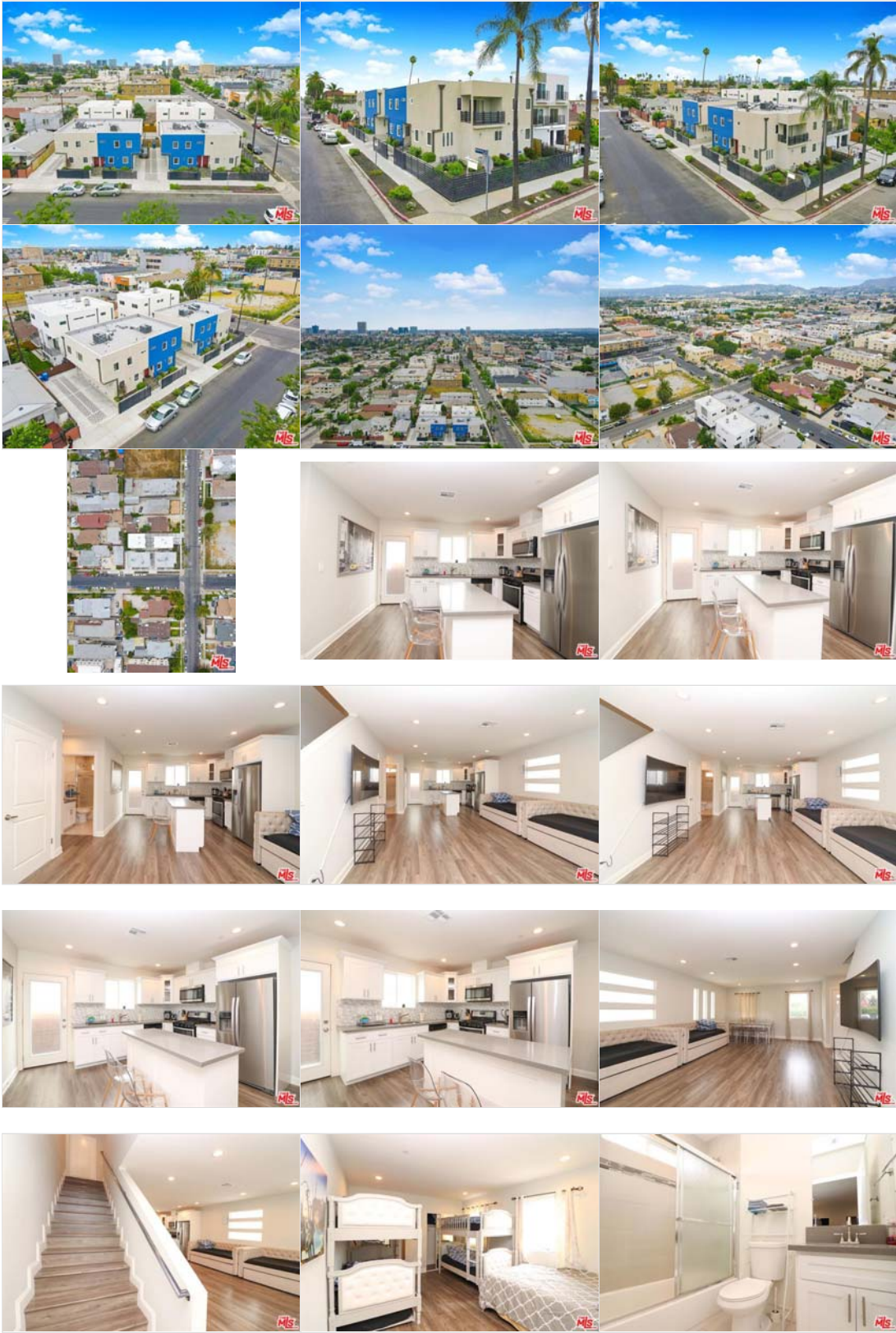
Michael Lembeck

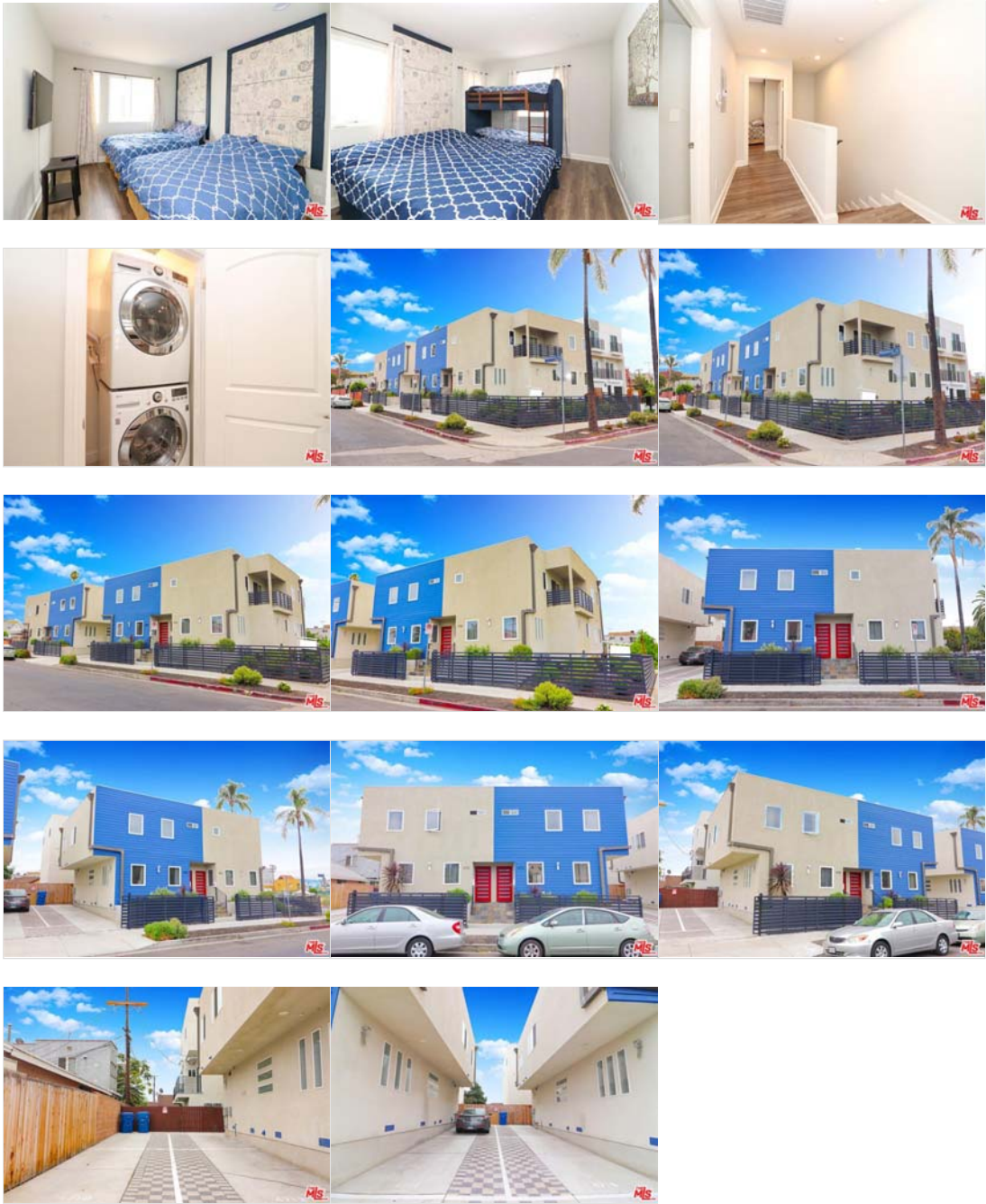
State License #: 01019397
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State License #: 01891031
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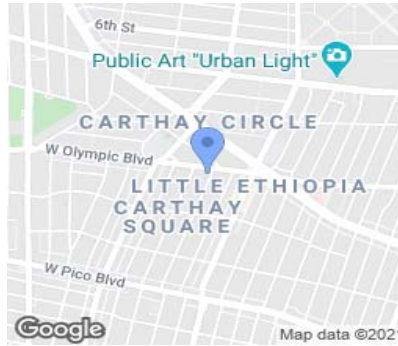




CUSTOMER FULL: Residential Income LISTING ID: 21686450

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List / Sold:

Closed •**\$1,949,000/\$1,880,000** ↓**30 days on the market****Listing ID: 20658922****1001 HI POINT St** • Los Angeles 90035**4 units** • **\$487,250/unit** • **5,681 sqft** • **No lot size data** • **\$330.93/sqft** • **Built in 1933****Two Blocks West of Fairfax Ave, Corner of Hi-Point and Olympic**

Excellent opportunity to purchase a Spanish Four (4) unit Apartment Building in PicfairVillage. Great opportunity for investment or owner-occupied property. One (1) Unit will be delivered vacant and allows for immediate upside potential. 2 Blocks West of Fairfax Ave., Close to shopping, Restaurants, and Hospital. Three (3) 2BD/2BA unit and One (1) 1 BD/ 1BA unit. Property Offered in its "As-Is, Where-Is" Condition

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,949,000
- 2 Buildings
- \$61022 Net Operating Income

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

- Total Operating Expense: \$37,660
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,200	\$3,200	\$3,800
2:	2	2	2		Unfurnished	\$1,912	\$1,912	\$3,200
3:	3	2	2		Unfurnished	\$1,854	\$3,200	\$3,200
4:	4	1	1		Unfurnished	\$2,800	\$2,800	\$2,800

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

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087024001

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 20658922

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Closed • **Quadruplex**

11812 S Main St • Los Angeles 90061

4 units • **\$232,250/unit** • **3,564 sqft** • **5,625 sqft lot** • **\$245.51/sqft** •

Built in 1956

South of Imperial

List / Sold: **\$929,000/\$875,000** ↓

127 days on the market

Listing ID: MB20191619



Investors and First time buyers come and take a look at this amazing opportunity to own a 4-Plex in the lovely area of South West Los Angeles. This property features Two 4 Bedroom and 2 Bathroom units and also Two 3 Bedroom and 1 Bathroom units. One of the 3 Bedroom and 1 Bathroom units has been remodeled throughout. This property has parking in the rear for up to 6 vehicles and requires very low maintenance. This gem of a property is located near schools, restaurants, shopping centers, freeways and only minutes from Downtown Los Angeles.

