

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	PW21053633	S	1910 Saint Louis AVE	SIGH	8	STD	2	\$22,940	3	\$552,000	\$442.31	1248	1928/ASR	6,502/0.1493	
2	PW21040955	S	2302 21st Street	SIGH	8	STD	2	\$42,300		\$925,000	\$440.69	2099	1952/ASR	13,542/0.3109	
3	CV21033679	S	14328 Mansel AVE	LAWN	112	STD	2	\$43,560		\$839,000	\$445.09	1885	1926/ASR	6,008/0.1379	
4	PV21034692	S	1436 W 220th ST	TORR	122	STD	2	\$36,564		\$770,000	\$351.76	2189	1963/ASR	9,003/0.2067	
5	SB21031132	S	537 Sheldon ST	ES	141	STD	2	\$73,200	2	\$1,916,500	\$804.58	2382	2005/ASR	5,602/0.1286	
6	SB21000404	S	224 Shell ST	MANH	142	STD	2	\$0		\$1,958,000	\$1,127.88	1736	1953/ASR	1,351/0.031	
7	RS21026129	S	927 W 1st ST	SP	193	STD	2	\$0		\$775,000	\$461.04	1681	1924/ASR	4,990/0.1146	
8	PW21048539	S	348 E Opp ST	WILM	196	STD	2	\$45,684		\$755,000	\$293.32	2574	1922/PUB	10,258/0.2355	
9	CV21061500	S	14319 Merced Ave	BDPK	608	STD	2	\$0		\$820,000	\$407.96	2010	2006/OTH	7,364/0.1691	
10	WS20230538	S	1904 Academy PL #A	GD	624	STD	2	\$56,400		\$950,000	\$626.65	1516	1927/ASR	7,437/0.1707	
11	CV20256992	S	7109 Broadway AVE	WH	670	STD	2	\$0		\$645,000	\$349.40	1846	1950/ASR	5,725/0.1314	
12	20662646	S	2128 Clifford ST	LA	671	STD	2	\$0		\$1,185,000	\$739.70	1602	1907	7,474/0.17	
13	CV20264950	S	877 W Mines AVE	MTB	674	STD	2	\$4,300		\$660,000	\$425.81	1550	1951/ASR	5,355/0.1229	
14	SR21044394	S	4006 W 22nd PL	LA	C16	STD	2	\$96,000		\$1,187,000	\$344.86	3442	1926/ASR	5,998/0.1377	
15	PW21007557	S	1842 S Redondo BLVD	LA	C16	TRUS	2	\$72,000		\$1,350,000	\$432.14	3124	1928/ASR	7,312/0.1679	
16	320004781	S	1042 S Irolo	LA	C17	STD	2	\$0	0	\$1,080,000		0	1922	5,908/0.1356	
17	21219286	S	3646 Schaefer ST	CULV	C28	STD	2	\$0		\$1,645,000	\$844.89	1947	1955	5,400/0.124	
18	DW20263425	S	1626 E 87th PL	LA	C34	STD	2	\$0		\$570,000	\$364.22	1565	1964/ASR	5,590/0.1283	
19	SB21031910	S	9145 Baring Cross ST	LA	C34	STD	2	\$44,856	6	\$600,000	\$359.71	1668	1922/ASR	4,555/0.1046	
20	SR20199512	S	346 E Imperial HWY	LA	C34	STD	2	\$51,600		\$705,000	\$281.77	2502	1892/ASR	4,959/0.1138	
21	DW21021139	S	1253 W 51st PL	LA	C34	STD	2	\$0		\$760,000	\$448.11	1696	1912/ASR	4,880/0.112	
22	IV20236275	S	850 E 79th ST	LA	C36	REO,AUC	2	\$0		\$395,500	\$241.75	1636	1926/ASR	5,200/0.1194	
23	20642146	S	1538 W 85th ST	LA	C36	STD	2	\$0		\$615,000	\$345.70	1779	1949	6,979/0.16	
24	DW21055845	S	221 W 110th ST	LA	C37	REO	2	\$0		\$500,000	\$309.41	1616	1925/PUB	5,320/0.1221	
25	CV21023682	S	1918 E 78th ST	LA	C37	STD	2	\$0		\$700,000		2	1929/ASR	9,140/0.2098	
26	PW20242138	S	1819 W 36th PL	LA	PHHT	STD	2	\$0		\$890,000	\$389.67	2284	1913/ASR	5,973/0.1371	
27	DW20216873	S	7039 Passaic ST	HNPK	T5	STD	2	\$1,350		\$500,000	\$395.57	1264	1923/APP	6,435/0.1477	
28	SB21041772	S	2211 Nelson AVE	REDO	151	STD	3	\$79,140		\$1,743,500	\$634.46	2748	1954/ASR	7,499/0.1722	
29	SB21007458	S	923 W 8th ST	SP	183	STD	3	\$64,380		\$993,140	\$302.97	3278	1948/ASR	6,258/0.1437	
30	OC21004384	S	561 W 12th ST	SP	185	STD	3	\$53,364		\$715,000	\$267.59	2672	1925/ASR	5,000/0.1148	
31	21690624	S	1243 S Centre ST	SP	185	STD	3	\$0		\$1,040,000	\$243.67	4268	1989	4,510/0.1	
32	SB20217071	S	622 W 2nd ST #624	SP	189	STD	3	\$41,340		\$640,000	\$412.64	1551	1915/ASR	4,998/0.1147	
33	AR20134842	S	19 S Curtis AVE	ALH	601	STD	3	\$25,140		\$1,035,000	\$499.04	2074	1910/ASR	7,550/0.1733	
34	320004930	S	3528 Casitas AVE	ATWW	606	STD	3	\$0	0	\$1,180,000	\$423.24	2788	1922	6,750/0.155	
35	TR21031492	S	1913 Nowell AVE	ROW	652	STD	3	\$54,000	4	\$899,800	\$411.62	2186	1963/ASR	5,990/0.1375	
36	SW20251205	S	163 Junipero Serra DR	SGAB	654	STD	3	\$0		\$1,290,000	\$587.70	2195	1937/ASR	7,523/0.1727	
37	21679978	S	1289 W 24th ST	LA	C16	STD	3	\$0		\$940,000	\$378.73	2482	1928	5,886/0.13	
38	20591920	S	553 N SERRANO AVE	LA	C17	STD	3	\$0		\$1,130,000	\$359.41	3144	1909	6,749/0.15	
39	20627070	S	432 N Harvard BLVD	LA	C17	STD	3	\$0		\$1,340,000	\$492.65	2720	1923	5,999/0.13	
40	DW20246238	S	546 N Normandie AVE	LA	C20	STD,TRUS	3	\$47,940		\$1,100,000	\$262.53	4190	1954/ASR	8,249/0.1894	
41	20609860	S	5326 Lemon Grove AVE	LA	C20	STD	3	\$0		\$1,125,000	\$459.56	2448	1914	7,002/0.16	
42	21693732	S	4170 Lincoln AVE	CULV	C28	STD	3	\$0		\$1,550,000	\$1,073.41	1444	1956	6,748/0.15	
43	DW21048346	S	6445 E Olympic BLVD	ELA	ELA	STD	3	\$49,440	4	\$750,000	\$299.04	2508	1948/ASR	5,193/0.1192	
44	DW20209017	S	4105 103rd Street	ING	102	STD	4	\$43,200		\$785,000	\$449.08	1748	1942/PUB	6,993/0.1605	
45	SB21034632	S	2005 Pullman LN	REDO	154	TRUS	4	\$143,640	4	\$2,560,000	\$476.72	5370	1973/ASR	7,505/0.1723	
46	21692522	S	1758 Lincoln AVE	PAS	645	PRO	4	\$0		\$920,000	\$442.31	2080	1947	7,121/0.16	
47	AR20253588	S	1025 N Los Robles AVE	PAS	645	STD	4	\$120,000		\$1,940,000	\$295.73	6560	1921/ASR	10,140/0.2328	
48	AR21038631	S	3234 Eckhart AVE	RSMD	651	STD	4	\$86,400	4	\$1,530,000	\$538.35	2842	1933/PUB	14,149/0.3248	
49	219058817DA	S	837 Carillo DR	SGAB	654	STD	4	\$0		\$1,200,000			1950/ASR		
50	DW21024152	S	1930 4th AVE	LA	C16	STD	4	\$59,827		\$925,000	\$284.09	3256	1922/PUB	7,501/0.1722	
51	DW20132833	S	1855 S Mansfield AVE	LA	C16	STD	4	\$122,400		\$1,750,000	\$448.49	3902	1936/ASR	7,325/0.1682	
52	20665054	S	4537 St Elmo DR	LA	C16	STD	4	\$0		\$2,400,000	\$425.99	5634	1929	7,001/0.16	
53	20654560	S	839 Alandele AVE	LA	C19	STD	4	\$0		\$1,876,500	\$462.88	4054	1950	6,026/0.13	
54	SR21017388	S	1933 Vista Del Mar ST	LA	C30	STD	4	\$153,640		\$1,499,000	\$494.23	3033	1906/PUB	6,229/0.143	
55	DW21030587	S	666 Keenan AVE	ELA	ELA	STD	4	\$0		\$1,899,000	\$351.67	5400	2021/BLD	6,732/0.1545	
56	SR21022070	S	7463 Troost AVE	NHLW	NHO	STD	4	\$76,740	4	\$1,130,000	\$316.17	3574	1941/OTH	6,627/0.1521	
57	PV21008315	S	2173 255th ST	LOM	121	STD	5	\$98,100		\$1,725,000	\$398.29	4331	1919/ASR	24,601/0.5648	
58	20668682	S	714 E Lexington DR	GD	628	STD	5	\$0		\$1,645,000	\$349.85	4702	1946	7,579/0.17	
59	AR21008546	S	5544 E Echo ST	HDPK	632	STD	5	\$93,984		\$1,343,000	\$390.75	3437	1923/ASR	5,251/0.1205	
60	21690098	S	3142 Gladys AVE	RSMD	651	STD	5	\$0		\$1,500,000	\$420.17	3570	1962	13,190/0.3	
61	21692494	S	1718 N Vista ST	LA	C03	STD	5	\$0		\$6,882,000	\$3,025.05	2275	1938	27,418/0.62	
62	SB21008900	S	7751 Scout AVE	BG	T3	STD	5	\$107,940	5	\$1,380,000	\$401.86	3434	1955/ASR	9,615/0.2207	
63	DW21029013	S	45031 450 Spearman AVE	LNCR	LAC	TRUS	6	\$43,500		\$745,000	\$204.22	3648	1952/ASR	16,800/0.3857	
64	20653996	S	1318 S Ogden DR	LA	C19	STD	8	\$0		\$2,184,000	\$327.34	6672	1957	7,300/0.16	
65	21692570	S	1237 N Mansfield AVE	LA	C20	STD	8	\$0		\$2,675,000	\$391.43	6834	1957	7,500/0.17	
66	20618354	S	1318 Euclid ST	SM	C14	STD	11	\$0		\$5,040,000	\$494.85	10185	1963	7,477/0.17	
67	SB21045674	S	4604 4608 173rd ST	LAWN	113	TRUS	12	\$201,650	4	\$3,060,000	\$287.70	10636	1964/ASR	11,375/0.2611	
68	21676772	S	601 Glenwood RD	GD	626	STD	12	\$0		\$3,800,000	\$348.94	10890	1939	23,101/0.53	
69	20666510	S	2022 Eleanore DR	GD	624	STD	15	\$0		\$4,500,000	\$368.52	12211	1983	16,203/0.37	

Closed • Duplex

List / Sold: **\$499,000/\$552,000** ↑

1910 Saint Louis Ave • Signal Hill 90755

5 days on the market

2 units • \$249,500/unit • **1,248 sqft** • **6,502 sqft lot** • **\$442.31/sqft** • **Built in 1928**

Listing ID: PW21053633

North of PCH



Total fixer on a great street on a large lot. Two houses on one lot. Front unit is a 1 bedroom 1 bath home rented for \$1095. Back unit is a 2 bedroom 1 bath home rented for \$1150. There is a large storage that houses the washer and dryer. Each unit has it's own private yard. Front unit has a long driveway. Back unit has a gate in the back to drive a car in the backyard. Both units are in need of major improvements. Seller will only respond to cash offers.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- Cap Rate: 3
- \$22940 Gross Scheduled Income
- \$14911 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,029
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01430724
- 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	\$1,095	\$1,095	\$1,600
2:	1	2	2	0	Unfurnished	\$1,150	\$1,150	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7216015016

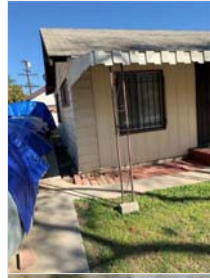
Michael Lembeck

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: PW21053633

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Closed

List / Sold: **\$950,000/\$925,000** ↓

2302 21st Street • Signal Hill 90755

0 days on the market

2 units • \$475,000/unit • **2,099 sqft** • **13,542 sqft lot** • \$440.69/sqft • **Built in 1952**

Listing ID: PW21040955

South of Atlantic



Seeking back-up offers for this well kept duplex with city and ocean views and a buildable lot.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$950,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$42300 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Bluff, Corner Lot, Sloped Down
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00924277
- 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	1	Unfurnished	\$1,825	\$21,900	\$2,000
2:	1	1	1	1	Unfurnished	\$1,700	\$20,400	\$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 # 7216006037

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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Closed • Duplex

List / Sold: **\$829,000/\$839,000** ↑

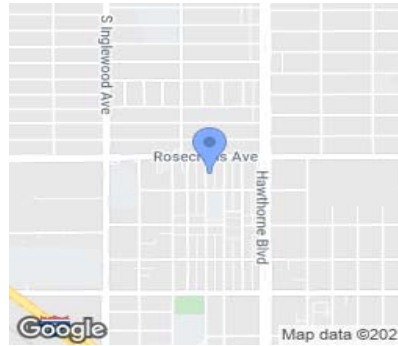
14328 Mansel Ave • Lawndale 90260

7 days on the market

2 units • \$414,500/unit • 1,885 sqft • 6,008 sqft lot • \$445.09/sqft • Built in 1926

Listing ID: CV21033679

South of Rosecrans and west of Hawthorne blvd



DUPLEX WITH PRIVATE ENTRIES NEAR MAJOR SHOPPING LOCATIONS, 405 FREEWAY, AND PUBLIC TRANSPORTATIONEarn additional income by renting out both units or occupy one while renting out the other to help pay for the mortgage. Front and back units are both 2 bedrooms with 1 bathroom. Front is professionally taped at 1,025 sqft. Back house is taped at 860 sqft. Lot is very spacious allowing for each unit to have a private designated yard for their use. Each unit has its own detached 2-car garage with separate driveways. Seller just recently remodeled entire back unit-rent roll shows \$1,950 and \$1,650 for the front. Entire property is move in condition. Don't miss out!