Facts & Features

- Sold On 03/10/2021
 - Original List Price of \$999,900
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Wall Furnace
- 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: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,100
2:	1	3	1	0	Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	4	2	0	Unfurnished	\$1,510	\$1,510	\$2,300
4:	1	4	2	0	Unfurnished	\$1,500	\$1,500	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6083018002

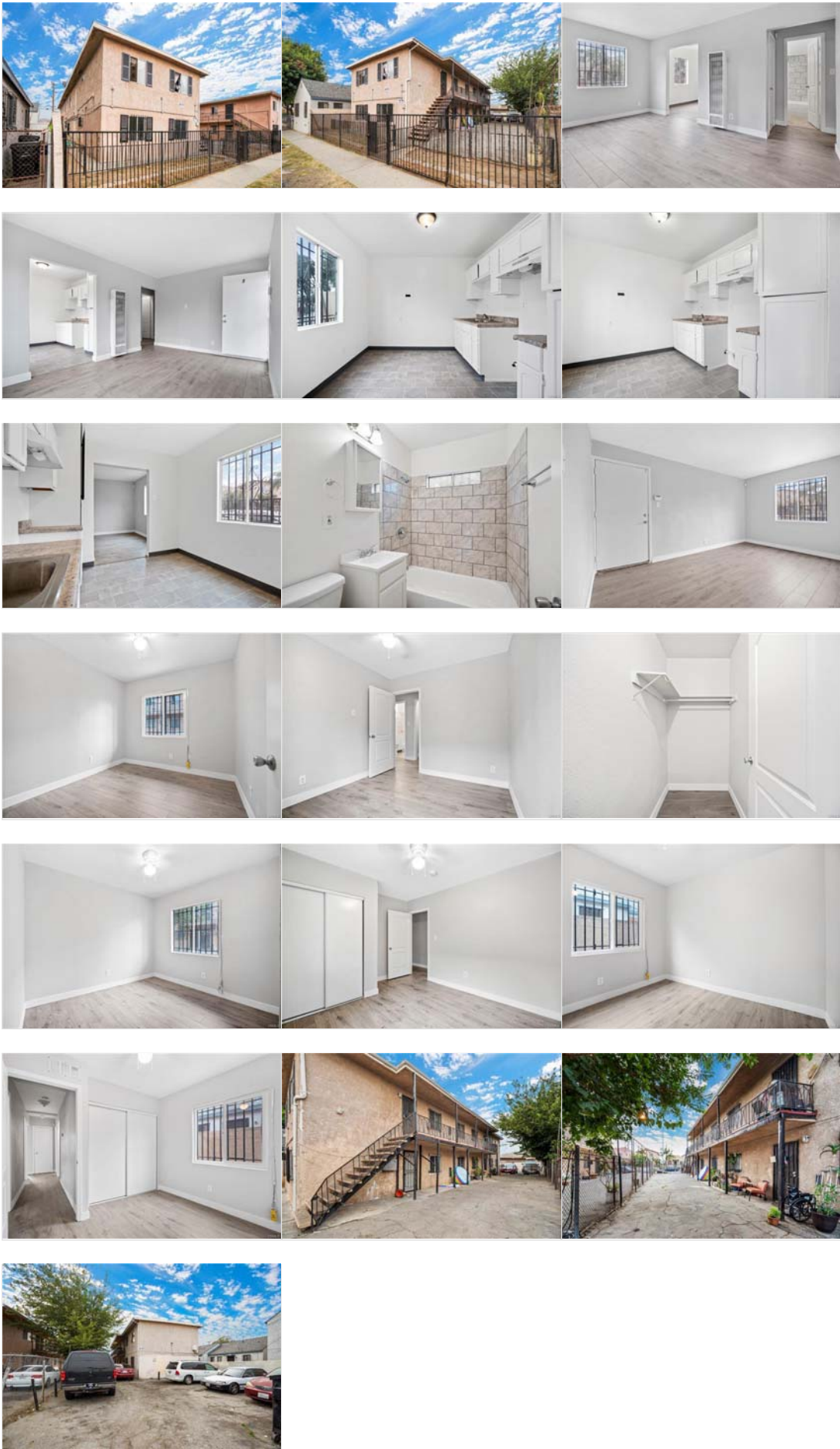
Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed •**\$1,500,000/\$1,435,000** ↓**143 days on the market****Listing ID: 20635160****1101 Leighton Ave • Los Angeles 90037****4 units • \$375,000/unit • 4,344 sqft • 6,750 sqft lot • \$330.34/sqft • Built in 1942****1101 Leighton Avenue, LA 90037**

We are pleased to offer for sale this four (4) unit multifamily investment offering, located in the City of Los Angeles. The subject property is constructed of wood frame and stucco, built in 1942, with approximately 4,344 rentable square feet on a 6,750 square foot lot. The asset is comprised of a two-story structure, with a unit mix consisting of one (1) 4+4 unit, one (1) 3+2 unit, one (1) 2+2 unit, and one (1) 2+1 unit. Recent upgrades to the property include new exterior paint, updated copper plumbing, and all four (4) units were recently remodeled/ renovated within the last year with hardwood floors, new tile, new cabinetry and granite counter-tops. The investment is a current stabilized 7.2% Cap Rate. Excellent cash flow, and well positioned about 1 block away from the Coliseum. Garage conversion ADU potential as well for additional income.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,500,000
- 1 Buildings
- \$107683 Net Operating Income

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

- Total Operating Expense: \$32,731
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,100	\$3,100	\$3,500
2:	1	4	4		Unfurnished	\$4,100	\$4,100	\$4,500
3:	1	2	1		Unfurnished	\$2,440	\$2,440	\$2,800
4:	1	2	2		Unfurnished	\$2,300	\$2,300	\$2,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037021020

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

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CUSTOMER FULL: Residential Income LISTING ID: 20635160

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List / Sold:

Closed • **Quadruplex****\$1,050,000/\$1,015,000** ↓**21 days on the market****Listing ID: SB21006639****3552 BRENTON AVE** • **Lynwood 90262****4 units** • **\$262,500/unit** • **4,148 sqft** • **7,841 sqft lot** • **\$244.70/sqft** •**Built in 1958****CROSS STREET MARTIN LUTHER KING**

Four (4) units built in 1958 with five (5) enclosed garages. Offered at a 5.28% cap rate, this property delivers solid income from day one with additional rent upside. The units are above average in size, featuring a unit mix of three (3), 2 BR- 1BA's and one (1) very large, 2BR-2BA unit (approximately 1,526 sq. ft.). At \$253/sq. ft., the property is offered below the average price/sq. ft. for recent comparable sales in the area. The property is professionally managed, well maintained, and several units have been upgraded in the last few years. There is a large fenced patio with a secure gate that is shared with the adjacent triplex. Close to nearby St. Emydius Catholic Church, schools, St Francis Medical Center and the popular Plaza Mexico Shopping Center. The building can be purchased together or separate from the adjacent triplex located at 3554 Brenton Ave MLS # SB21006380.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,050,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Central
- Laundry: Common Area
- Cap Rate: 5.28
- \$80796 Gross Scheduled Income
- \$55491 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,881
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,304
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$1,005
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,609
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,569	\$1,569	\$1,795
2:	1	2	1	1	Unfurnished	\$1,569	\$1,569	\$1,795
3:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,795
4:	1	2	2	2	Unfurnished	\$1,895	\$1,895	\$1,950

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
- RM - Lynwood area
- Los Angeles County
- Parcel # 6191015003

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

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Closed •

List / Sold: **\$755,000/\$740,000** ↓

2107 W 54th St • Los Angeles 90062

213 days on the market

4 units • \$188,750/unit • 3,464 sqft • 3,900 sqft lot • \$213.63/sqft • Built in 1927

Listing ID: CV20137594

East of S. Van Ness Ave, South of W. 52nd Street



Rear opportunity in a desired area of Los Angeles. Mixed used: Two commercials units and two residential. Lot with potential for lots of possibilities

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$825,000
- 1 Buildings
- 0 Total parking spaces
- \$79200 Gross Scheduled Income
- \$64002 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: \$15,198
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$2,606
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$929	\$929	\$1,500
2:	1	2	1	0	Unfurnished	\$613	\$613	\$1,500
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,800
4:	1	0	1	0	Unfurnished	\$0	\$0	\$1,800

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5005009013

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

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CUSTOMER FULL: Residential Income LISTING ID: CV20137594

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Closed •

List / Sold: **\$6,500,000/\$6,500,000**

2131 Lyric Ave • Los Angeles 90027

45 days on the market

5 units • \$1,300,000/unit • 6,493 sqft • 113,874 sqft lot • \$1001.08/sqft • Built in 1942

Listing ID: 21677818

Hyperion to Lyric



LOS ANGELES ULTIMATE TROPHY INCOME PROPERTY with boundless creative income potential. 5 SEPARATE HOMES on a 2.5+ ACRE lot. An extraordinary rare Los Feliz authentic COMPOUND. Parking for 14+ vehicles. Incredible income property set apart by architecture, history, size, privacy, nature, and pure beauty. A long gated private drive leads to this hideaway surrounded by tall trees and magical pathways leading to an oversized pool, redefining estate outdoor park-like space where dreams of separate, spacious single family home living become reality. The long history of celebrated tenancy adds to the undeniable allure and viability. Property includes Wine cellar, auxiliary buildings for Offices and Crafts, vintage outr kitchen, multiple fountains, multiple indoor/outdoor fireplaces. The creative potential is only limited to your imagination. With nature all around, you won't believe you're only minutes to Downtown. A owner/user dream come true. Property also listed as a Residential Property.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$6,500,000
- 5 Buildings
- Levels: Multi/Split
- Cooling: Wall/Window Unit(s), Central Air
- Heating: Central, Wall Furnace, Floor Furnace
- Laundry: Outside, See Remarks, Inside, Stackable

Interior

- Rooms: Basement, Entry, Guest/Maid's Quarters, Jack & Jill, Living Room, Loft, Master Bathroom, Office, Utility Room, Wine Cellar, Workshop, Walk-In Closet
- Appliances: Dishwasher, Disposal, Refrigerator
- Floor: Brick, Wood, Tile

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s)

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	4	3		Unfurnished	\$0	\$0	\$10,000
2:	1	2	2		Unfurnished	\$4,160	\$4,160	\$8,500
3:	1	2	2		Unfurnished	\$0	\$0	\$6,500
4:	1	1	1		Unfurnished	\$2,075	\$2,075	\$3,500
5:	1	1	1		Unfurnished	\$1,975	\$1,975	\$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: 5
- Refrigerator:
- Wall AC: 4

Additional Information

Matrix

- Standard sale
- Rent Controlled

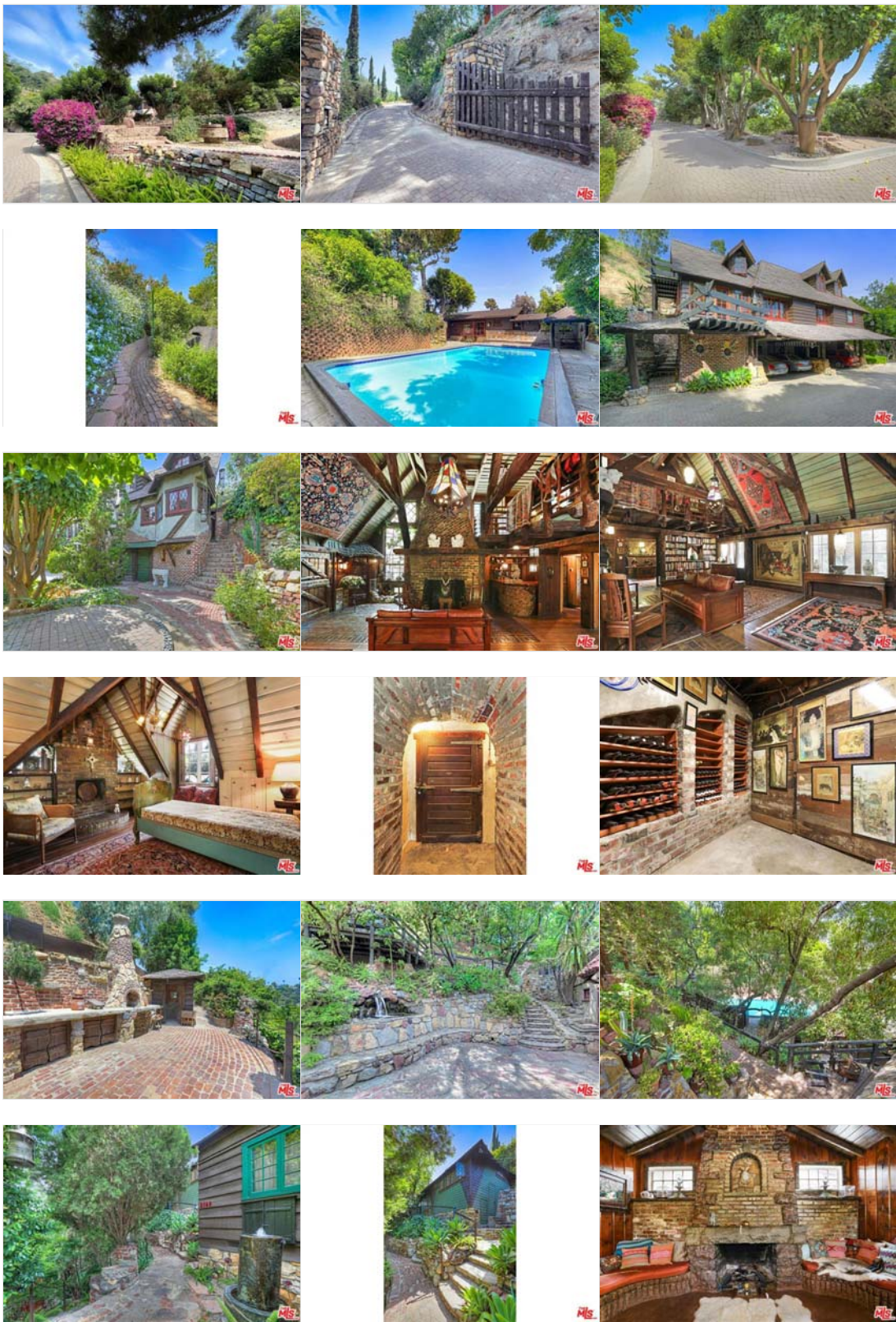
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5430012020

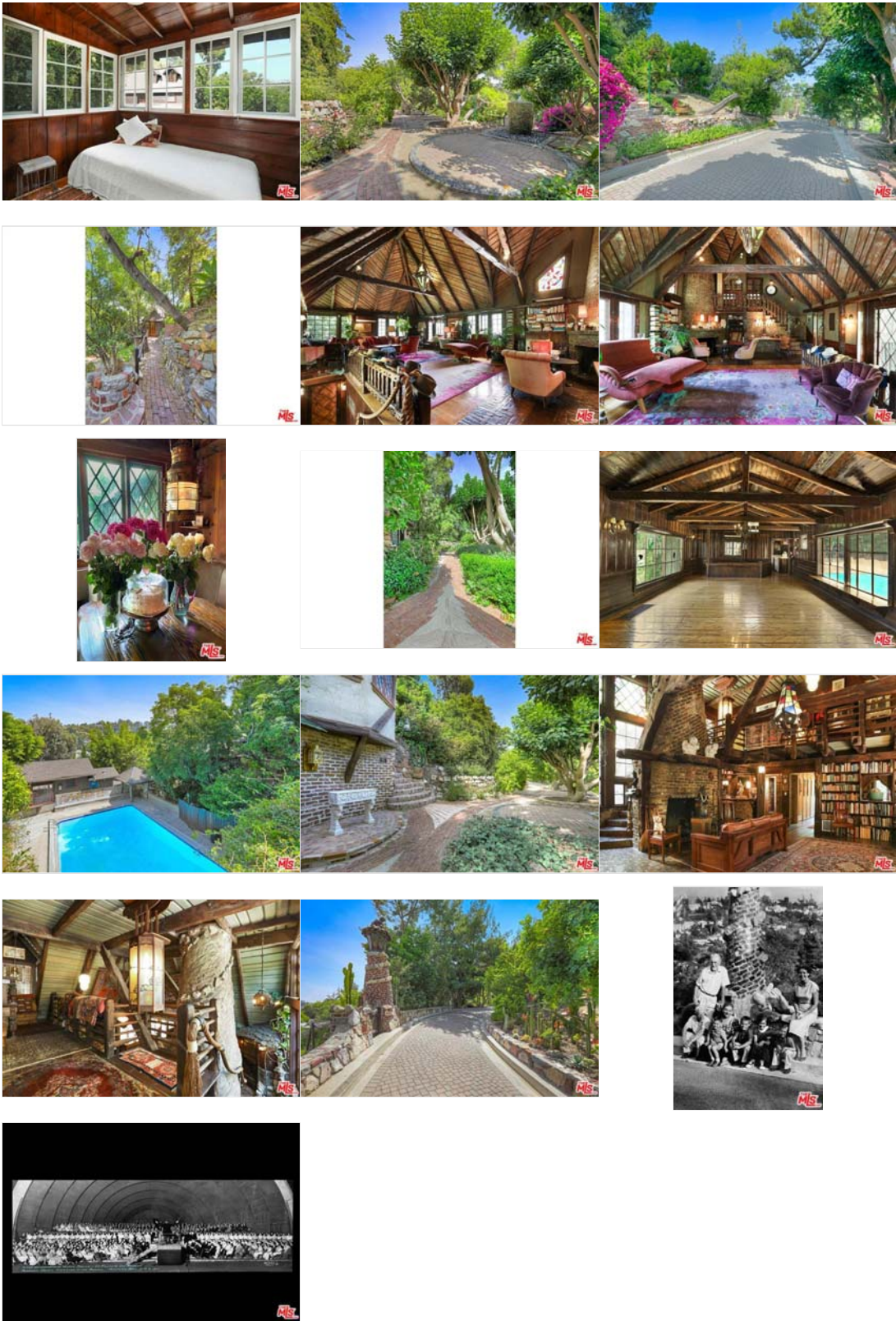
Re/Max Property Connection

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

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

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Closed • Apartment

9632 Longden Ave • Temple City 91780

5 units • \$599,800/unit • sqft • 19,012 sqft lot • No \$/Sqft data •

Built in 1976

From 10 Freeway, head north on Rosemead Blvd or Temple City Blvd. Turn right at Longden Ave. Complex will be on the right.

List / Sold:

\$2,999,000/\$2,845,000 ↓

60 days on the market

Listing ID: P1-2620



First time on the market in 42 years, this 5-plex is situated in 4 separate buildings that feel like single family residences. Front unit includes 3 beds/3 baths with three 2-car garages, the next building is a duplex with a 3 bed/2 bath unit and a 1 bed/1 bath unit with 2-car garage, the rear middle unit contains 5 beds/4 baths with a 2-car garage, and the rear building is a 3 bed/3 bath unit with a 2-car garage. The entire complex is 8,841 total sf (approx) with 15 beds, 13 baths, six 2-car garages and extra on-site parking, 5 gas and electric meters, and 1 water meter. Each unit is large and spacious with inside laundry. All units are month-to-month and rented at 30-50% below market rate, except 1 unit that is owner occupied. Actual income does not include the owner unit (interior photos are of owner unit). This is a property that will enjoy long term tenancy, and perfect for a large family or maybe a condo conversion. Seller will cooperate with the buyer's 1031 exchange. Do not go onto property. Offer subject to inspection.

Facts & Features

- Sold On 03/11/2021
 - Original List Price of \$2,999,000
 - 4 Buildings
 - Levels: Two
 - 12 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
- Laundry: Inside
 - \$10303 Gross Scheduled Income
 - \$391 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: Entry, Family Room, Kitchen, Laundry, Main Floor
 - Bedroom, Master Bathroom, Master Bedroom
 - Floor: Carpet, Tile, Wood
- Other Interior Features: Balcony, Open Floorplan, Storage, Tile Counters

Exterior

- Lot Features: Front Yard, Landscaped, Level, Level with Street, Lot 10000-19999 Sqft, Near Public Transit, Sprinklers None
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$10,694
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,568
 - Cable TV: 01963131
 - Gardener:
 - Licenses:
- Insurance: \$4,501
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,672
 - Other Expense: \$33
 - Other Expense Description: Licenses and Permits

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	2	Unfurnished	\$2,288	\$2,288	\$2,288
2:		3	3	2	Unfurnished	\$2,600	\$2,600	
3:		5	4	2	Unfurnished			\$3,000
4:		1	1	2	Unfurnished	\$945	\$945	
5:		3	2	2	Unfurnished	\$1,470	\$1,470	
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 5
 - Gas Meters: 5
 - Water Meters: 1
 - Carpet:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:

- Dishwasher:
 - Disposal:
- Wall AC:

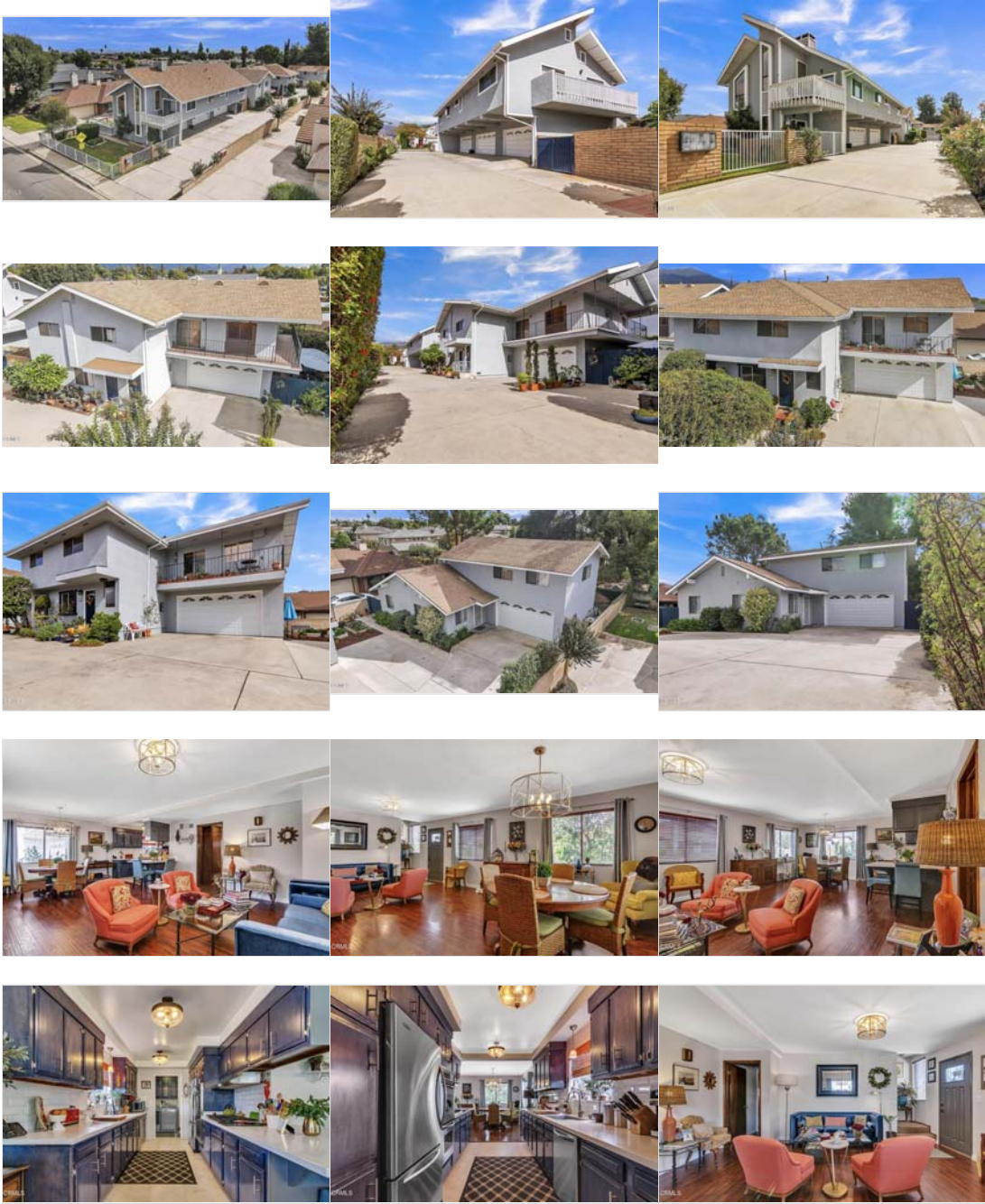
Additional Information

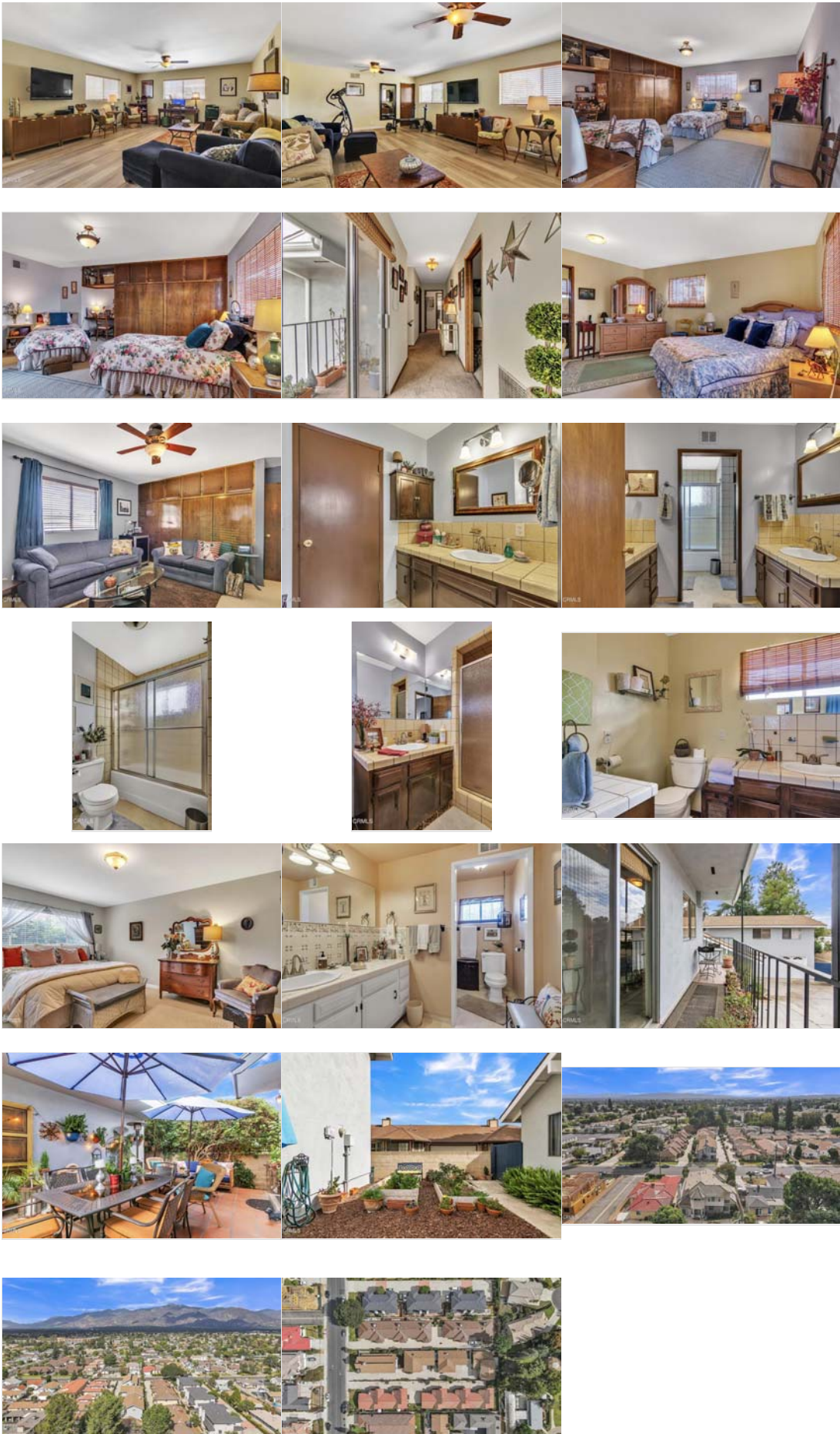
- Standard sale
- 661 - Temple City area
 - Los Angeles County
 - Parcel # 5385016008

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

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List / Sold:

Closed • Apartment**\$1,100,000/\$1,150,000 ↑****19 days on the market****Listing ID: OC21000826****3551 Siskiyou St • Los Angeles 90023****5 units • \$220,000/unit • 4,102 sqft • 11,225 sqft lot • \$280.35/sqft • Built in 1929****Off 5, 60 Freeway. Major cross streets Lorena St & Whittier Blvd. Just east of Lorena Street on Siskiyou.**

This is an incredible opportunity to acquire two parcels consisting of 2 and 3 units, totaling 5 units in Boyle Heights just east of Downtown LA. All the units are two bedrooms, with two of them vacant, remodeled, and ready to move in. The other three units have long term MTM tenants in place offering a new owner/investor to achieve above market returns in the future. The property is being offered for sale together, but a creative investor can look to separate the two lots and sell them off individually. The entire property totals 4,102sf and sits on a large 11,225sf lot zoned RD1.5. With several detached garages, there is the potential of adding additional ADU's for increased cash flow and rental income. There is tremendous value add opportunity as a savvy investor can achieve above market pro forma returns here. Convenient location in Boyle Heights east of Downtown Los Angeles near USC Medical Center, Community Hospital, Commerce, Freeways, Parks & Recreation, and Restaurants & Shops.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$1,100,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$76500 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks
- Floor: Carpet, Laminate, Vinyl
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- 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	2	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	2	0	Unfurnished	\$700	\$700	\$2,000
3:	1	2	1	1	Unfurnished	\$700	\$700	\$2,200
4:	1	2	1	1	Unfurnished	\$775	\$775	\$2,200
5:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5188016024

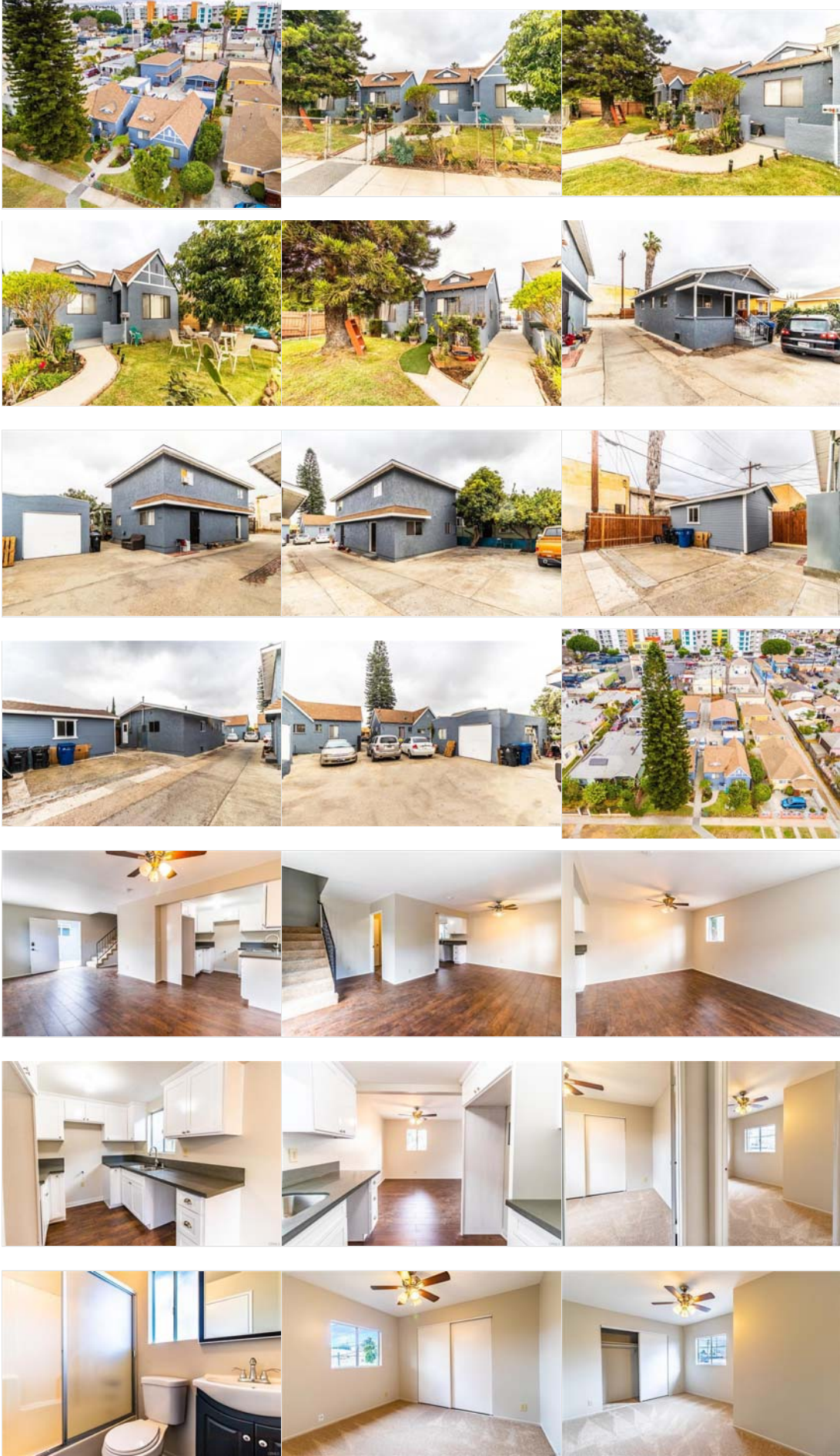
Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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List / Sold:

Closed**\$1,400,000/\$1,300,000** ↓**20 days on the market****Listing ID: PW21023323****9840 Ramona St • Bellflower 90706****5 units • \$280,000/unit • 4,442 sqft • 13,462 sqft lot • \$292.66/sqft • Built in 1939****East of the Bellflower Blvd / Ramona intersection**

This value-add opportunity offers an investor the chance to acquire an asset with all two-bedroom units in a solid location near popular shopping destinations, freeways, and a college and capture 26 percent potential upside in rents. The property is a 1939 construction on a large 0.31-acre lot with five two-bedroom/one-bath single-family homes and ample carport and surface parking. The units offer spacious floorplans, laundry hookups, and separate gas and electric meters. 9840 Ramona Street is located near the intersection of Artesia Boulevard and Bellflower Boulevard, just south of the 91 Freeway and conveniently near the 605 Freeway. The property is just a six-minute drive from both the majorly popular Los Cerritos Center, a regional shopping destination, and Cerritos College. Downtown Bellflower is just a three-minute drive north on Bellflower Boulevard, and the city of Bellflower is incentivizing and planning for major development of the area in anticipation of the new \$6.6 Billion Metro line that will run from Artesia to Downtown Los Angeles with a station at Bellflower Boulevard and Pacific Avenue. One of these developments is the recently opened SteelCraft Development, a food court and brewery concept built from repurposed shipping containers. A mixed-use development with 91 condos, retail space, and a boutique movie theater is also planned for the area.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,400,000
- 3 Buildings
- 5 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- Cap Rate: 3.79
- \$87300 Gross Scheduled Income
- \$53065 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$31,616
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	0	Unfurnished	\$1,455	\$7,275	\$9,150

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
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7161013011

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

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CUSTOMER FULL: Residential Income LISTING ID: PW21023323

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Closed •

List / Sold:
\$1,335,000/\$1,365,000 ↑

22 days on the market

Listing ID: CV21021652

4022 Live Oak St • Cudahy 90201
5 units • \$267,000/unit • 6,010 sqft • 9,401 sqft lot • \$227.12/sqft •
Built in 1969
Between Otis and Bear just south of Florence



4022 Live Oak Street in Cudahy is a 5 unit multifamily investment opportunity in the community of Cudahy, California. The investment consists of five units with laundry income and parking for up to 9 vehicles on the property. The favorable unit mix is made up of unit A, which is a three bedroom, one bathroom unit. Units B, C and D are two bedrooms and two bathrooms per unit. Unit E is a four bedroom, three bathroom unit. All of the units have on-site parking. 4022 Live Oak Street has had a long term stewardship which has maintained the property throughout the years. The property has received continual maintenance and upgrades. Currently, 4022 Live Oak Street offers in place, long term tenants with the immediate possibility for rental increases to all units. I invite you to come see all that 4022 Live Oak Street has to offer you.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$1,335,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$79630 Gross Scheduled Income
- \$56601 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$31,864
- Electric: \$353.00
- Gas: \$357
- Furniture Replacement:
- Trash: \$2,495
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance: \$1,804
- Maintenance:
- Workman's Comp:
- Professional Management: 6251
- Water/Sewer: \$2,676
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,400	\$1,400	\$1,950
2:	3	2	2	0	Unfurnished	\$1,238	\$3,715	\$1,650
3:	1	4	3	2	Unfurnished	\$1,500	\$1,500	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6225014010

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21021652

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Closed • Apartment

List / Sold: **\$850,000/\$800,000** ↓

2714 Phelps Ave • Los Angeles 90032

182 days on the market

5 units • \$170,000/unit • 3,296 sqft • 5,000 sqft lot • \$242.72/sqft • Built in 1957

Listing ID: IV20036344

710 to Valley to Northeastern to Lombardy to Phelps



Wonderful Income Property!! Two apartment buildings on one lot with courtyard in between. This property features 4 spacious single bedroom apartments, and a two bedroom apartment. The complex also includes laundry facilities and 4 carports.

Facts & Features

- Sold On 03/08/2021
- Original List Price of \$850,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02024805
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$950	\$950	\$0
2:	2	1	1	2	Unfurnished	\$850	\$850	\$0
3:	1	1	1	0	Unfurnished	\$800	\$800	\$0
4:	1	1	1	1	Unfurnished	\$950	\$950	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5217006003

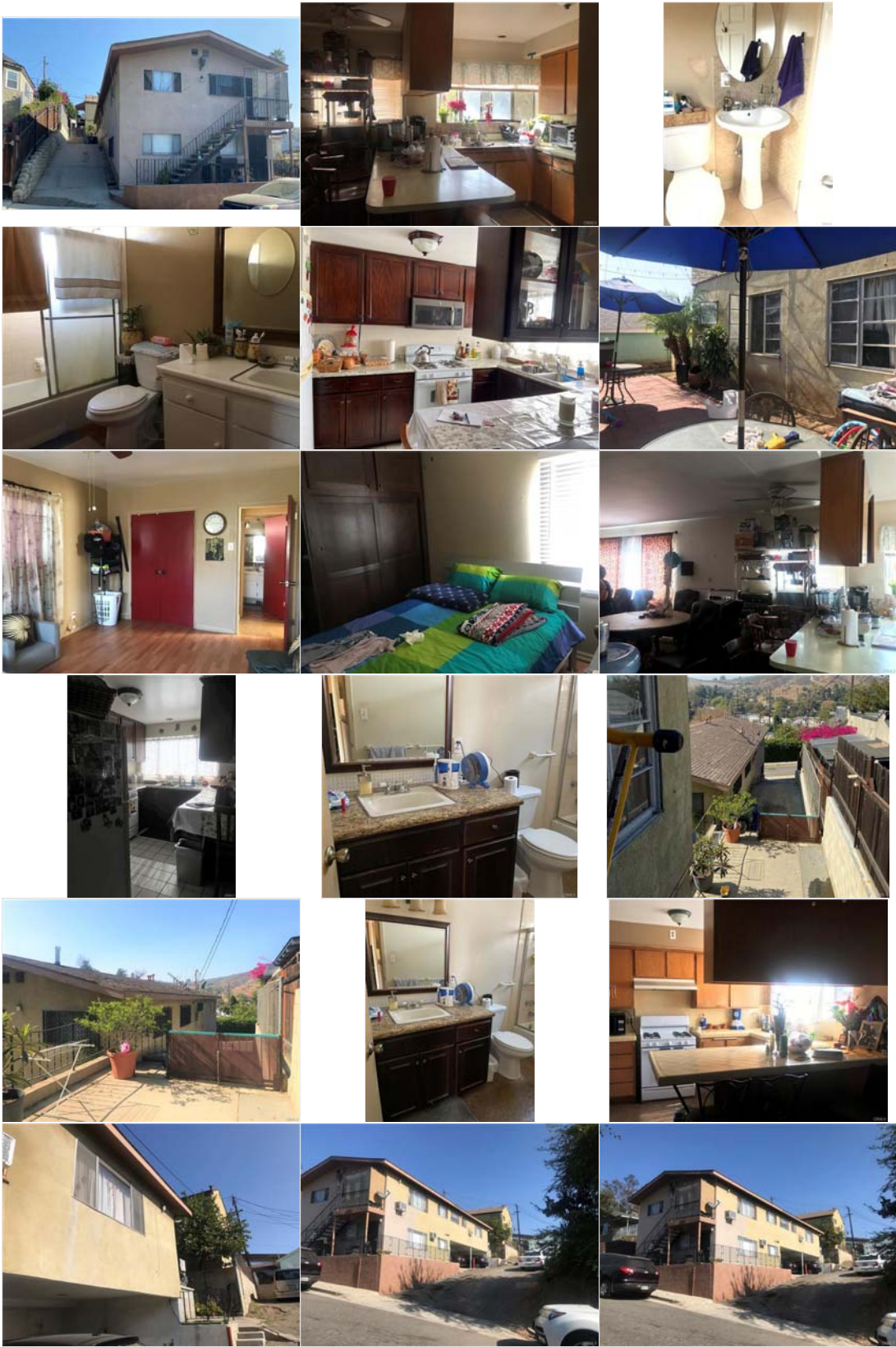
Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed**\$2,600,000/\$2,820,000** ↑**8 days on the market****Listing ID: SB21031142****131 28th St • Hermosa Beach 90254****6 units • \$433,333/unit • 2,304 sqft • 2,482 sqft lot • \$1223.96/sqft • Built in 1912****Manhattan Ave. to 28th St. west on 28th St.**

Excellent opportunity to own a well maintained 6 unit building one block to the beach in North Hermosa Beach. The building has 5 one bedroom units and 1 single.

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$2,600,000
- 2 Buildings
- 1 Total parking spaces
- \$140280 Gross Scheduled Income
- \$110978 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Rectangular Lot
- Waterfront Features: Beach Access
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,302
- Electric: \$0.00
- Gas: \$499
- Furniture Replacement:
- Trash: \$345
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,682
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$832
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
2:	1	1	1	0	Unfurnished	\$2,080	\$2,080	\$2,200
3:	1	1	1	0	Unfurnished	\$2,025	\$2,025	\$2,200
4:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,200
5:	1	0	1	0	Unfurnished	\$1,515	\$1,515	\$1,650
6:	1	1	1	1	Unfurnished	\$2,110	\$2,110	\$2,250