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$829,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Closet, Inside
- \$43560 Gross Scheduled Income
- \$33786 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,774
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$272
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,250
- Other Expense: \$6,652
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$1,700
2:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4078032012

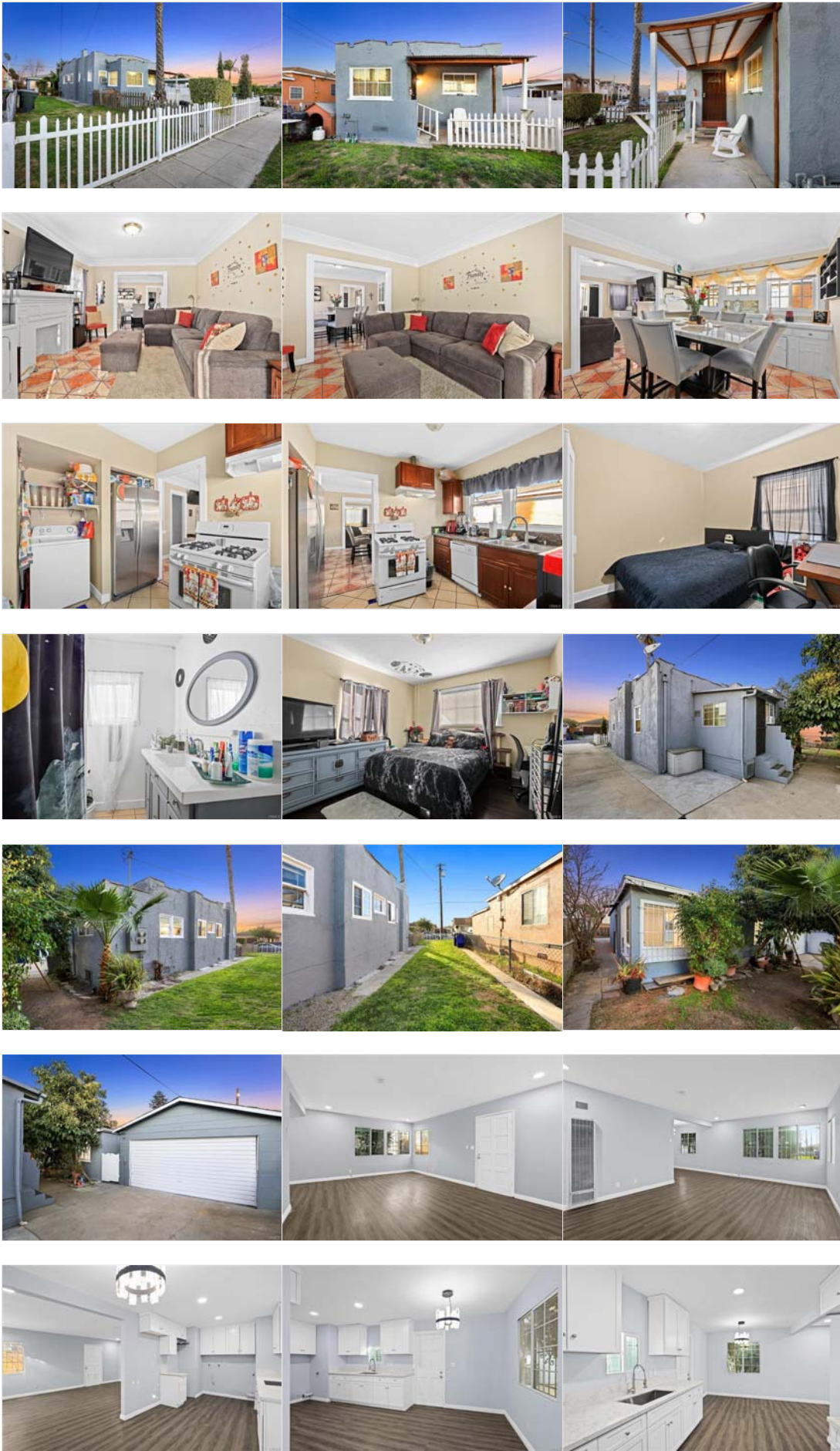
Michael Lembeck

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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: CV21033679

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Closed • Duplex

List / Sold: **\$674,900/\$770,000** ↑

1436 W 220th St • Torrance 90501

3 days on the market

2 units • \$337,450/unit • 2,189 sqft • 9,003 sqft lot • \$351.76/sqft • Built in 1963

Listing ID: PV21034692

Between Western/Normandie; Carson Street and 223rd Street



Phenomenal opportunity for an owner-user or investor! Live in one and have the tenant help with the mortgage! 2 separate homes on a huge 9000 sq. ft. lot! Front home is a large 2 bedroom, 1 bath 840 sq. ft. craftsman style home built in 1920 complete with front porch! Large living room, remodeled kitchen with newer cabinets and quartz counters. Laundry porch is just off the kitchen. There are two good-sized bedrooms and an updated bath. The rear house, built in 1963, is a 1349 square foot home with 3 bedrooms & 2 baths. There's a HUGE living room, separate dining room, and a large kitchen with lots of storage. The bedrooms are very generous with big closets, and one is a true en-suite master with a private bath. There is direct access to a 2 car garage. This home enjoys a large covered patio and exclusive use of the HUGE backyard as well as parking in a long driveway for at least three additional cars. This property is located in the city of Los Angeles with a Torrance mailing address, and is subject to LA City rent control.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$674,900
- 2 Buildings
- 2 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: In Garage, Individual Room
- \$36564 Gross Scheduled Income
- \$36564 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,488
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses: 150
- Insurance: \$0
- Maintenance: \$1,000
- 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	\$1,300	\$1,300	\$1,800
2:	1	3	2	2	Unfurnished	\$1,747	\$1,747	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346013017

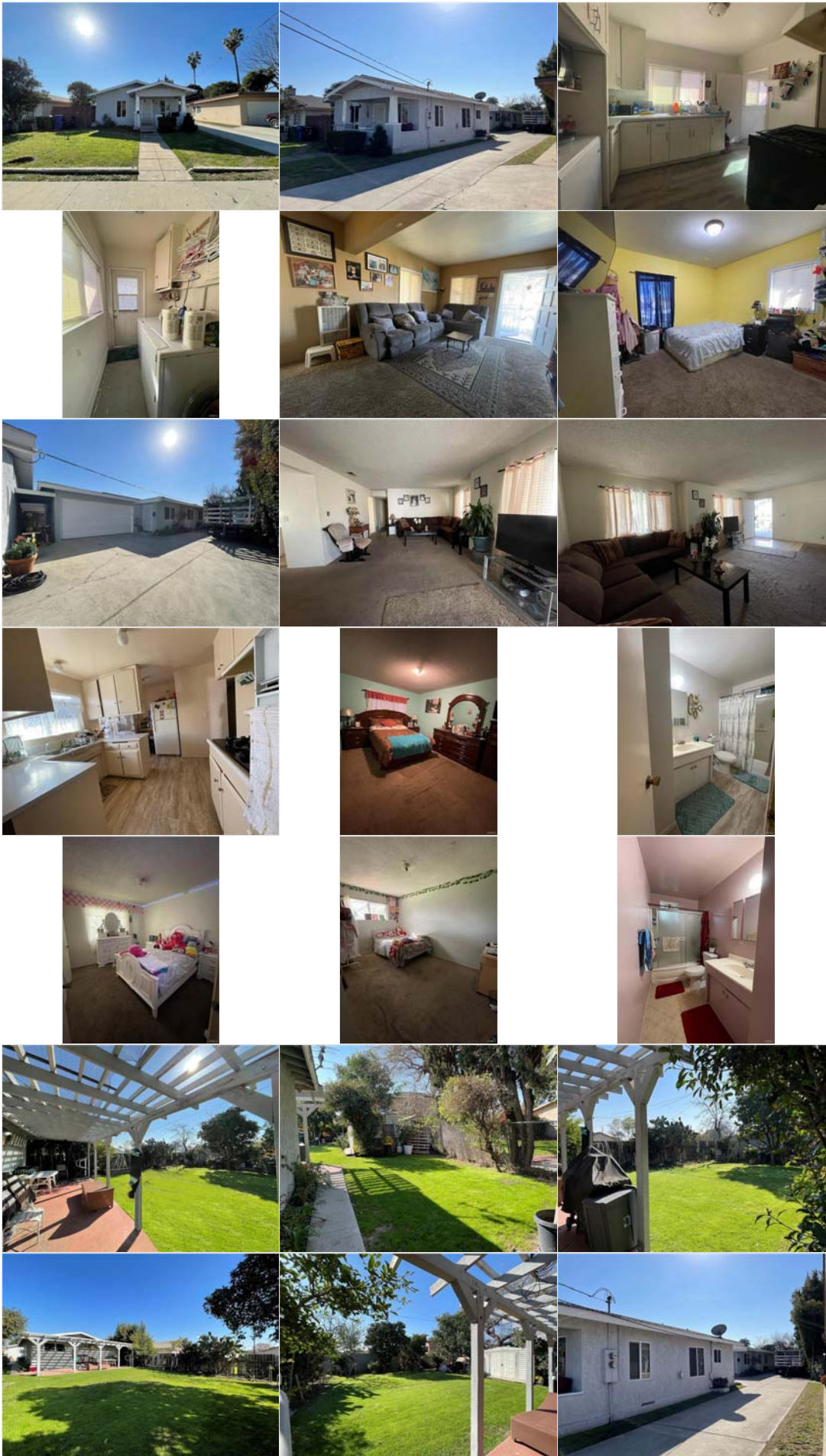
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Mission Viejo, 92691

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List / Sold:

\$1,895,000/\$1,916,500 ↑

15 days on the market

Listing ID: SB21031132

Closed • Duplex

537 Sheldon St • El Segundo 90245

2 units • \$947,500/unit • 2,382 sqft • 5,602 sqft lot • \$804.58/sqft • Built in 2005

Located at 537 Sheldon St.



537-539 Sheldon Ave is a duplex located in El Segundo. The property consists of a (1) 3-bed/2-bath house and (1) 2-bed/1-bed house. The front house is 1,530 SF and features a gated front yard, hardwood floors, brick fireplace, tiled kitchen & bathrooms, and a washer & dryer. The back house is 852 SF and was built above the four-car garage. 537-539 Sheldon Ave is in great proximity to Richmond Elementary School, ES High School, El Segundo Parks & Recreation, and all the amenities of Downtown El Segundo. Given the ideal location and the potential to obtain 30-year fixed residential financing, this is an excellent opportunity for an owner-user opportunity to live in one building and subsidize monthly mortgage with rental income from the other building.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- Laundry: Washer Included
- Cap Rate: 2.28
- \$73200 Gross Scheduled Income
- \$43223 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,781
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$953
- Maintenance: \$2,196
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,200	\$4,200	\$4,200
2:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133006013

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



List / Sold:

\$2,149,000/\$1,958,000 ↓

52 days on the market

Listing ID: SB21000404

Closed • Duplex

224 Shell St • Manhattan Beach 90266

2 units • \$1,074,500/unit • 1,736 sqft • 1,351 sqft lot • \$1127.88/sqft • Built in 1953

Head south on Highland, turn right on Shell St



Views Views Views! Unobstructed white water views. Beautifully remodeled duplex 1 block from the beach. New roof, new windows, sliding doors, new siding, new 200A electrical, new appliances... basically a complete remodel! Seller also paid the \$30k for underground utilities. Light and bright 2 bedroom 2 bathroom upper unit with vaulted ceilings and completely remodeled kitchen and bathrooms. Kitchen, living and bathroom on main level. Upstairs features large bedroom, full bath + large view deck & breathtaking panoramic Palos Verdes to Malibu ocean views. 2 bedroom 1 bathroom lower level unit with completely remodeled kitchen and bathroom and lovely rear and side patio. Wood floors in both units. Both units have laundry hookups.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$2,199,000
- 1 Buildings
- Levels: Three Or More
- 1 Total parking spaces
- Laundry: In Closet, Individual Room, Inside, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Beamed Ceilings, High Ceilings, Open Floorplan

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,760
- Electric: \$3,000.00
- Gas: \$1,800
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$480
- 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	\$6,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4137006061

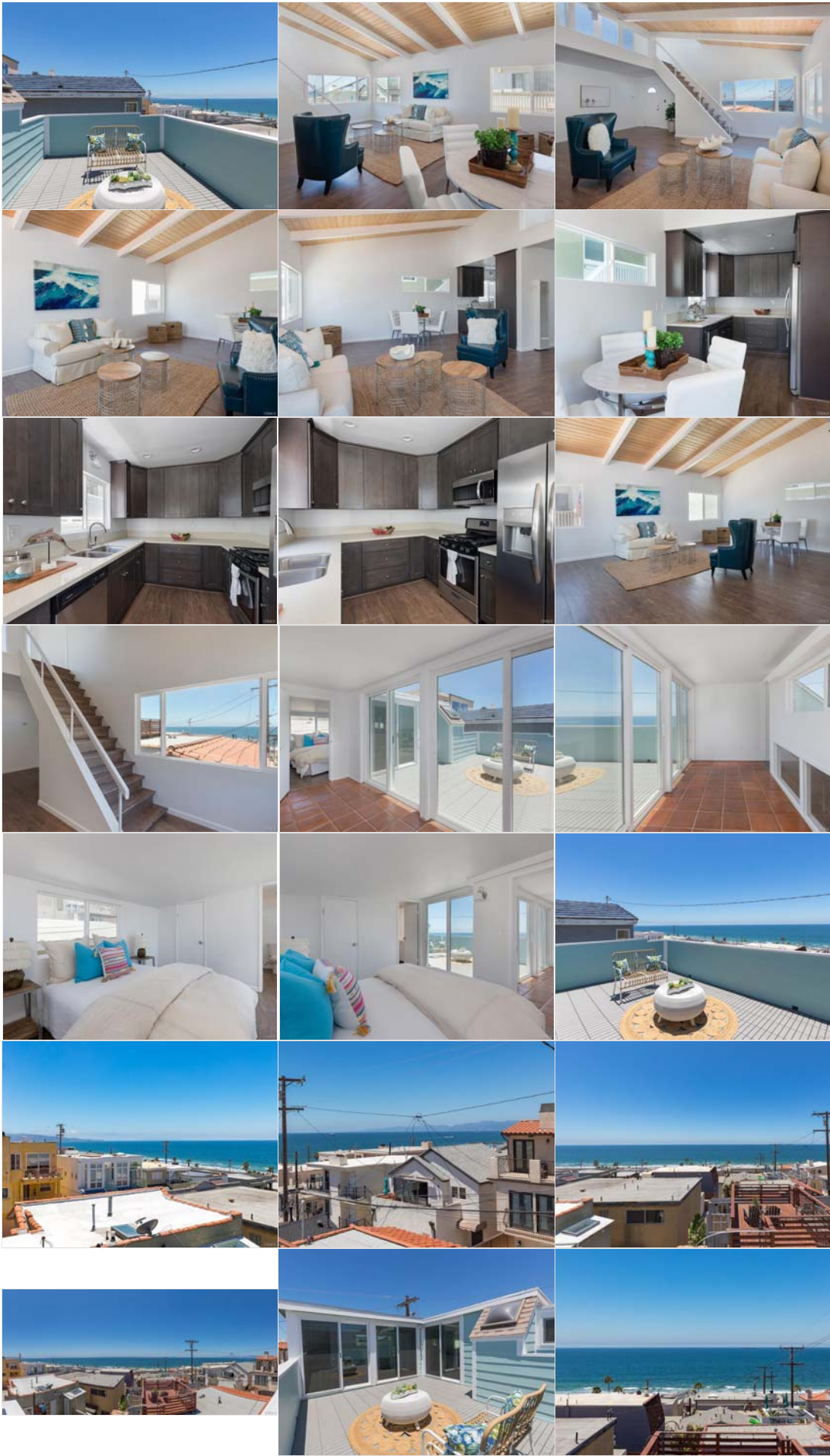
Michael Lembeck

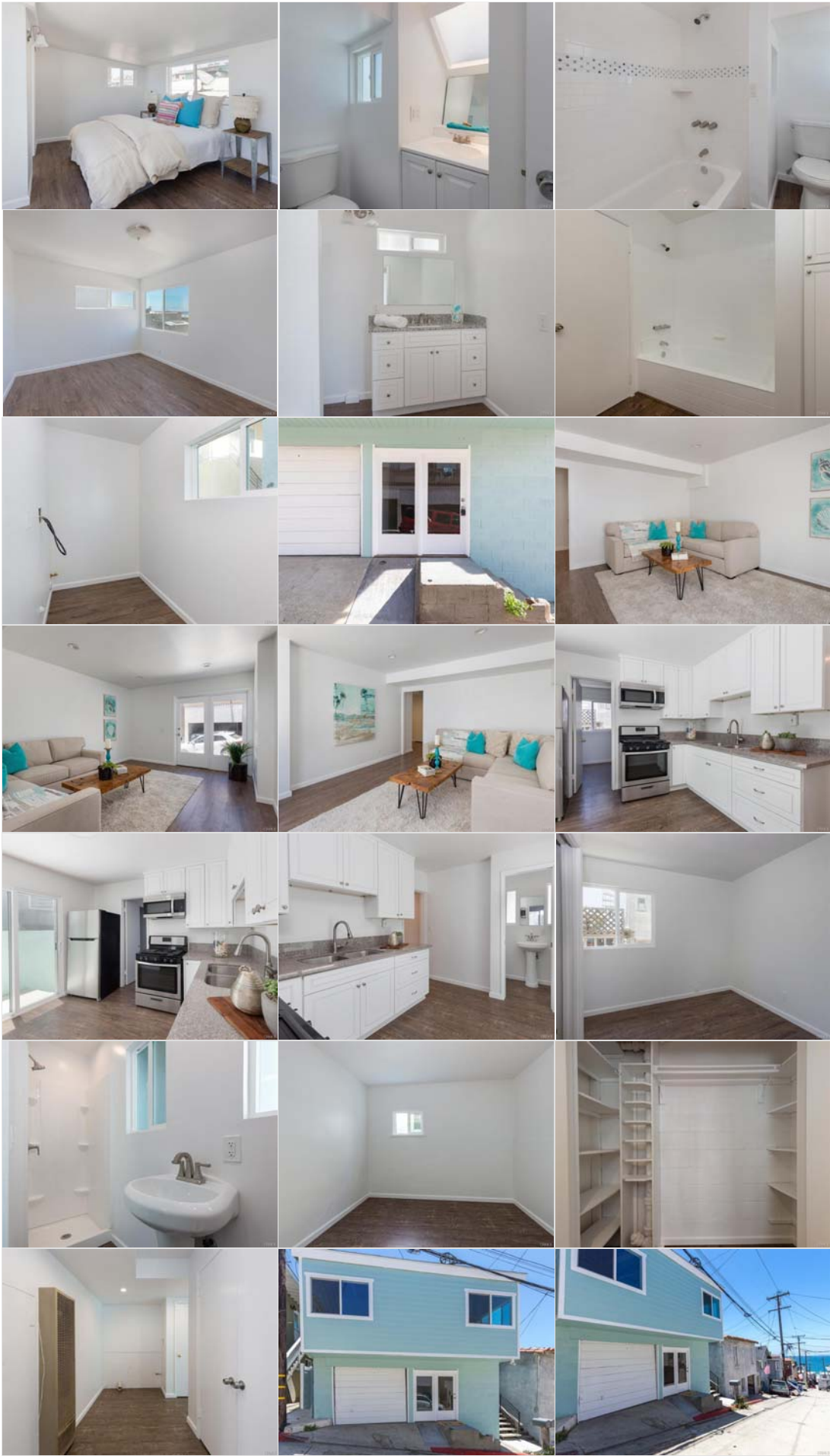
State License #: 01019397
Cell Phone: 714-742-3700

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: SB21000404

Printed: 04/18/2021 8:02:11 PM

Closed

List / Sold: **\$749,900/\$775,000** ↑

927 W 1st St • San Pedro 90731

11 days on the market

2 units • \$374,950/unit • 1,681 sqft • 4,990 sqft lot • \$461.04/sqft • Built in 1924

Listing ID: RS21026129

West of Gaffey



WOW !!! What an opportunity. Two freshly renovated units in San Pedro. Perfect for living in one and renting the other or multi family living. Front unit is a three bedroom one bath and the back unit is two bedroom one bath, both with new kitchens, bathrooms, flooring and windows. Must see now.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$749,900
- 2 Buildings
- 4 Total parking spaces
- Laundry: In Carport
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 193 - San Pedro - North area
- Los Angeles County
- Parcel # 7451012008