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4181027011

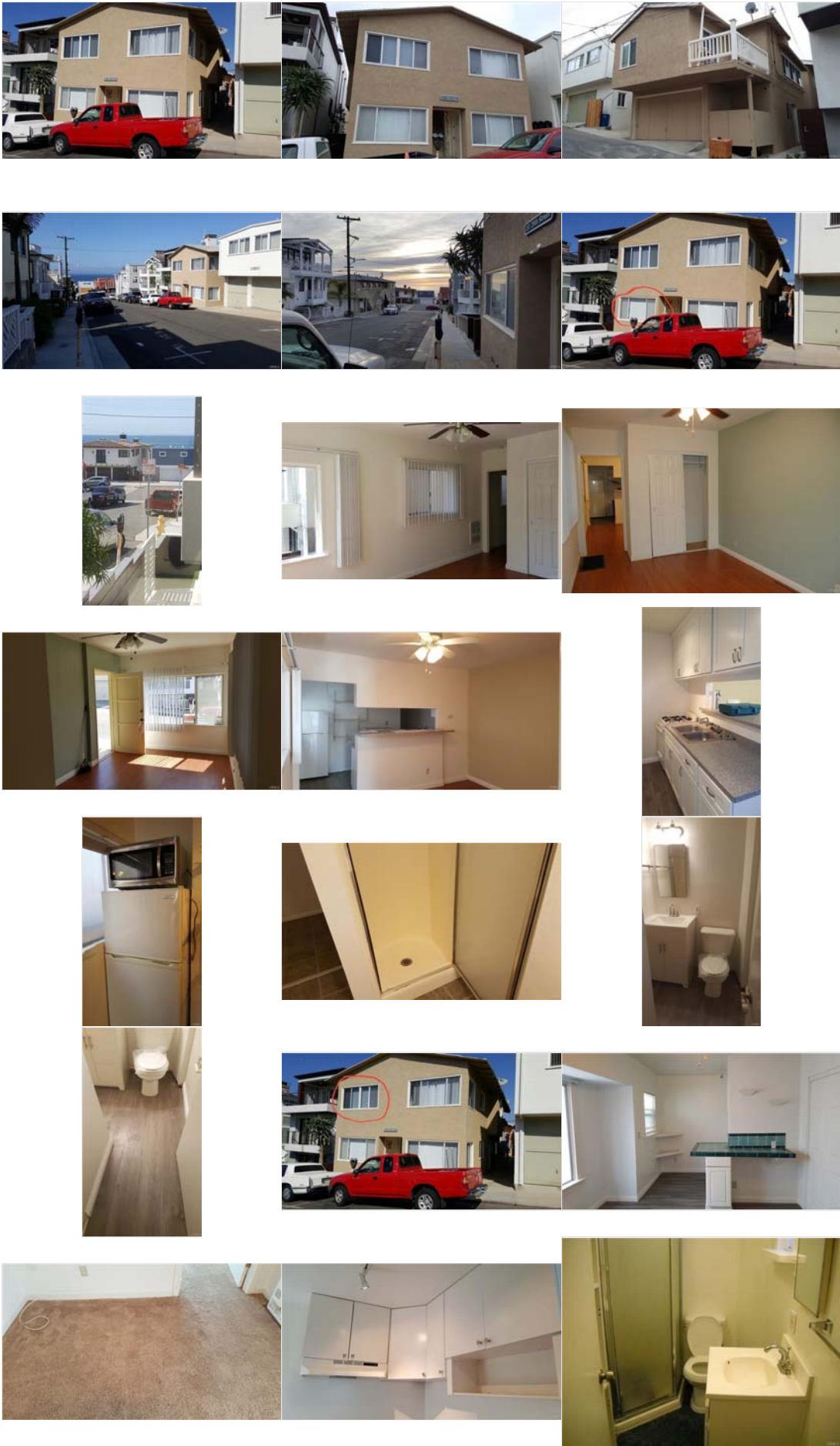
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21031142

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List / Sold:

Closed •**\$1,420,000/\$1,300,000** ↓

166 days on the market

Listing ID: 20613276

12801 Vanowen St • Los Angeles 91605**6 units** • **\$236,667/unit** • **4,208 sqft** • **6,601 sqft lot** • **\$308.94/sqft** •
Built in 1954**12801 Vanowen**

PRICE REDUCED \$80K. UNIQUE OPPORTUNITY TO OWN THIS 6 UNIT BEAUTIFUL, WELL KEPT 2 STORY APARTMENT COMPLEX LOCATED IN GREAT PART OF NORTH HOLLYWOOD. THIS PROPERTY HAS EXCELLENT OPERATING HISTORY AND HAS BEEN PROVIDING A STABLE INCOME STREAM FOR THE PAST SEVERAL YEARS. THE PROPERTY IS LOCATED IN A SOLID AND VERY ACCESSIBLE PART OF NORTH HOLLYWOOD, CONVENIENTLY LOCATED TO VARIOUS SHOPS, SUPERMARKETS, WITH EASY ACCESS TO FREEWAYS & PUBLIC TRANSPORTATION. EACH UNIT IS SEPARATELY METERED FOR GAS & ELECTRICITY, WITH INDIVIDUAL WATER HEATERS, & LAMINATE FLOORING IN MAJORITY OF THE UNITS. IN ADDITION THE COMPLEX OFFERS 6 COVERED GARAGE SPACES WITH STORAGE AREA, OWNED ON SITE LAUNDRY WITH WASHER/DRYER.

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$1,495,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)

Interior**Exterior**

- Security Features: Smoke Detector(s)

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	1	1		Unfurnished	\$2,269	\$2,269	\$3,600
2:	1	2	1		Unfurnished	\$1,544	\$1,544	\$2,100
3:	3	1	1		Unfurnished	\$1,200	\$1,200	\$1,800
4:	4	1	1		Unfurnished	\$1,213	\$1,214	\$1,800
5:	5	2	1		Unfurnished	\$1,324	\$1,324	\$2,100
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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2324013005

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20613276

Printed: 03/14/2021 8:19:58 PM

List / Sold:

Closed**\$1,025,000/\$1,032,500** ↑

11 days on the market

6709 Templeton St • Huntington Park 90255**6 units • \$170,833/unit • 4,065 sqft • 7,532 sqft lot • \$254.00/sqft •****Built in 1923****Listing ID: SB21019036****Located South of Gage Avenue and North of East Florence Avenue. Just West of Miles Avenue. Cross Streets are Saturn Avenue and Zoe Avenue.**

Value add apartment building in a prime rental pocket of Huntington Park. This residential stretch of Templeton Street is tree-lined and consists mostly of single family residences and small apartment buildings. The subject property is well located just west of Miles Avenue in proximity to City Hall, Miles Avenue Elementary School, Huntington Park Library, Gage Middle School, Miles Park, and Salt Lake Park. Walk Score of 84 out of 100. This six unit property consists of two buildings. The front building consists of (4) One-Bed, One-Bath units that are single-story bungalow style. The rear building consists of (1) One-Bed, One-Bath unit and (1) Two-Bed, One-Bath unit. They are situated on the second floor. There are five on-site private garages for tenant parking. Value add investment opportunity with approximately 44% market rental upside yielding a market proforma 6.97% cap rate and 9.38 GRM.

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$1,025,000
- 2 Buildings
- 5 Total parking spaces
- Laundry: Common Area
- Cap Rate: 3.89
- \$76020 Gross Scheduled Income
- \$39908 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,311
- Electric: \$720.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$1,626
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management: 3801
- Water/Sewer: \$3,600
- Other Expense: \$1,500
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$900	\$1,450
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,450
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,450
4:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,450
5:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,450
6:	1	2	1	1	Unfurnished	\$1,325	\$1,325	\$1,795

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322013026

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21019036

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Closed •List / Sold: **\$1,895,000/\$1,895,000****14121 Friar St • Van Nuys 91401****6 days on the market****7 units • \$270,714/unit • 6,526 sqft • 7,499 sqft lot • \$290.38/sqft • Built in 1998****Listing ID: 20649176****West of Hazeltine Avenue and North of Oxnard Street in Van Nuys****Facts & Features**

- Sold On 03/12/2021
- Original List Price of \$1,895,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$86688 Net Operating Income

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

- Total Operating Expense: \$40,202
- 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:	6	2	2		Unfurnished	\$1,499	\$8,995	\$2,400
2:	1	2	3		Unfurnished	\$1,700	\$1,700	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2240014017

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

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CUSTOMER FULL: Residential Income LISTING ID: 20649176

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List / Sold:

Closed**\$1,750,000/\$1,725,000** ↓**28 days on the market****1514 W 205th St • Torrance 90501****7 units • \$250,000/unit • 4,466 sqft • 7,005 sqft lot • \$386.25/sqft •****Built in 1958****Listing ID: SB20240955****Close to S Western Ave & Torrance Blvd. West of the 110 Fwy and South of the 405 Fwy.**

Great opportunity to own this high-yielding 7-unit investment property in the highly desirable South Bay rental market. The property is conveniently located close to two major freeways (the 110 and the 405). It's just 15 minutes to LAX and 10 minutes to the beaches, and just a few minutes to the popular shopping, dining, and entertainment destinations in Old Town Torrance. All the units have 2 bedrooms and 1 bathroom each and are individually metered for electricity and gas. There are 14 available parking spots on the premises, and a coin-operated on-site laundry owned by the owner and which generates an additional \$1300 revenue annually. Actual combined monthly rent is \$10,088. Rents are due for an annual increase of 4% but have not yet been increased due to COVID-19 restrictions. When increased, this will boost rental income even further. All units are fully occupied, and tenants are currently on a month-to-month lease. All tenants are paying. There are no Section 8 tenants. The building is in excellent condition. The owner spent over \$80,000 last year on the City of LA parking lot earthquake retrofit. All but one of the units were upgraded in the past two years, and the roof was replaced only last year. Cap Rate is 4.5%, in line with the average Cap Rate for both Los Angeles city and the South Bay area of 4.5%. *TENANTS DO NOT KNOW THAT THE PROPERTY IS LISTED FOR SALE. PLEASE DO NOT DISTURB TENANTS.*

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$1,750,000
- 1 Buildings
- 14 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.5
- \$121050 Gross Scheduled Income
- \$77804 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,896
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance: \$9,600
- Workman's Comp:
- Professional Management: 5496
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,309	\$1,309	\$1,800
2:	1	2	1	2	Unfurnished	\$1,451	\$1,451	\$1,800
3:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$1,800
4:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$1,800
5:	1	2	1	2	Unfurnished	\$1,586	\$1,586	\$1,800
6:	1	2	1	2	Unfurnished	\$1,451	\$1,451	\$1,800
7:	1	2	1	2	Unfurnished	\$1,191	\$1,191	\$1,800

Of Units With:

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7351014013

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

3/14/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB20240955

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Closed •

List / Sold:

\$2,000,000/\$1,994,000 ↓

3 days on the market

Listing ID: CV21031600

331 N Vecino Dr • Covina 91723
7 units • \$285,714/unit • 7,146 sqft • 7,893 sqft lot • \$279.04/sqft •
Built in 1962
North of Badillo. South of San Bernardino rd. East of Barranca



Great Covina Investment property! 100% occupied with tenants paying on time. 7 Units all 2 bedrooms and 2 baths each with their own Carport and community coin operated Laundry area.. One single story unit, 2 upstairs units(single level), and 4 units Townhouse style up & Down. Excellent location with walking distance to grocery stores, Restaurants, etc... Central location. Wont Last !! DO NOT DISTURB TENANTS

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: One, Two
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Common Area, Community, Individual Room
- Cap Rate: 4.1
- \$115200 Gross Scheduled Income
- \$82460 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Cooktop

Exterior

- Lot Features: Front Yard, Landscaped, Near Public Transit • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,740
- Electric: \$4,014.00
- Gas: \$485
- Furniture Replacement:
- Trash: \$2,134
- Cable TV: 01040292
- Gardener:
- Licenses:
- Insurance: \$4,262
- Maintenance: \$12,403
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$583
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	14	14	7	Unfurnished	\$9,250	\$9,250	\$13,650

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 7
- Refrigerator:
- Wall AC: 7