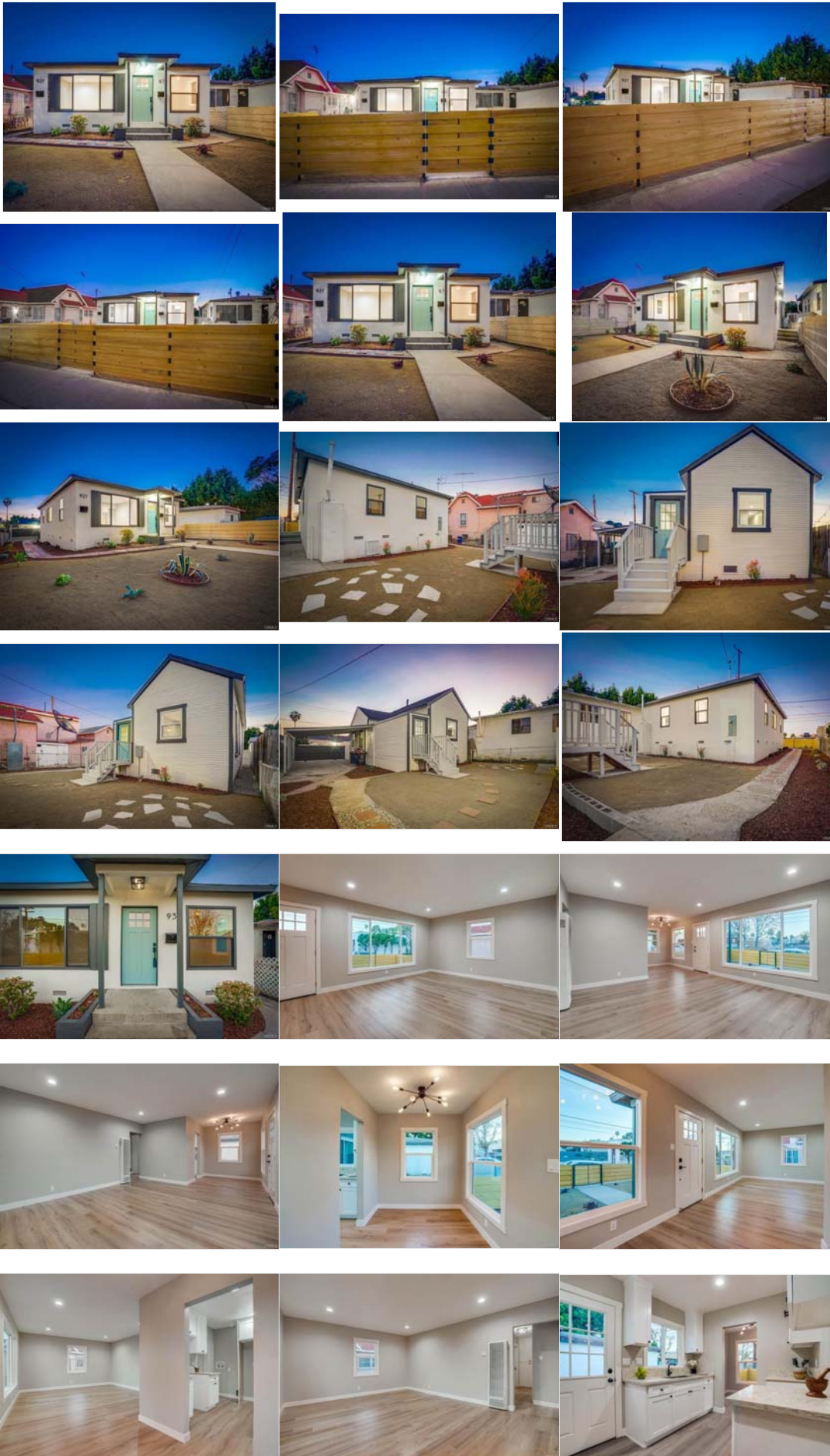
Michael Lembeck

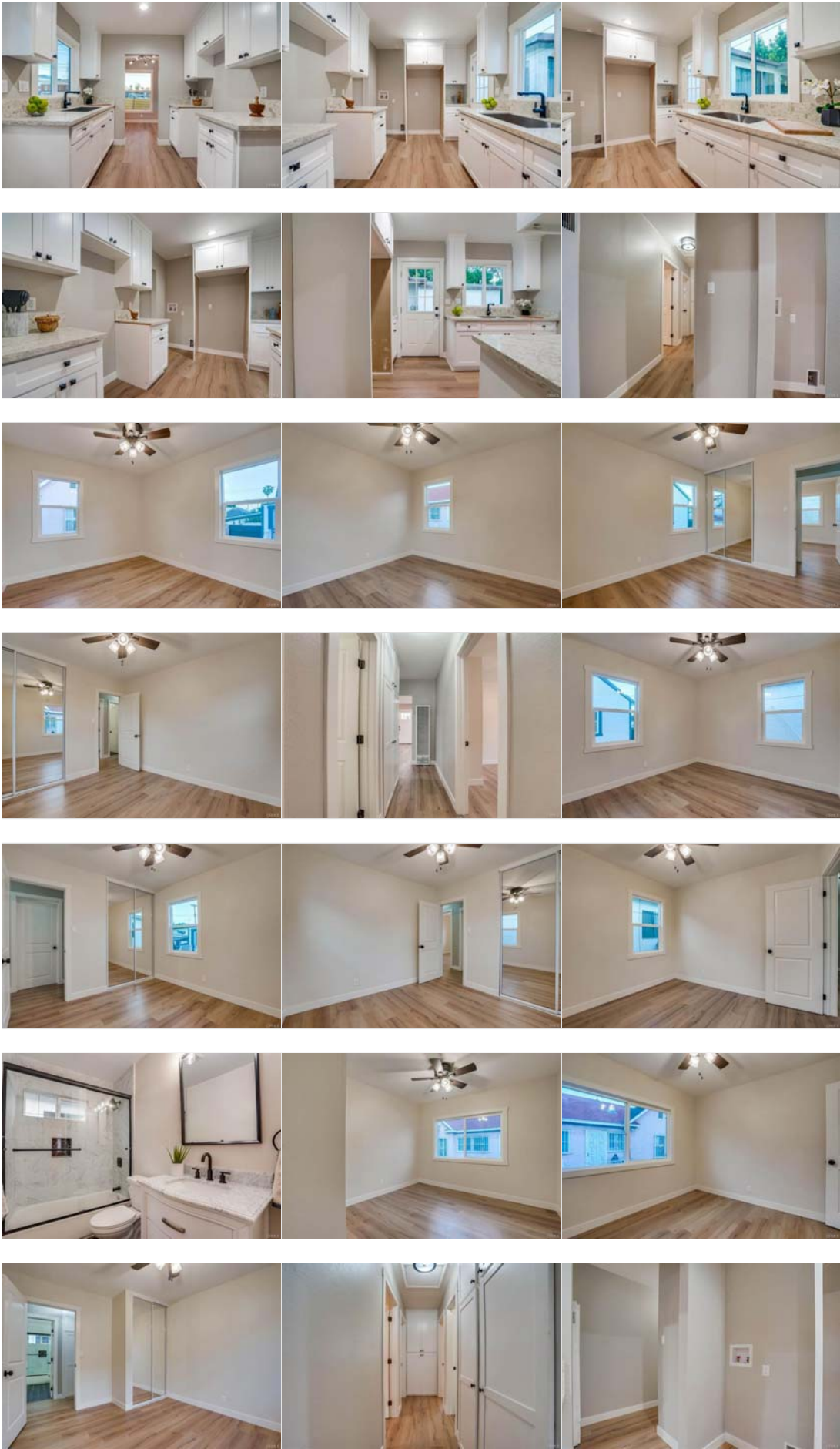
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Cell Phone: 714-742-3700

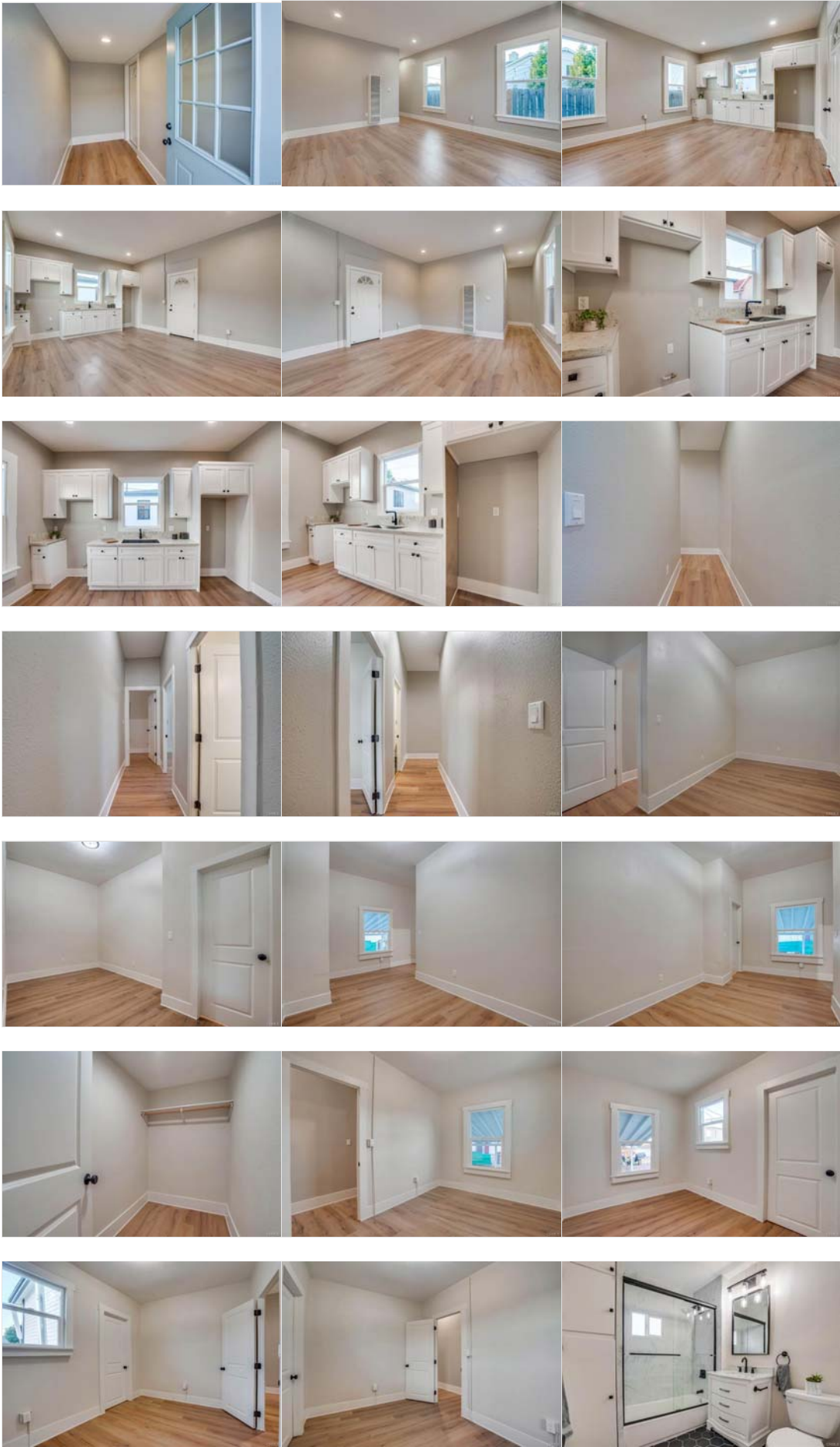
Re/Max Property Connection

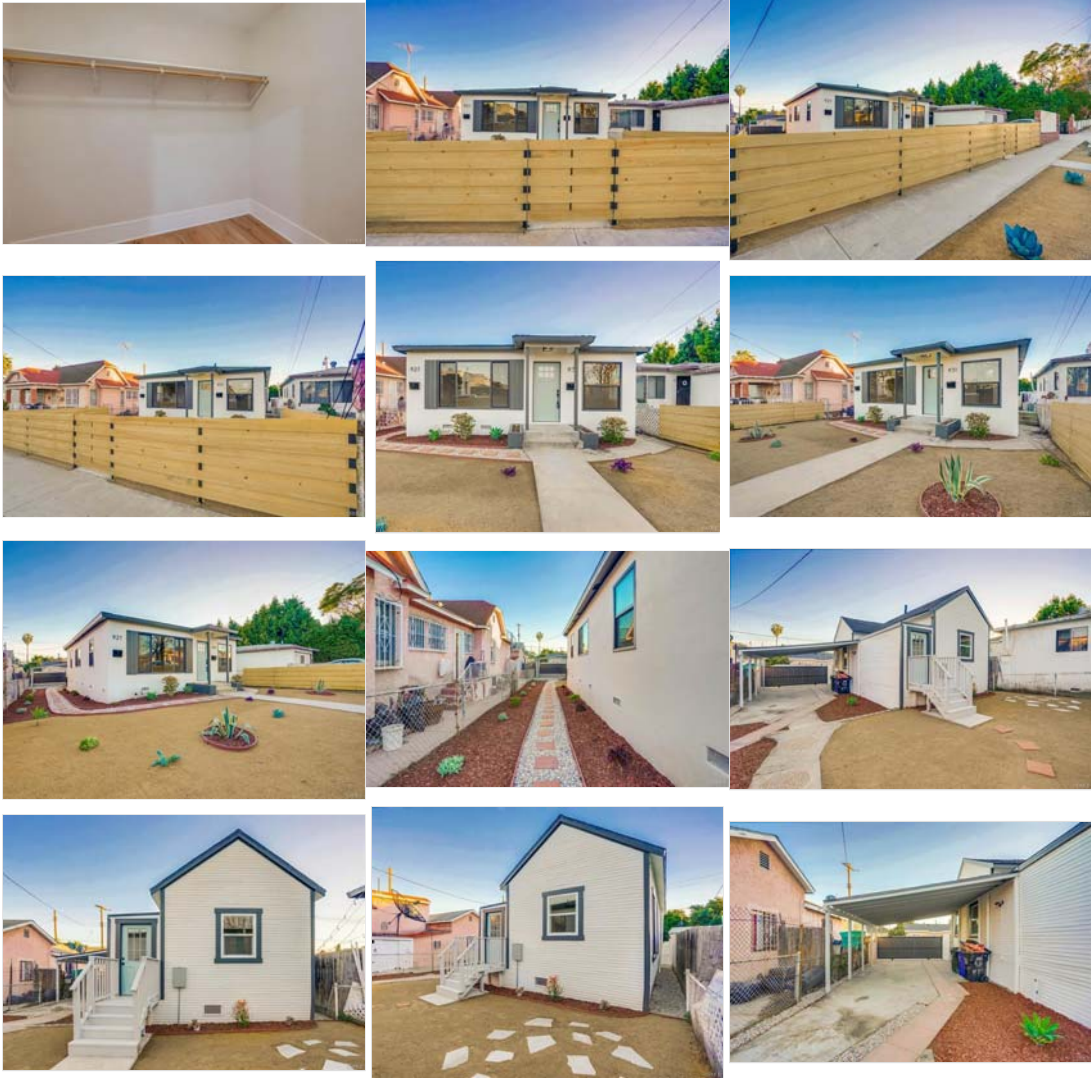
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: RS21026129

Printed: 04/18/2021 8:02:11 PM

Closed • Duplex

List / Sold: **\$745,000/\$755,000** ↑

348 E Opp St • Wilmington 90744

2 days on the market

2 units • **\$372,500/unit** • **2,574 sqft** • **10,258 sqft lot** • **\$293.32/sqft** • **Built in 1922**

Listing ID: **PW21048539**

North of Anaheim St & East of Lakeme St Cross Streets: E. Banning Blvd



The property located in the city of Wilmington bordered by the Los Angeles Harbor on the south, the cities of Lomita, Torrance and Rancho Palos Verdes on the west and the city of Carson on the north. This duplex is perfect to rent out or live in one house and rent the other. This detached duplex is being sold AS IS. Situated on a large lot 10,258 sqft with 2 single car garages and plenty of parking. Unit 348 is a 3bed/2.5bath home with a formal dining room with living area 1,699 sqft. The 2nd home unit 346 is a 2bed/1bath home with living area 871 sqft and nice sized kitchen and currently rented to section 8. Rents are under market. The duplex is located in a nice neighborhood with shopping, freeways and schools nearby. * Buyer to verify all permits. Please see supplement documents* Due to current pandemic, please don't go direct or disturb tenants. There are big dogs on the property. Showing after the offer approved.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$745,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Outside
- \$45684 Gross Scheduled Income
- \$33067 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Family Room, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Gas Range

Exterior

- Lot Features: Corner Lot, Front Yard, Lot 10000-19999 Sqft, Sprinkler System
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,617
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$888
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 4500
- 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	\$2,050	\$2,050	\$2,700
2:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7423017020

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: PW21048539

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Closed

List / Sold: **\$760,000/\$820,000** ↑

14319 Merced Ave • Baldwin Park 91706

4 days on the market

2 units • \$380,000/unit • 2,010 sqft • 7,364 sqft lot • \$407.96/sqft • Built in 2006

Listing ID: CV21061500

Cross St. Vineland Ave



second unit it's an ADU (accessory dwelling unit) recently done and approved by the City, front unit is a 3 bedrooms 2 bathrooms, in move in condition, crown moldings throughout the whole house, new blinds on all three bedrooms, kitchen cabinet doors were re done. recessed lights in the living room, front unit 1560 sq. ft. rear unit 450 sq. ft. good piece of property. TO BE SOLD IN AS IS CONDITION.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$760,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl
- Appliances: Trash Compactor
- Other Interior Features: Ceramic Counters, Crown Molding

Exterior

- Lot Features: Lot 6500-9999, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- 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	Furnished	\$0	\$0	\$2,600
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400

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
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County

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: CV21061500

Printed: 04/18/2021 8:02:11 PM

Closed

List / Sold: **\$949,000/\$950,000** ↓

1904 Academy Pl # A • Glendale 91206

115 days on the market

2 units • \$474,500/unit • **1,516 sqft** • **7,437 sqft lot** • **\$626.65/sqft** • **Built in 1927**

Listing ID: **WS20230538**

Off of Chevy Chase



2 detached homes on a large lot in north Glendale! Live in one and rent the other. Plenty of parking and garden space with many fruit trees! Just down the street from Glendale Community College and Glendale Adventist Academy. Won't last! Do not disturb tenants. Back house will be vacated upon closing. Front house is month to month.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56400 Gross Scheduled Income
- \$42400 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: \$14,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01895065
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description: Proforma

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5665020008

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: WS20230538

Printed: 04/18/2021 8:02:11 PM

Closed • Duplex

List / Sold: **\$675,000/\$645,000** ↓

7109 Broadway Ave • Whittier 90606

78 days on the market

2 units • \$337,500/unit • 1,846 sqft • 5,725 sqft lot • \$349.40/sqft • Built in 1950

Listing ID: CV20256992

Broadway



Single story units. Front unit is 3 bed 1 bath, back unit is a 1 bed 1 bath. Central heat and air. Back unit has fireplace. Exterior new paint. Dual pane windows. 2 car garage in back. Fully landscaped.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8173013008

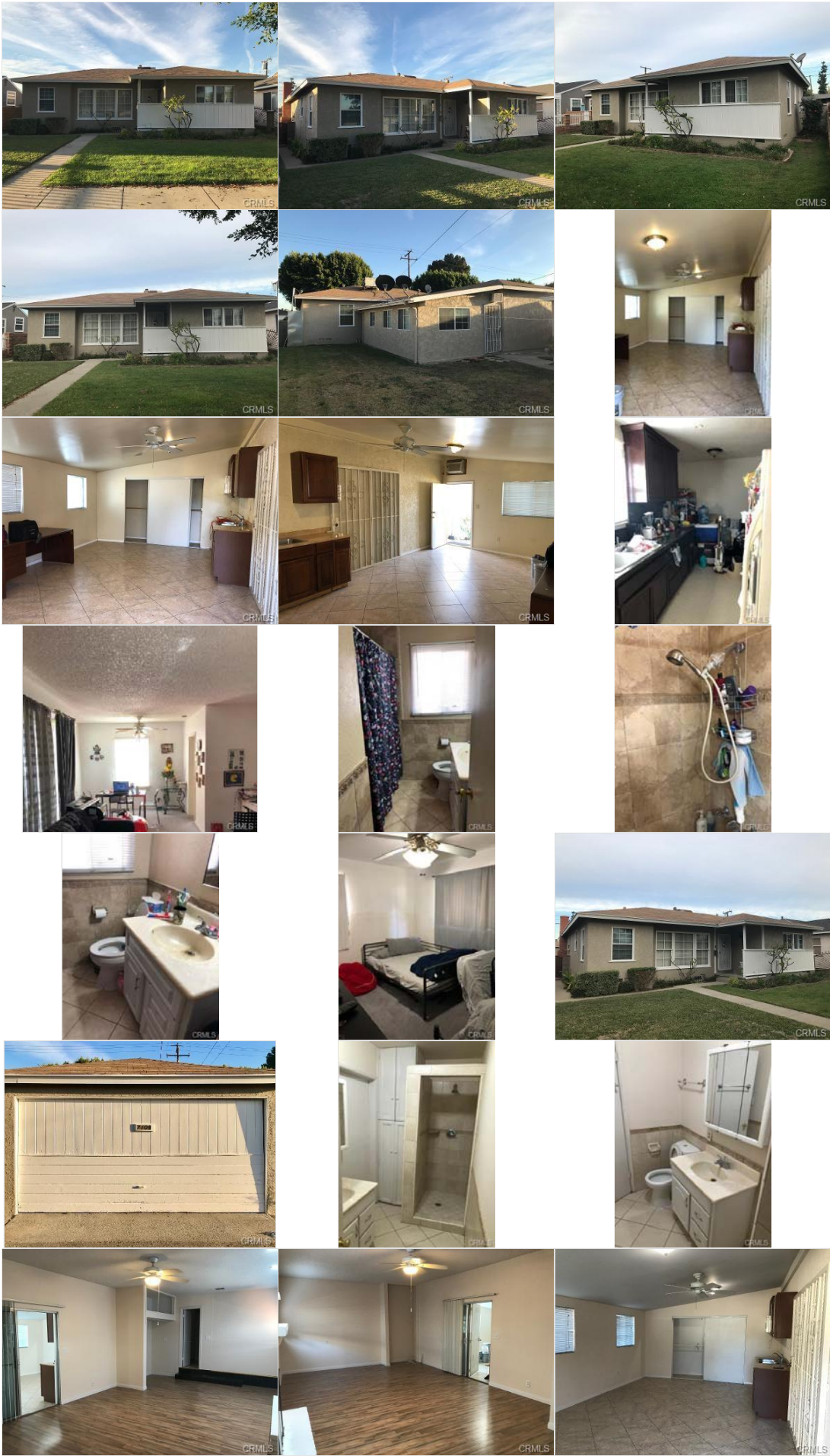
Michael Lembeck

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: CV20256992

Printed: 04/18/2021 8:02:11 PM

List / Sold:

\$1,275,000/\$1,185,000 ↓

83 days on the market

Listing ID: 20662646

Closed •

2128 Clifford St • Los Angeles 90026

2 units • **\$637,500/unit** • **1,602 sqft** • **7,474 sqft lot** • **\$739.70/sqft** • **Built in 1907**

Off Glendale Blvd.



Centrally located Echo Park hillside duplex on a large lot with additional income potential. Set up as 2 separate homes on 1 lot, the property allows for several uses. Live in one home and rent out the other home, or explore the possibility of utilizing the large lot and adding an ADU (feasibility study available upon request). Front house available to show. Both units are currently tenant-occupied but front house will be delivered vacant at close of escrow. The modern front house was recently updated with beautiful details throughout, adding skylights, an updated kitchen and bathroom. It also offers access to the large private backyard and deck on the side of the house. The back unit is a charming Craftsman style home with a private bonus space. The 2-car garage offers off-street parking as well. Views of the Echo Park hills as well as the proximity to main freeways and Sunset Blvd. make this an income property opportunity that cannot be missed.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,275,000
- 2 Buildings
- Heating: Central
- \$50039 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$18,618
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01715650
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$3,475	\$3,475	\$3,650
2:	1	2	1		Unfurnished	\$2,246	\$2,246	\$3,000
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
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5423004015

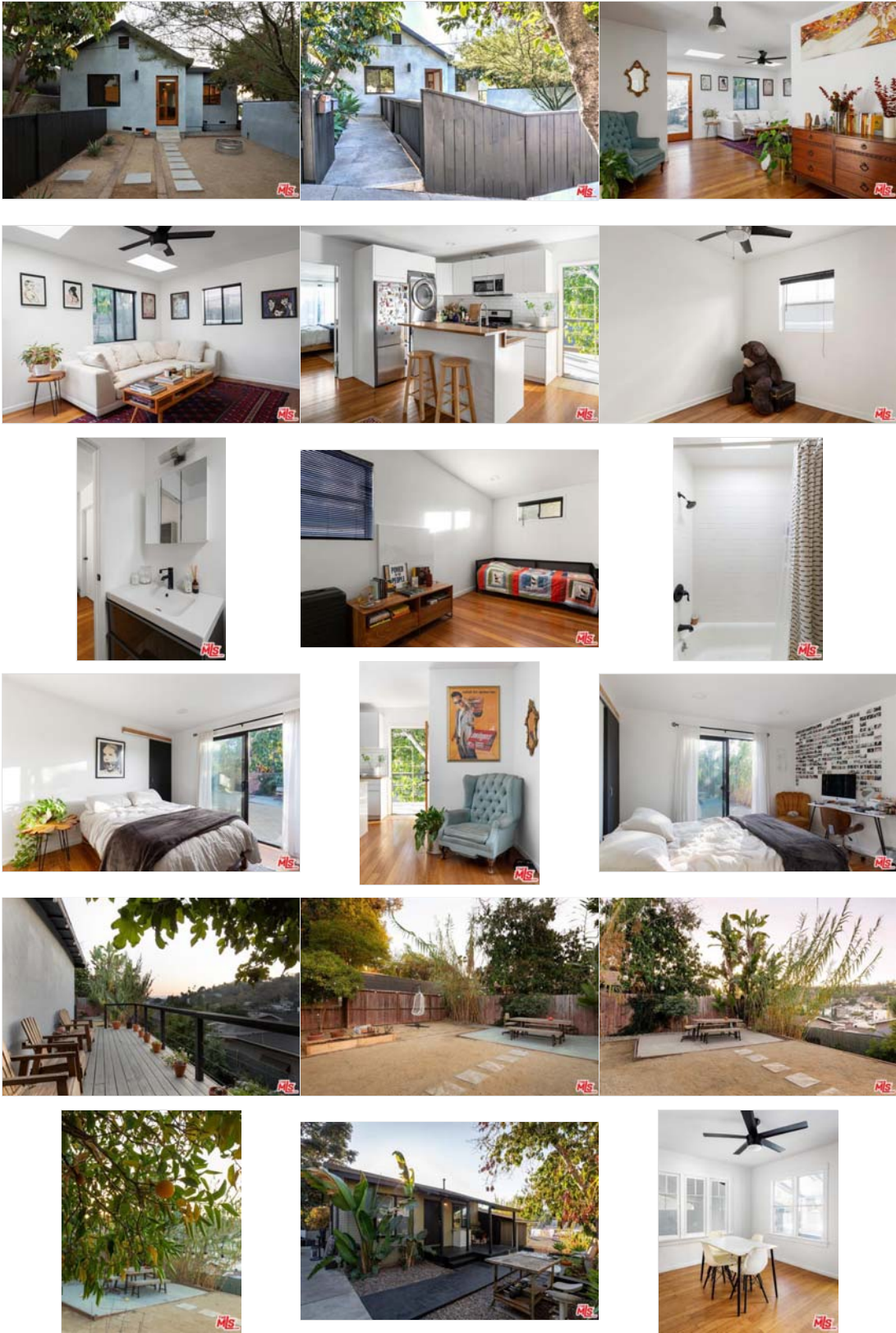
Michael Lembeck

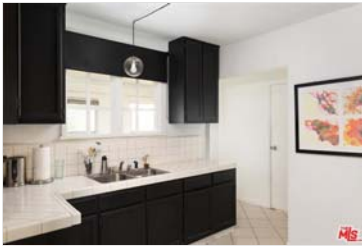
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20662646

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Closed • Duplex

List / Sold: **\$657,000/\$660,000** ↑

877 W Mines Ave • Montebello 90640

64 days on the market

2 units • \$328,500/unit • **1,550 sqft** • **5,355 sqft lot** • **\$425.81/sqft** • **Built in 1951**

Listing ID: CV20264950

South Whittier Blvd N Washington Blvd



REDUCED PRICE !!! WELL LOCATED INCOME PROPERTY>>> 2 DETACHED HOMES ON A LOT PLUS A DETACHED 2 CAR DETACHED GARAGE WITH ALL SERVICES ALREADY.<<< # 1- 877-875 W Mines Ave 2 bedroom 1bath each home rented at \$2150 each home. with laundry room hookups and a 2 detached car garage..... in fair condition, Due to long term tenants. Month to Month leases. lot size 5,355 (43 X 125) Walking distance to transportation, shops, 10 minutes to Montebello Mall, and 60 freeway. less than 10 minutes to the 5 freeway and 20 minutes to DTLA. Excellent location great area of Montebello, close to public transportation, N from 5 freeway south from 60 freeway, THE BACKHOUSE WILL BE DELIVER VACANT OR THE CLOSE OF ESCROW WITH A FULL PRICE OFFER ONLY OR. PLENTY OF PARKING SPACES -Pictures of the front house only...

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$657,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Garage, Outside
- \$4300 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Brick Walls

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$900
- 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	\$2,150	\$2,150	\$2,200
2:	1	2	1	0	Unfurnished	\$2,150	\$2,150	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 674 - Montebello area
- Los Angeles County
- Parcel # 6350028004

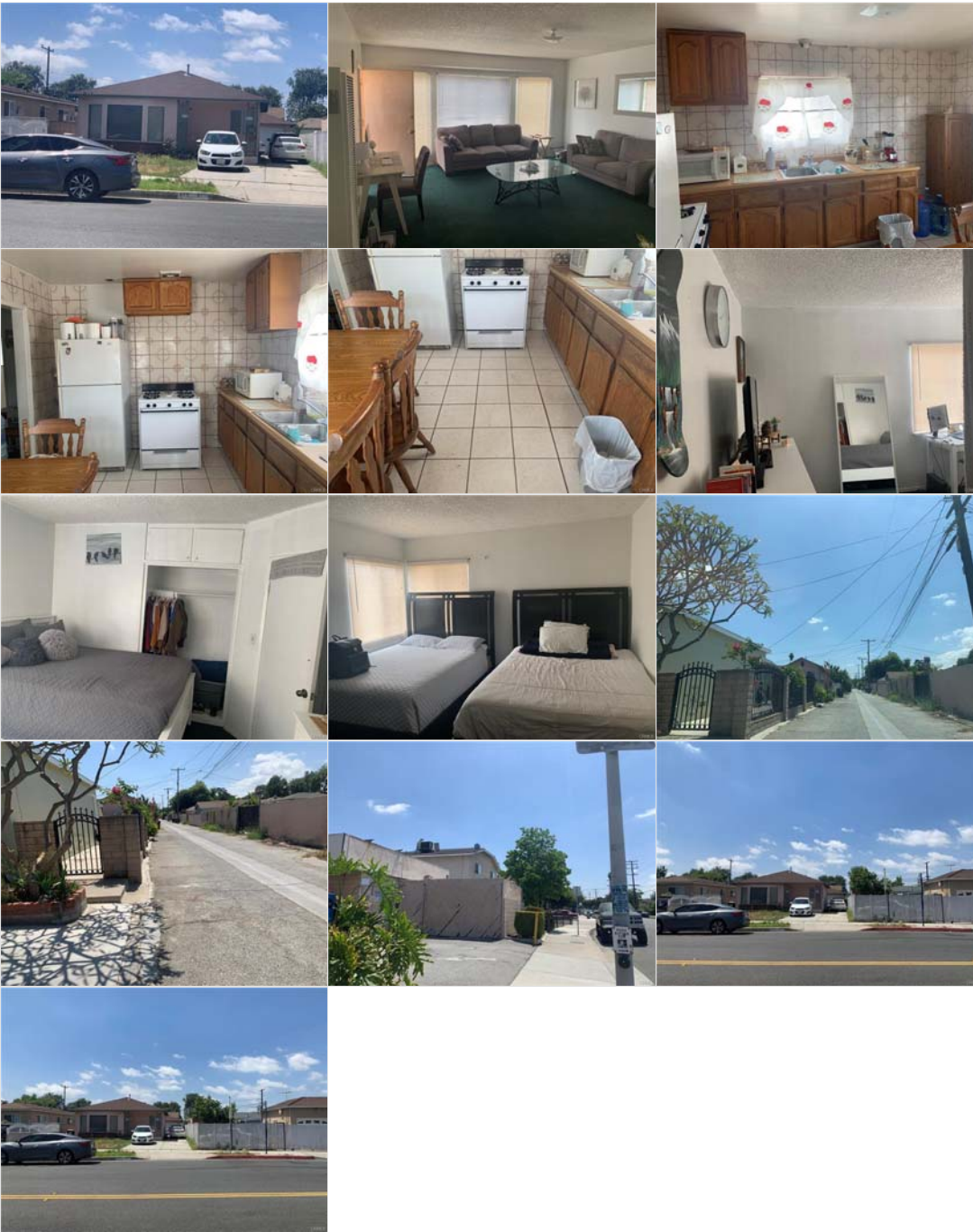
Michael Lembeck

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: CV20264950

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List / Sold:

\$1,099,000/\$1,187,000 ↑

12 days on the market

Listing ID: SR21044394

Closed • Duplex

4006 W 22nd Pl • Los Angeles 90018

2 units • \$549,500/unit • 3,442 sqft • 5,998 sqft lot • \$344.86/sqft • Built in 1926

W. Washington Blvd. & Crenshaw Blvd.



Spacious Gated Mid-City Duplex with Lots of Charm! Welcome to this pride of ownership duplex nestled in the prime Mid-City area of Los Angeles. The building has been impeccably maintained and is the perfect opportunity to either live in and rent out one unit or rent both desirable units. The lower unit has three spacious bedrooms and the upper unit has four bedrooms and a private balcony. Both units feature hardwood floors, granite countertops, center islands, and stainless steel appliances in the kitchens, fireplaces in the living rooms, spacious bedrooms and bathrooms with large closets, laundry rooms, and their own private garages. Just down the street from famous Lafayette Square, a Historic Preservation Overlay Zone, shopping, entertainment, great downtown restaurants, and much more!

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- \$96000 Gross Scheduled Income
- \$96000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Stone, Wood
- Appliances: Dishwasher, Double Oven, Gas Oven, Gas Cooktop, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	2	1	Unfurnished	\$0	\$0	\$4,000
2:	1	3	2	1	Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060011022

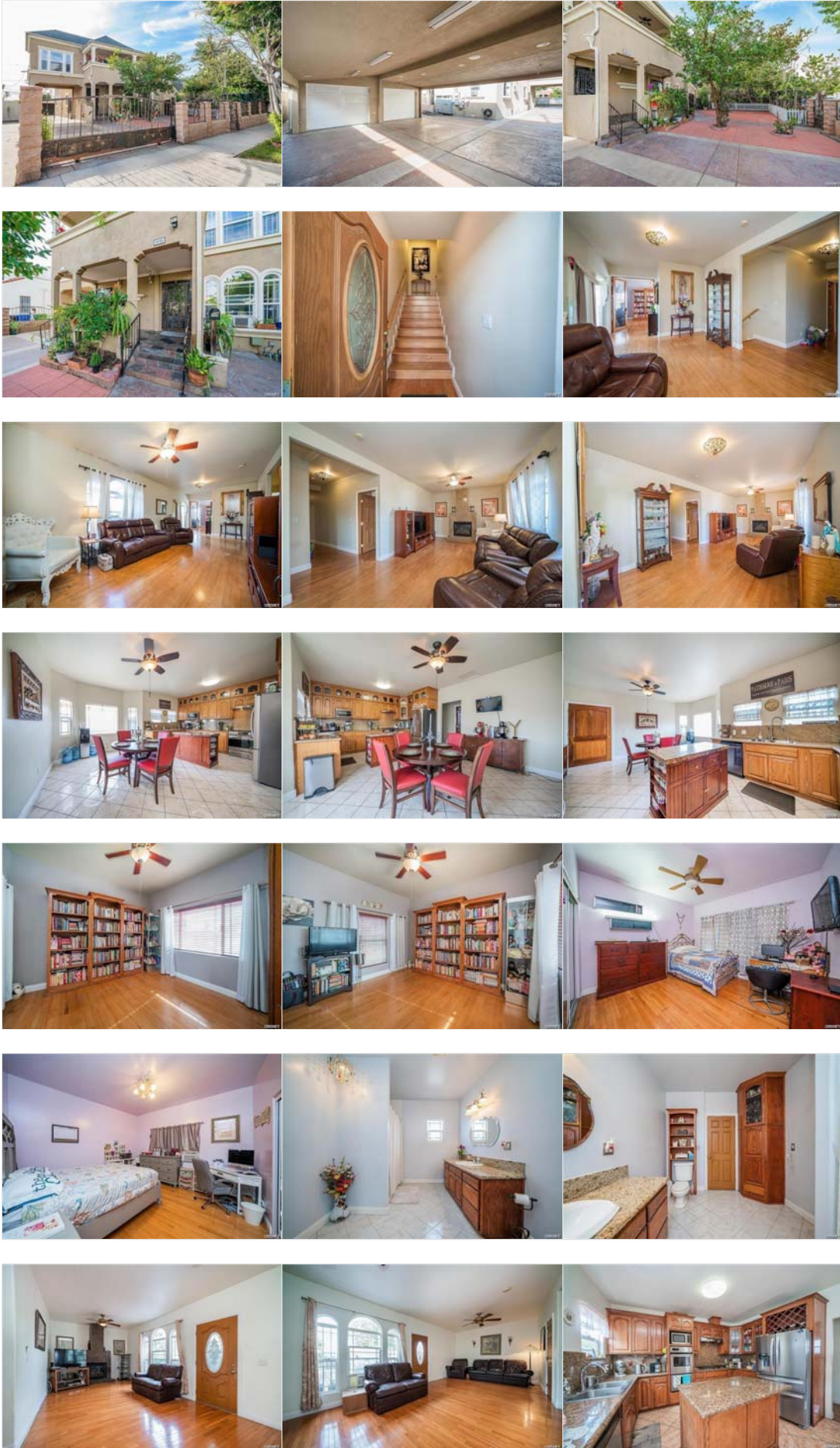
Michael Lembeck

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





List / Sold:

\$1,200,000/\$1,350,000 ↑

34 days on the market

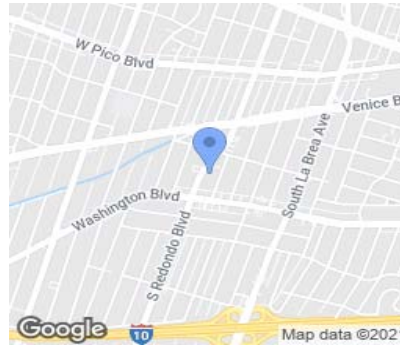
Listing ID: PW21007557

Closed • Duplex

1842 S Redondo Blvd • Los Angeles 90019

2 units • \$600,000/unit • 3,124 sqft • 7,312 sqft lot • \$432.14/sqft • Built in 1928

North of Washington / W of La Brea



Mid Los Angeles' Finest Spanish Style Duplex . This property is ideal for immediate income or the option to live in one and lease the other. Each home is in move in condition. Each home consists of 3 oversized bedrooms & 1 bathroom. The homes offer a great open floor plan; spacious living room, large dining area, and a very unique butler's pantry. There are individual laundry areas in both homes. The benefit of this duplex being one on top of the other allows for many opportunities of growth with the large lot. Some of the features of these two homes are: copper plumbing, updated electrical, some newer windows, built ins, arched doorways, many windows allowing natural lighting, two single car garages, and upgrades throughout. The enclosed backyard offers privacy. These homes are conveniently located with access to Culver City, Miracle Mile, West Adams, Beverly Hills, and the 10 and 405 freeways.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,198,900
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$72000 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Water Heater
- Other Interior Features: Built-in Features, Ceramic Counters, Copper Plumbing Full, Open Floorplan, Pantry

Exterior

- Lot Features: Front Yard, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01964730
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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	3	1	1	Unfurnished	\$0	\$0	\$2,900
2:	1	3	1	1	Unfurnished	\$0	\$0	\$2,900

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067018010

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: PW21007557

Printed: 04/18/2021 8:02:11 PM

List / Sold:

\$1,139,000/\$1,080,000 ↓

59 days on the market

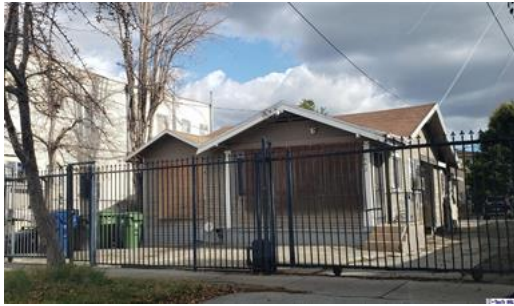
Listing ID: 320004781

Closed

1042 S Irolo • Los Angeles, LA 90006

2 units • \$569,500/unit • 0 sqft • 5,908 sqft lot • No \$/Sqft data • Built in 1922

South of Olympic & Between Normandie and Vermont



House will be Delivered VACANT...Location! Location! Attention all developers-Investors looking for read to remodel project and first time home buyers.R4 Zone/5908 sq ft lot. Excellent location and great opportunity for builders/developers for Apt/Condo project. Property consists 2BR + Den front unit and attached back unit. Totally remodeled wooden floors, new kitchen with Granite counter-top and whit built in cabinets, upgraded appliances. Plenty of parking spaces and many more. The property is being sold AS-IS condition.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$1,139,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01103025
- 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	0	0			\$0	\$0	\$0
2:	0	0	0			\$0	\$0	\$0
3:	0	0	0			\$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: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5078001801

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: 320004781

Printed: 04/18/2021 8:02:11 PM

List / Sold:

\$1,650,000/\$1,645,000 ↓

0 days on the market

Listing ID: 21719286

Closed •

3646 Schaefer St • Culver City 90232

2 units • **\$825,000/unit** • **1,947 sqft** • **5,400 sqft lot** • **\$844.89/sqft** • **Built in 1955**

From Robertson Blvd. continue South to Higuera St., left on Schaefer St.



Sold before processing. Submitted for comp purposes.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,650,000
- 2 Buildings
- \$65185 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$13,562
- 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	\$3,300	\$3,300	\$3,366
2:	1	2	1		Unfurnished	\$3,262	\$3,262	\$3,326
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
- C28 - Culver City area
- Los Angeles County
- Parcel # 4206001015

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: 21719286

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Closed

List / Sold: **\$585,000/\$570,000** ↓

1626 E 87th Pl • Los Angeles 90002

44 days on the market

2 units • \$292,500/unit • 1,565 sqft • 5,590 sqft lot • \$364.22/sqft • Built in 1964

Listing ID: DW20263425

Between Firestone Blvd & Compton Ave



Attention investor or first time buyers, this is a great opportunity to own a great duplex (zoning R2) in a nice area of L.A. city close to schools, parks, freeways, business and a few minutes from downtown plus there isn't rent control. Property feature 2 separated units with their own entrance, both units have 2 beds & 1 bath each and a spacious driveway.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$585,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet
- Appliances: Gas Oven

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$2,500	\$2,500	\$3,400

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 # 6044003022

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: DW20263425

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Closed • Duplex

List / Sold: **\$549,000/\$600,000** ↑

9145 Baring Cross St • Los Angeles 90044

27 days on the market

2 units • \$274,500/unit • 1,668 sqft • 4,555 sqft lot • \$359.71/sqft • Built in 1922

Listing ID: SB21031910

From 110 Freeway, take Manchester exit, go West on Manchester, left on Hoover and right on 92nd st.