Additional Information

- Standard sale
- 614 - Covina area
- Los Angeles County
- Parcel # 8429033019

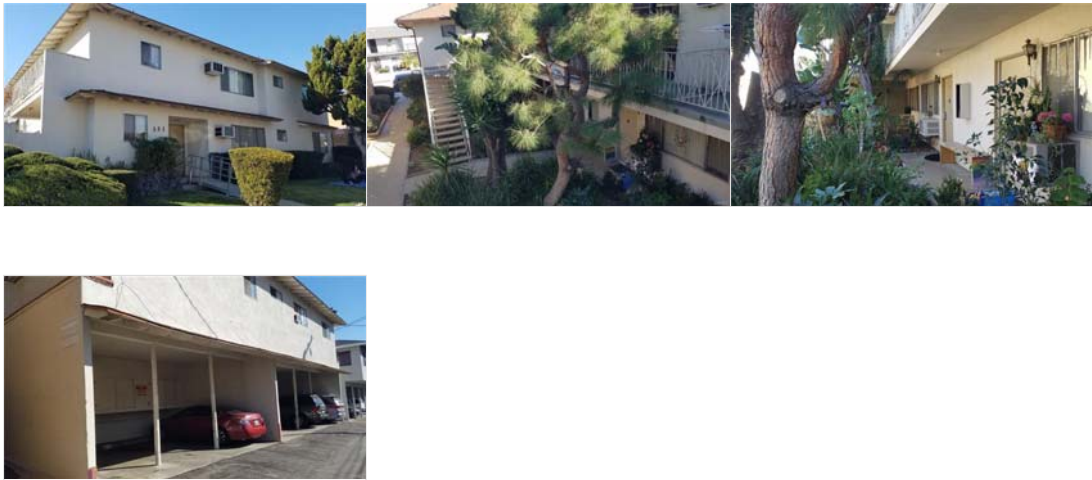
Michael Lembeck

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21031600

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Closed •List / Sold: **\$1,380,000/\$1,380,000****3160 Warwick Ave • Los Angeles 90032****21 days on the market****7 units • \$197,143/unit • 4,931 sqft • 7,983 sqft lot • \$279.86/sqft • Built in 1964****Listing ID: 20658652****Located north of the 710 and 10 freeway interchange, in between Huntington Dr. and Alhambra Ave. Located less than 2 miles north of Cal State LA.**

We are pleased to present for sale 3160 Warwick Avenue, a 7-Unit multi-family apartment located in the El Sereno neighborhood of Los Angeles California. The property is a two story, garden style apartment building consisting of two separate structures. The main 2 story apartment structure consists of a desirable unit mix of all 2BR/1BA, and also located on this property is a single story separate 1BR house. The buildings total 4,931 rentable square feet situated on an approximately 7,983 square foot corner lot. Built in 1964, this apartment is being offered for the very first time on market within the past 20 years. The rents at this property are approximately 40% below market rates due to long term tenants. With updated market rents, the property has the potential to achieve a 7.07% CAP rate. This apartment building is conveniently located within 20 minutes to downtown Los Angeles, and within 2 miles of California State University Los Angeles

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$1,380,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace
- Laundry: Community
- \$87711 Gross Scheduled Income
- \$50004 Net Operating Income

Interior

- Floor: Carpet

Exterior**Annual Expenses**

- Total Operating Expense: \$37,707
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$978	\$978	\$978
2:	6	2	1		Unfurnished	\$1,041	\$6,248	\$6,248
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

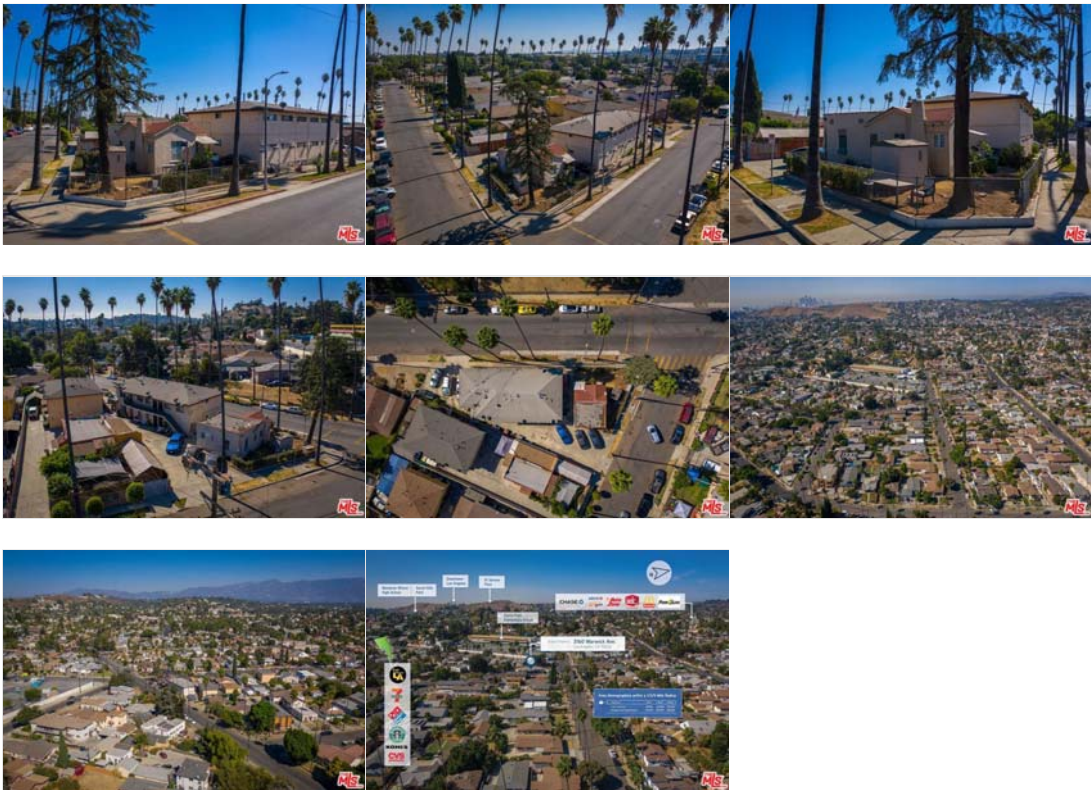
- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5220009012

Michael Lembeck**Re/Max Property Connection**

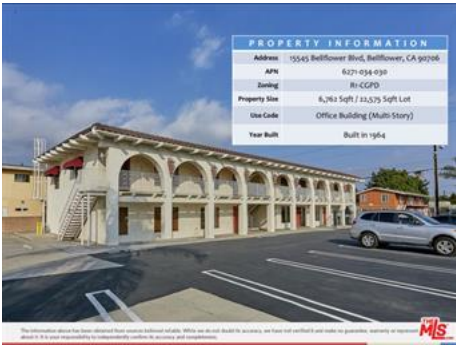
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Closed •

15545 BELLFLOWER Blvd • Bellflower 90706
7 units • \$228,571/unit • 6,762 sqft • 22,576 sqft lot • \$221.83/sqft •
Built in 1964
Bellflower N of Alondra, E of Bellflower

List / Sold:
\$1,600,000/\$1,500,000 ↓
0 days on the market
Listing ID: 21685774



According to the City Planners Office, it could be "Easily Possible" to create a Mixed-Use Planned Development here. Per the city, three story townhomes with one or two commercial-use fronts would be an ideal plan for this location. As it is now, this well-maintained building is conveniently located near the 91, 605, 105 and 710 Freeways. It would be hard to find a more central and convenient location! The City of Bellflower has big plans for the future, including a new Steelcraft business coming to town, which makes this particular location a great place to be. Sitting right on Bellflower Blvd, this building has a "walk-score" of 81 and is just down the street from "Downtown" main street shops, restaurants, and public transportation systems. Dual Zoned R1-CGPD on a 22,576 sq.ft. lot with plenty of parking, there is ample room to grow here. Deliver Vacant!

Facts & Features

- Sold On 03/10/2021
- Original List Price of \$1,600,000
- 1 Buildings

Interior

- Floor: Wood, Laminate

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02119229
- 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:	0	0	0		Unfurnished	\$0	\$0	\$0
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6271034030

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

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CUSTOMER FULL: Residential Income **LISTING ID:** 21685774

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Closed •

List / Sold: **\$1,500,000/\$1,500,000**

3419 Whistler Ave • El Monte 91732
8 units • \$187,500/unit • 3,919 sqft • 18,957 sqft lot • \$382.75/sqft •
Built in 1963

131 days on the market

Listing ID: CV20180377

North of I-10, West of I-605; Near the Intersection of Whistler Ave & Exline St



5+% CAP Rate in the San Gabriel Valley! We are pleased to exclusively offer for sale this multi-family investment opportunity located in the highly sought after rental community of North El Monte. The current owner initially purchased this 8 unit property 30+ years ago with all units situated as they are today, but title reflects a total of 6 units. (Buyer and buyer's agent to satisfy themselves with respect to the legal # of units and legal square footage). The unit mix is composed of 1(3Bed/1Bath)SFR, 1(2Bed/1Bath) SFR, 3(2Bed/1Bath)s, 1(1Bed/1Bath), & 1(2Bed/1Bath) -NC, 1(1Bed/1Bath) - NC. All 8 units are distributed across 4 separate single story structures situated on a 18,957 SqFt Lot. This investment is being offered at a current 5.06% CAP Rate and 13.2 GRM (all rent collections are current.)

Facts & Features

- Sold On 03/12/2021
- Original List Price of \$1,500,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- \$113640 Gross Scheduled Income
- \$75966 Net Operating Income
- 6 electric meters available
- 6 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: \$34,265
- Electric: \$0.00
- Gas: \$1,680
- Furniture Replacement:
- Trash: \$4,044
- Cable TV: 01421100
- Gardener:
- Licenses:
- Insurance: \$1,568
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,200
- Other Expense: \$1,200
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,680	\$1,680	\$1,795
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,650
3:	1	2	1	0	Unfurnished	\$1,140	\$1,140	\$1,550
4:	1	2	1	0	Unfurnished	\$1,140	\$1,140	\$1,550
5:	1	2	1	0	Unfurnished	\$1,140	\$1,140	\$1,550
6:	1	1	1	0	Unfurnished	\$950	\$950	\$1,295
7:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$1,525
8:	1	1	1	0	Unfurnished	\$920	\$920	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8567008009

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV20180377

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Closed •

List / Sold:

\$11,595,000/\$11,256,100 ↓

121 days on the market

150 N Berendo St • Los Angeles 90004

21 units • \$552,143/unit • 25,152 sqft • No lot size data • \$447.52/sqft • Built in 2019

Listing ID: 20629992

Between Beverly Blvd. & 3rd St. and Normandie Ave & Vermont Ave.



MAJOR PRICE REDUCTION!!! Built in 2019, 150 N. Berendo offers a mix of designer 1 Bedroom + 1 Bath units, 2 Bedroom + 1 Bath units, 2 Bedroom + 2 Bath units and 3 Bedroom + 2 Bath units along with numerous common area amenities. Exquisite modern architecture with over 25,000 square feet of building space and unit amenities such as Modern Custom Kitchens with Stainless Steel Appliances, In-Unit Washer/Dryer, Smart Home Technology, Modern Hardwood Floors, Central A/C & Heat, and Patios/Decks. Common area amenities include: Outdoor Courtyard with BBQ, Community Room/Co-Working Space, Fitness Center, Amazon Lockers for Deliveries, Security Access, Covered Gated Security Parking.