Two detached units on one lot with two garages (One car each). Corner unit with fenced yard (Grey building. Address: 9145 Baring Cross St.) has two bedrooms and one bath. The other unit (pink building. Address: 807 W. 92nd St.) has 3 bedrooms and two bathrooms with laundry hookups and was Recently remodeled. Property records indicate 3 units but currently used as two units. There is potential for re-converting it back to 3 units. Property is located close to Harbor freeway and just 9 miles from Downtown LA.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$579,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.7
- \$44856 Gross Scheduled Income
- \$33677 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,348
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,488	\$1,488	\$1,488
2:	1	3	2	1	Unfurnished	\$0	\$0	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6039001060

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: SB21031910

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Closed • Duplex

List / Sold: **\$715,000/\$705,000** ↓

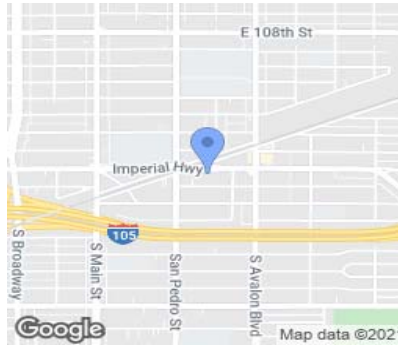
346 E Imperial Hwy • Los Angeles 90061

81 days on the market

2 units • \$357,500/unit • 2,502 sqft • 4,959 sqft lot • \$281.77/sqft • Built in 1892

Listing ID: SR20199512

from 110 fwy exit on imperial hwy



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

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room
- \$51600 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Barbecue

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Fencing: Excellent Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,150	\$2,150	\$2,300
2:	1	3	1	1	Unfurnished	\$2,000	\$2,000	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6083005005

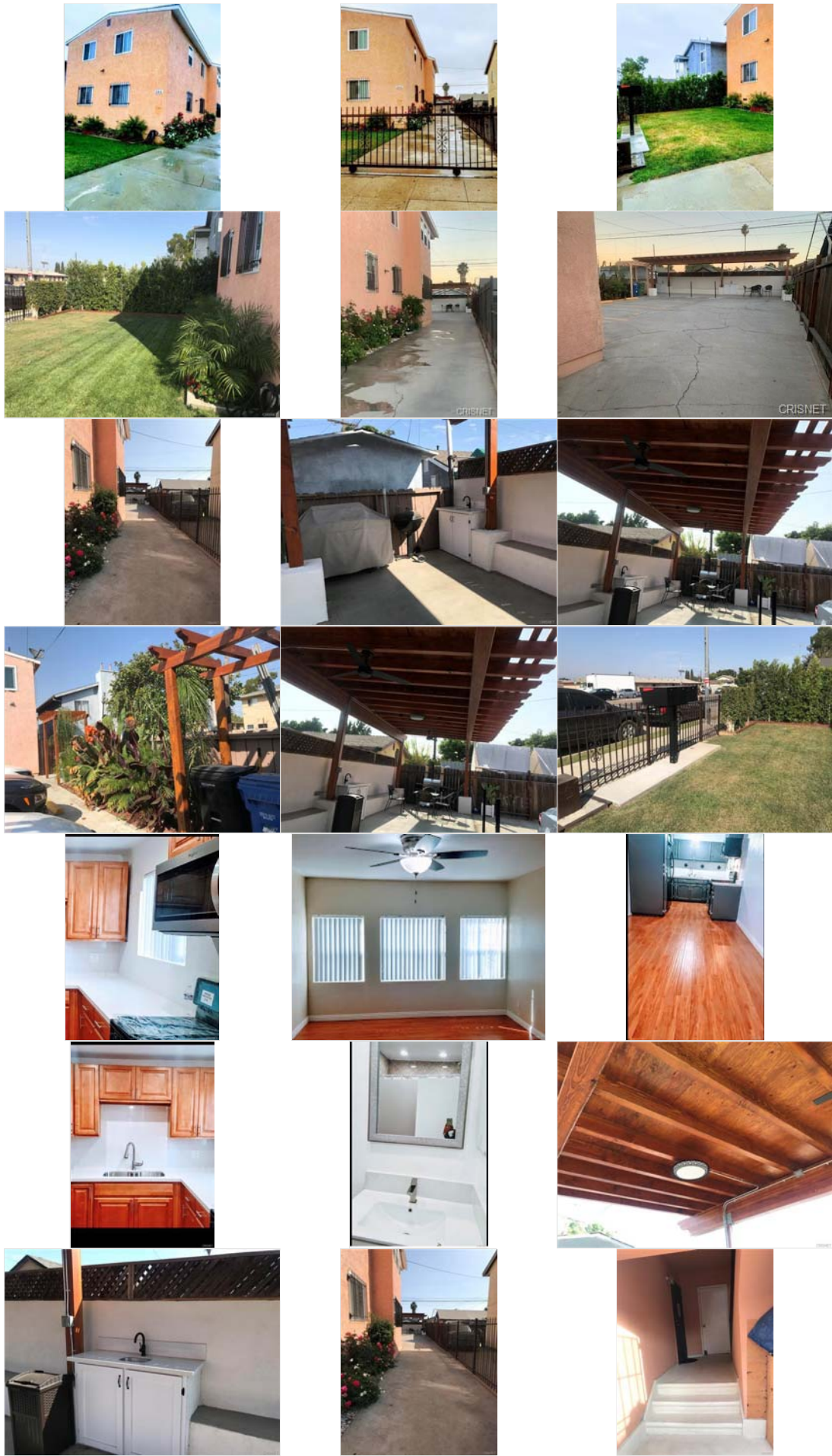
Michael Lembeck

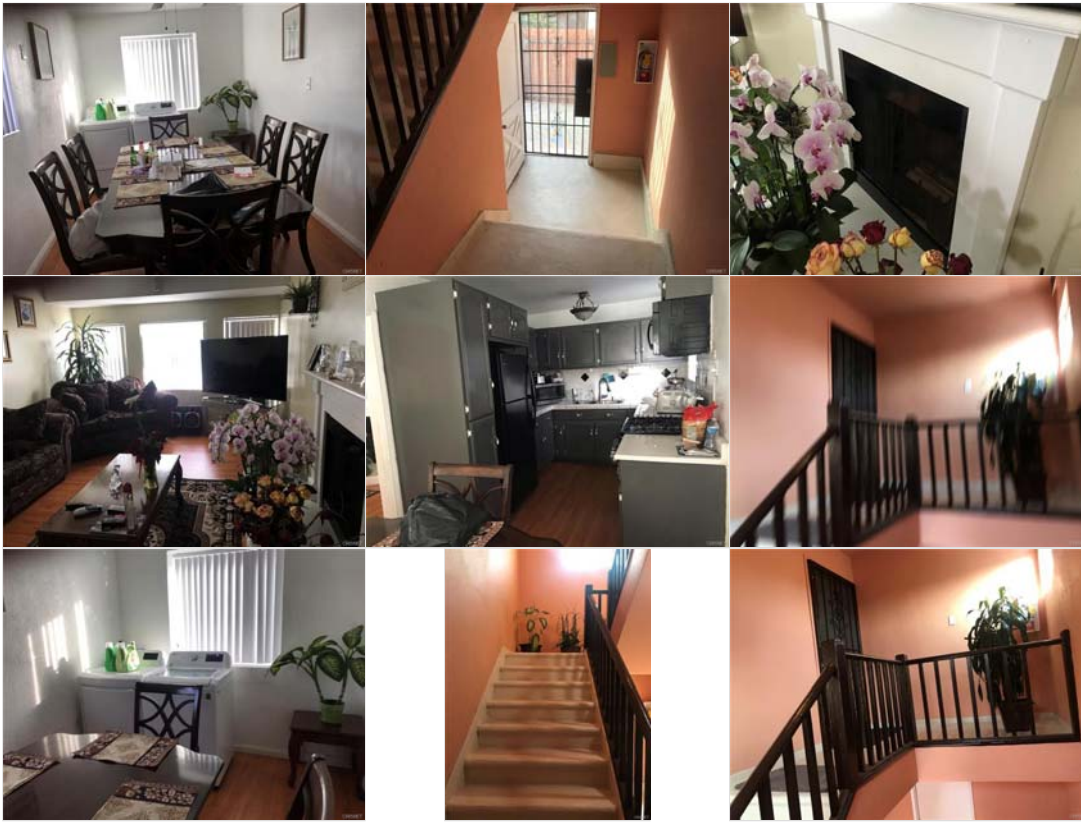
State License #: 01019397
Cell Phone: 714-742-3700

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: SR20199512

Printed: 04/18/2021 8:02:12 PM

Closed • **Single Family Residence**

List / Sold: **\$798,000/\$760,000** ↓

1253 W 51st Pl • Los Angeles 90037

33 days on the market

2 units • **\$399,000/unit** • **1,696 sqft** • **4,880 sqft lot** • **\$448.11/sqft** • **Built in 1912**

Listing ID: DW21021139

North on Vermont Ave and turn left on 51st Pl.



HOME SWEET HOME!!! Beautiful 2 units, Live Smart...Rent 1 and Live in 1. WELCOME TO THIS LOVELY 3 BEDROOMS 1 1/2 BATHROOMS HOME IN ONE OF THE BEST AREAS OF SOUTHWEST LOS ANGELES - INCLUDES A VERY GOOD SIZE PERMITTED UNIT (ADU) OF 640 SF WITH A 2 BEDROOMS, 2 BATHROOMS, LOCATED ON THE BACK OF THE PROPERTY. Upon entrance, laminate shining floors that flow throughout the living room, hallway, and on all of the 3 bedrooms. LED fixtures & lights throughout! Central Air Conditioner unit and Dual Paned windows are just a few of the upgrades you'll find in this lovely home. The master bedroom is bright and airy, and it comes with several areas for storage and extra closet space. The main bathroom has been updated and has plenty of space. The kitchen is updated and it comes with newer cabinets, Quartz Countertops, and much more, with a door leading the way to the back yard. New paint throughout the interior and exterior of the residence. The backyard is a good size and it comes with a lovely huge covered patio for your family reunions and celebrations or uses your imagination. Located in a highly desirable area of Southwest Los Angeles minutes away from 110 freeway, USC, shopping, transportation, and Downtown Los Angeles. Click the link to see the Video.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$798,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5017009016

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: DW21021139

Printed: 04/18/2021 8:02:12 PM

Closed • Duplex

List / Sold: **\$439,300/\$395,500** ↓

850 E 79th St • Los Angeles 90001

50 days on the market

2 units • \$219,650/unit • 1,636 sqft • 5,200 sqft lot • \$241.75/sqft • Built in 1926

Listing ID: IV20236275

From S Broadway and E 79th St head East toward S Main St, turn right onto San Pedro St, turn left onto E 79th St



Don't blink and miss this spectacular opportunity. Have you always dreamed about having a home with additional rental income? This large duplex features a total of four bedrooms, two bathrooms, a garage, additional parking, air conditioning, yard, and a convenient location. Don't let this rare opportunity! All potential buyers are asked to check with city and tax records to determine actual bedroom, bathroom counts and all details on this property listed above to their satisfaction. This is an AS-IS REO property.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$439,300
- 1 Buildings
- 3 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522495
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: javascri

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned, Auction sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6029003003

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: IV20236275

Printed: 04/18/2021 8:02:12 PM

Closed

List / Sold: **\$599,000/\$615,000** ↑

1538 W 85Th St • Los Angeles 90047

59 days on the market

2 units • \$299,500/unit • 1,779 sqft • 6,979 sqft lot • \$345.70/sqft • Built in 1949

Listing ID: 20642146

North of Manchester between Halldale and Denker



Two nice separate houses on a lot in Los Angeles for sale. Each unit is a 2 bedroom 1 bath with good floor plans. Property is tenant occupied and will be sold tenant occupied. Perfect opportunity to purchase an income property. This property is located within 3 miles of the exciting new SoFi stadium and entertainment complex in Inglewood.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$599,000
- 2 Buildings
- Heating: Wall Furnace

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	2	1		Unfurnished	\$1,600	\$1,600	\$0
2:	1	2	1		Unfurnished	\$1,766	\$1,766	\$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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6034029005

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: 20642146

Printed: 04/18/2021 8:02:12 PM

Closed

List / Sold: **\$524,900/\$500,000** ↓

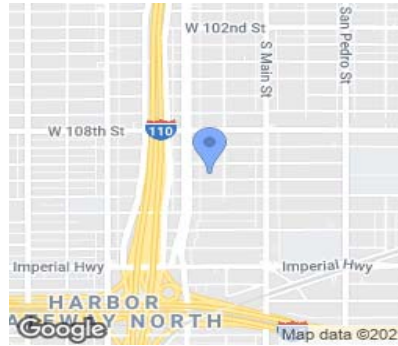
221 W 110th St • Los Angeles 90061

5 days on the market

2 units • \$262,450/unit • **1,616 sqft** • **5,320 sqft lot** • **\$309.41/sqft** • **Built in 1925**

Listing ID: DW21055845

N. of the 105 fwy, E. of the 110 fwy, Between S. Broadway & S. Main St



Rare opportunity to own two vacant units in the heart of Los Angeles. Great income-producing property. The front unit is 2 Bedroom, 1 Bath and the rear unit is being used as a 2 Bedroom, 1 Bath sitting on a 5,230 SQ. FT. Lot. This property has a long driveway with plenty of parking for 4-6 vehicles, front and rear yard to entertain your guest. These two units are centrally located minutes to the new SoFi Stadium, LA Forum, LAX, Downtown Los Angeles, 105 & 110 Freeway access. Don't miss out on a rare opportunity to own a multi-unit property.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$524,900
- 2 Buildings
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- 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	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6074014045

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: DW21055845

Printed: 04/18/2021 8:02:12 PM

Closed • Duplex

List / Sold: **\$729,900/\$700,000** ↓

1918 E 78th St • Los Angeles 90001

32 days on the market

2 units • \$364,950/unit • 2 sqft • 9,140 sqft lot • No \$/Sqft data • Built in 1929

Listing ID: CV21023682

Between Florence and S Alameda Street



Duplex two homes on the lot...well maintained. Traditional front unit address 1918 78th Street has 2 bedrooms, 1 bath; interior freshly painted; plenty parking, including for an RV; Rear unit 1920 78th Street 2 bedroom, 1.5 bath has recently been updated with laminate flooring, freshly painted interior. Garage has been modified to a family room/study area. Lot offers the opportunity to build unit(s)... Zoned R3 Walking distance to the Blue Line Metro Station, restaurants and shopping near by. Lovely community park 2 blocks away with plenty of activities, jogging track, swimming classes, skateboard park, outdoors eating and sitting area, great for BBQs. Property borders Huntington/Walnut Park.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$789,900
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Attic, Basement, Laundry, Living Room
- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	2	1	0	Partially	\$1,778	\$1,778	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6025021004