Facts & Features

- Sold On 03/09/2021
- Original List Price of \$11,950,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$436488 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$234,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$2,020	\$10,100	\$2,020
2:	6	2	1		Unfurnished	\$2,678	\$16,069	\$2,678
3:	8	2	2		Unfurnished	\$2,869	\$22,950	\$2,869
4:	2	3	2		Unfurnished	\$4,260	\$8,520	\$4,260
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518027002

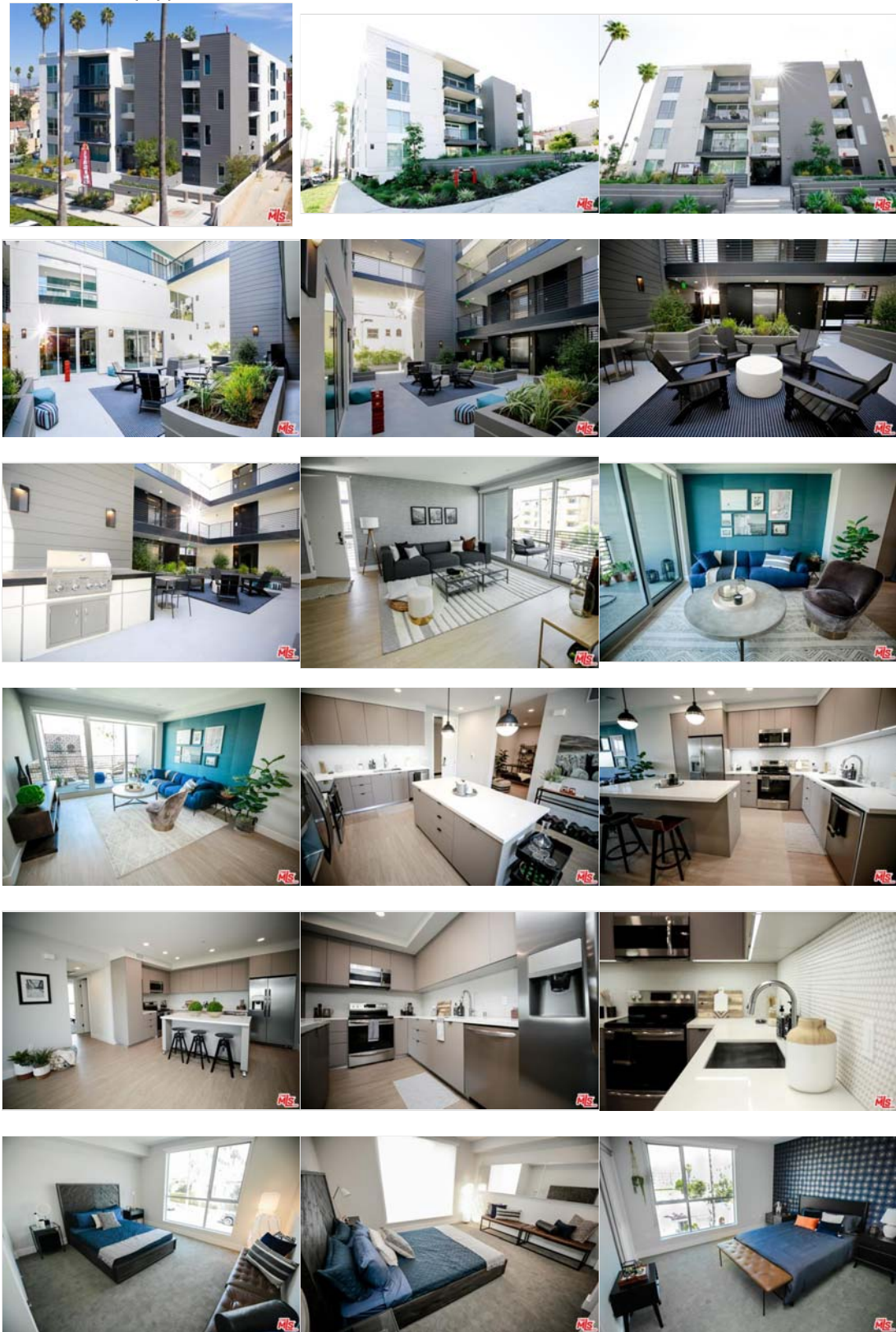
Michael Lembeck

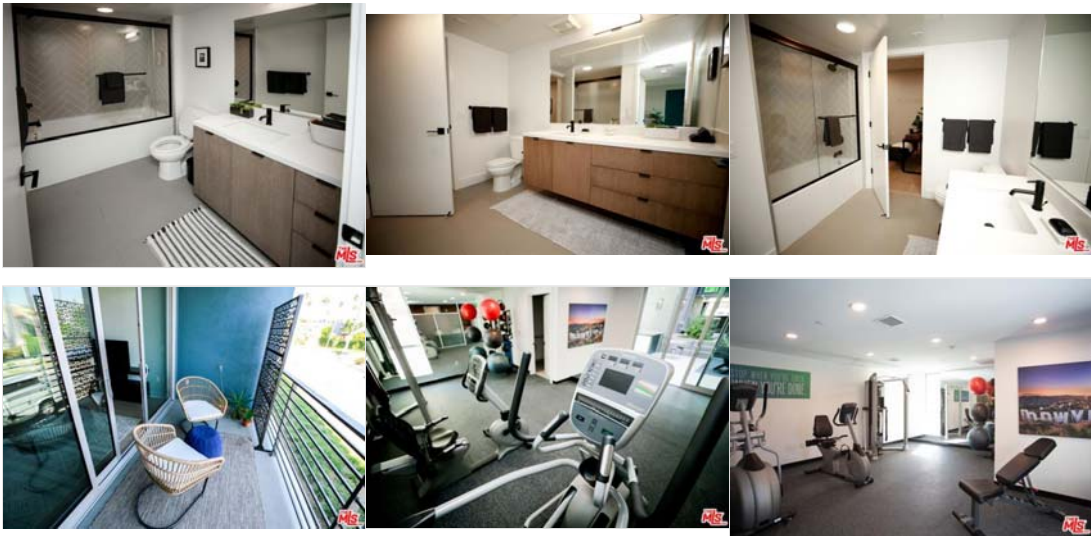
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20629992

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List / Sold:

Closed •**\$21,500,000/\$21,000,000** ↓

44 days on the market

5327 Hermitage Ave • Valley Village 91607**42 units • \$511,905/unit • 57,198 sqft • 24,037 sqft lot • \$367.15/sqft •****Built in 2018****Listing ID: 20646900****Located just south of Chandler Boulevard and in between Whitsett Avenue and Laurel Canyon Boulevard**

We are pleased to present 5327 Hermitage Avenue located in the highly desirable Valley Village submarket of the San Fernando Valley. Built in 2018 and comprised of 42 luxury units consisting of One, two- and three-bedroom spacious units. This beautiful asset is fantastic opportunity for an investor to acquire a turn-key property with strong rents while having room to grow. 5327 Hermitage is currently subject to Los Angeles City Rent Control. 5327 Hermitage Avenue is beautiful building with several fantastic amenities including a very spacious gym, in-unit Washer and Dryers, 27 storage units (that are being rented for extra income) and Gated subterranean parking (76 Spaces). Access into the building is controlled with a security keypad, and several common area security cameras. Additionally, the building has been plumbed for individual water meters for each unit (see listing agents for details.)

Facts & Features

- Sold On 03/11/2021
- Original List Price of \$21,500,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$865508 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$446,872
- 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:	28	2	2		Unfurnished	\$2,796	\$78,300	\$81,200
2:	4	1	1		Unfurnished	\$2,450	\$9,799	\$10,000
3:	2	3	2		Unfurnished	\$3,575	\$7,150	\$7,300
4:	4	3	3		Unfurnished	\$3,786	\$15,142	\$15,400
5:	3	2	2		Unfurnished	\$822	\$2,466	\$2,466
6:	1	3	2		Unfurnished	\$914	\$914	\$914
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
- VVL - Valley Village area
- Los Angeles County
- Parcel # 2347025013

Michael Lembeck

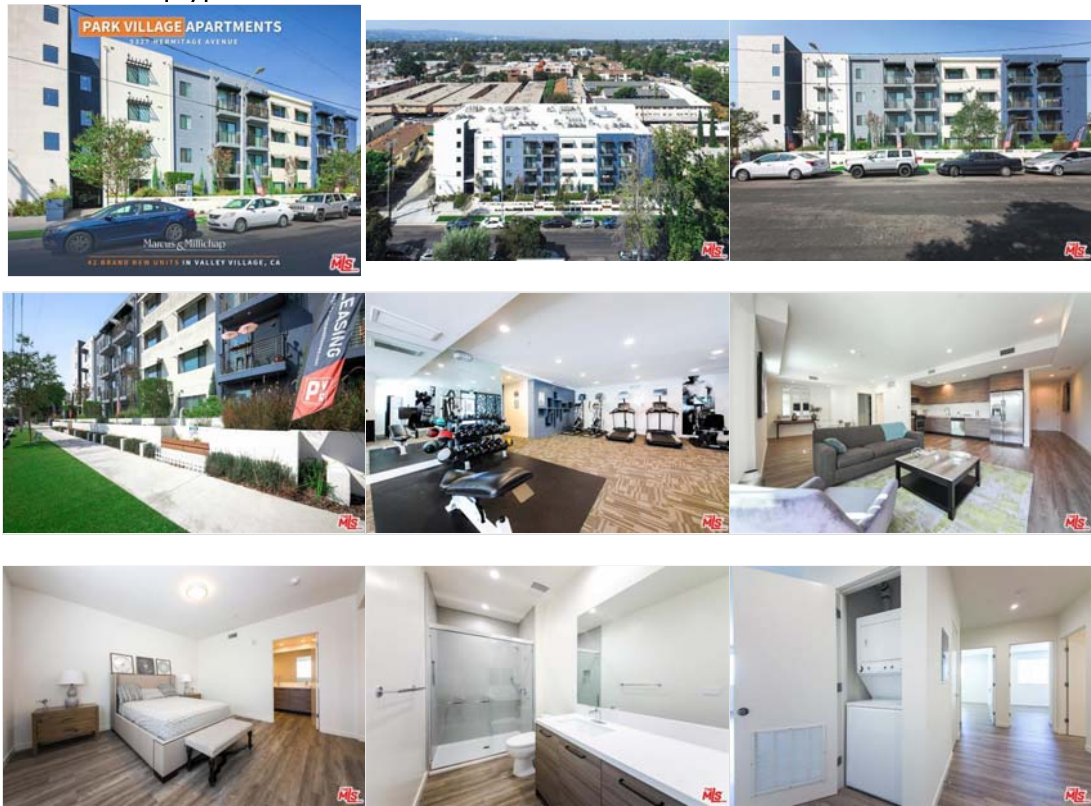
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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