Michael Lembeck

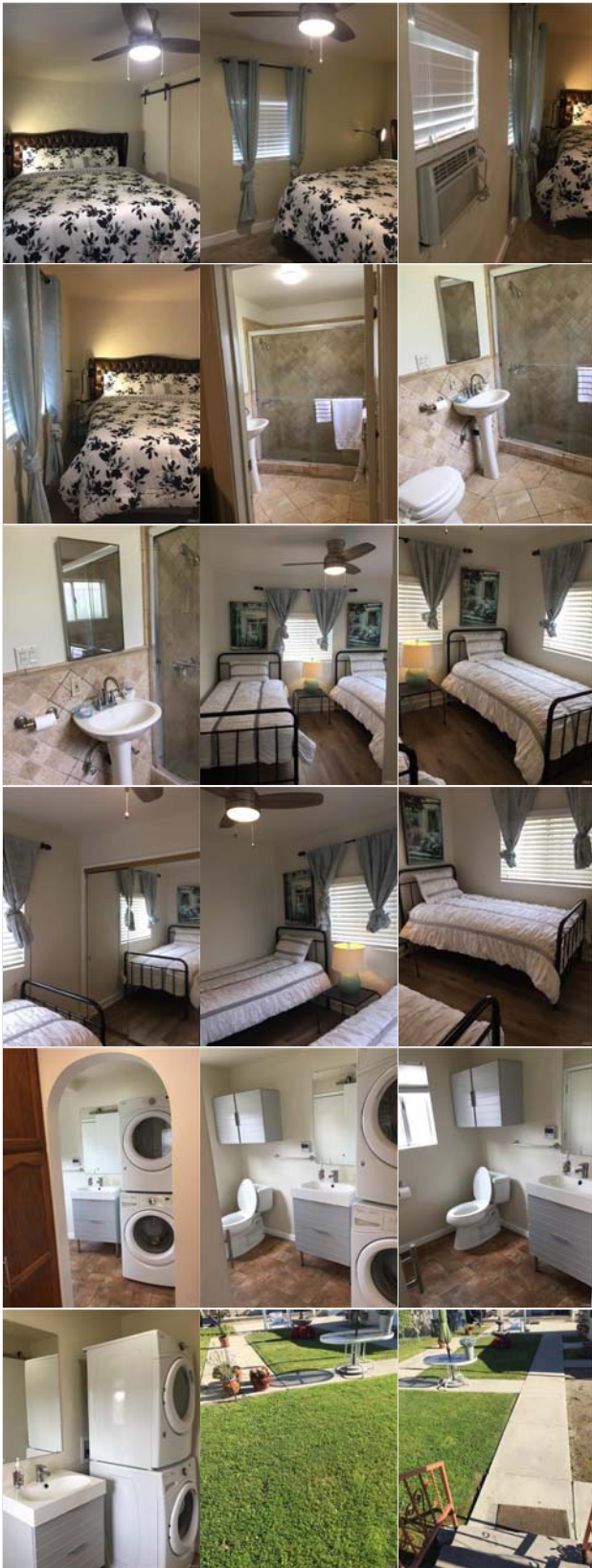
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21023682

Printed: 04/18/2021 8:02:12 PM

Closed • Duplex

List / Sold: **\$945,000/\$890,000** ↓

1819 W 36th Pl • Los Angeles 90018

63 days on the market

2 units • \$472,500/unit • 2,284 sqft • 5,973 sqft lot • \$389.67/sqft • Built in 1913

Listing ID: PW20242138

West of Western, N of Exposition Park



Don't miss this fantastic opportunity to invest in prime LA real estate! This ideally located 5 bed, 3 bath duplex is completely remodeled top to bottom with stunning light-filled interiors, generously appointed stainless and quartz kitchen with walk-in pantry, plus engineered hardwoods, beautiful window casings, and ample space to entertain. Gracious master in downstairs unit is a tranquil escape with designer bath and entrance to a spacious backyard featuring avocado and lemon trees. Gated entrance, 2-car garage, parking for 6 cars, and washer-dryer in both units. Extras include a new water heater, mechanical gate, black out shades and Ring security system. All the work is done for you! This exceptional find is perfect for couples, families, students and people on the go. Located in historical Jefferson Park, convenient distance from USC, Metro line and major freeways. An investors dream for rental income. Make it yours!

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$945,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, Inside, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Bathroom, Master Bedroom
- Appliances: Dishwasher, Gas Oven, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Pantry

Exterior

- Lot Features: Front Yard
- Security Features: Automatic Gate
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01949233
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	1	Negotiable	\$1,750	\$21,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5042027014

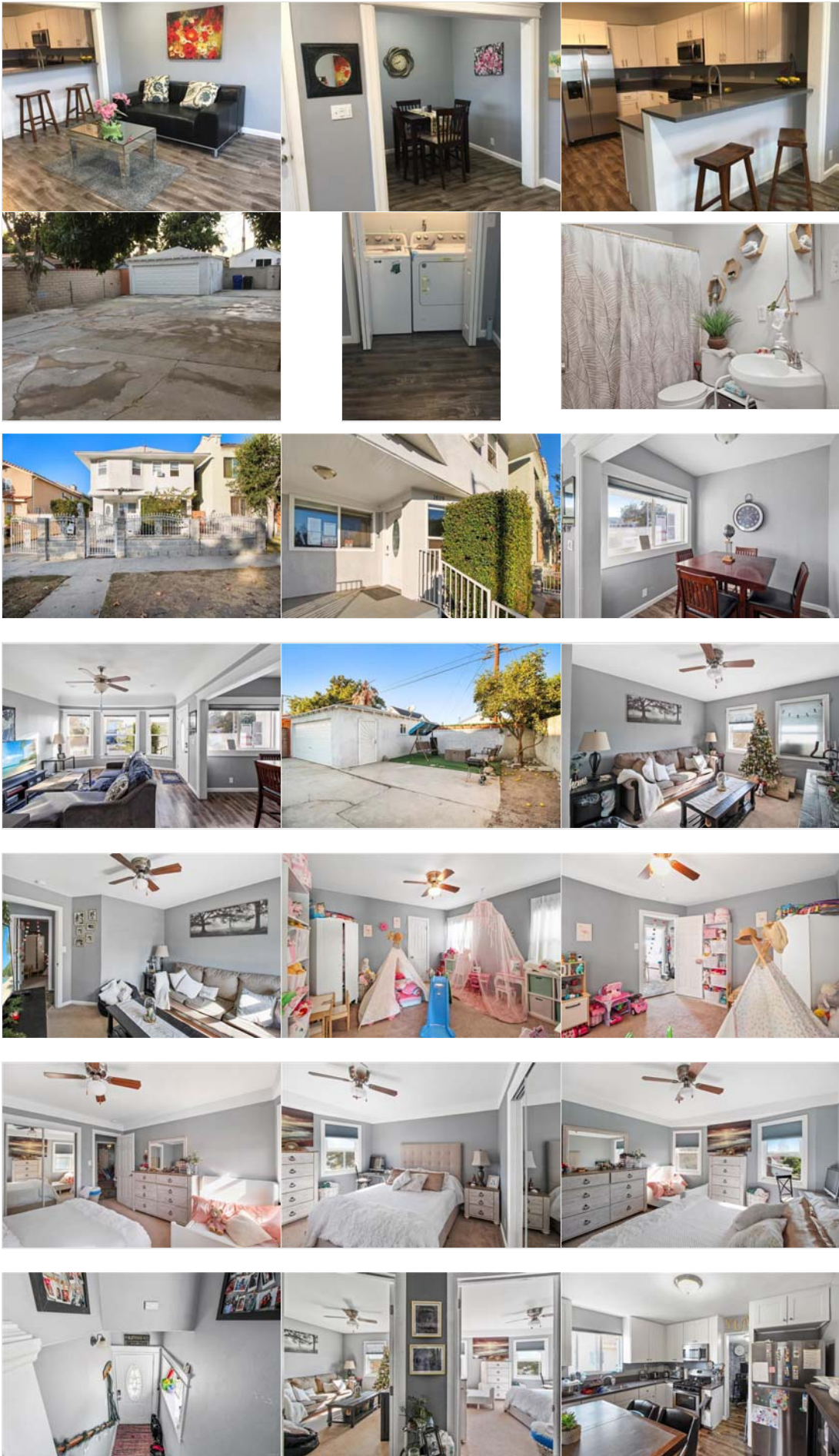
Michael Lembeck

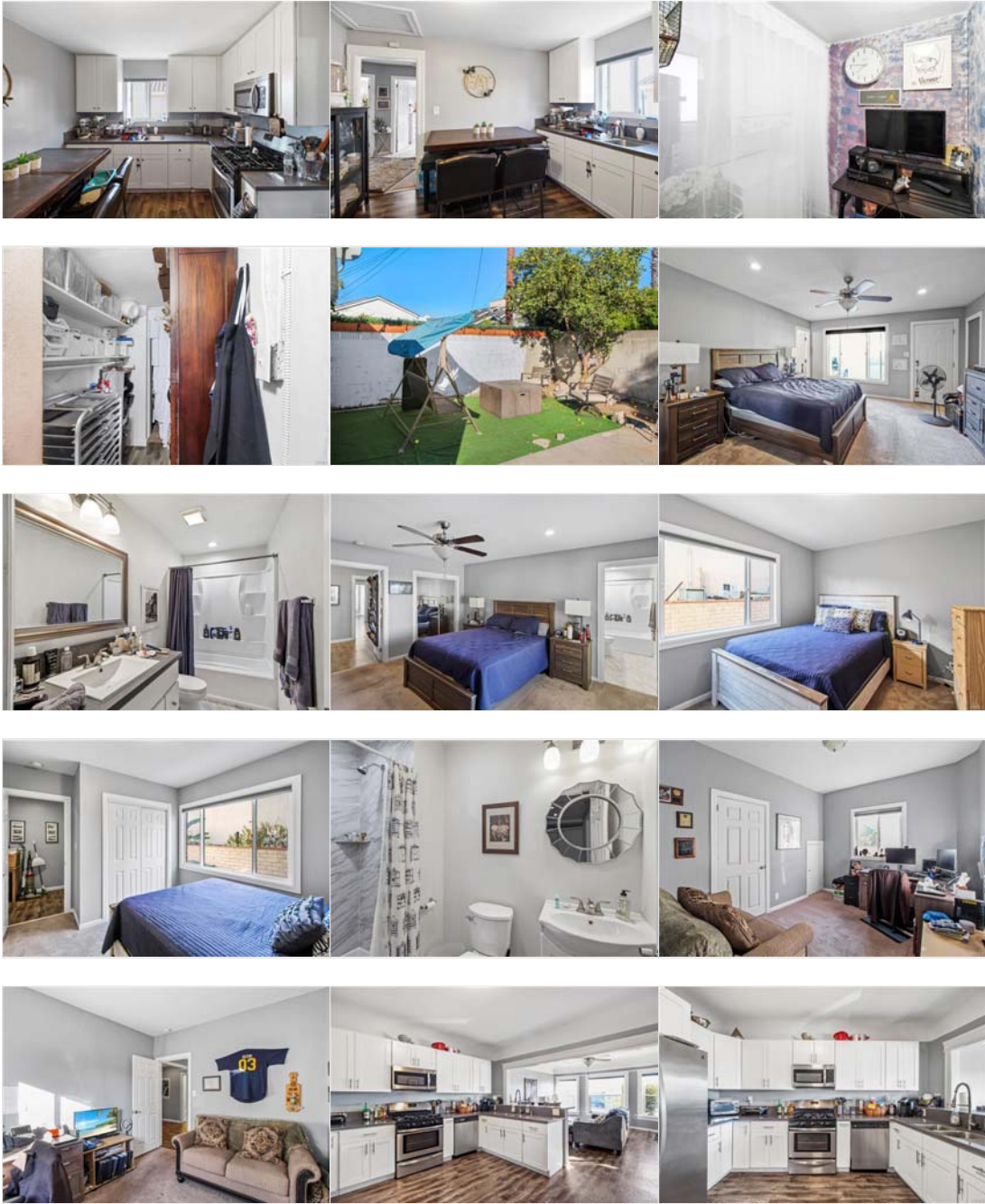
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Cell Phone: 714-742-3700

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: PW20242138

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Closed •

List / Sold: **\$575,000/\$500,000** ↓

7039 Passaic St • Huntington Park 90255

110 days on the market

2 units • \$287,500/unit • 1,264 sqft • 6,435 sqft lot • \$395.57/sqft • Built in 1923

Listing ID: DW20216873

between Miles Ave. and Florence Ave.



CALLING ALL INVESTORS!!! An absolute great investment property, 2 units, in the beautiful city of Huntington Park. LOCATION LOCATION LOCATION!! the front unit is a 3 bed 2 bath tenants will move out at the close of escrow. The back unit is a 1 bed 1 bath that is currently rented out. This property won't last long so submit your offers NOW!!

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$625,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: See Remarks
- \$1350 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- 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	1	Unfurnished	\$750	\$750	\$2,500
2:	1	1	1	1	Unfurnished	\$600	\$600	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6322035004

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: DW20216873

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List / Sold:

\$1,745,000/\$1,743,500 ↓

5 days on the market

Listing ID: SB21041772

Closed • **Triplex**

2211 Nelson Ave • Redondo Beach 90278

3 units • **\$581,667/unit** • **2,748 sqft** • **7,499 sqft lot** • **\$634.46/sqft** • **Built in 1954**

South on Aviation, east onto Nelson



The perfect turnkey investment property! This well maintained triplex is the ideal live in & rent out opportunity or would make a great family compound. Each unit has its own in-unit laundry and private outdoor space. The first unit is a charming, detached owners unit with 2 bedrooms, dining area, hardwood flooring, and a front & back yard. The two additional units are townhome-style with 2 bedrooms, dining area and private gated patios. The middle unit was recently upgraded with quartz countertops and laminate flooring. There is a 5 car garage plus additional parking spaces. Convenient location in close proximity to top shopping malls, restaurants, award-winning schools, beaches, and freeways. Great opportunity to own an investment property in a wonderful neighborhood!

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,745,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$79140 Gross Scheduled Income
- \$20956 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Front Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,809
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$40
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,970
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,500	\$30,000	\$0
2:	1	2	2	2	Unfurnished	\$2,195	\$26,340	\$0
3:	1	2	2	1	Unfurnished	\$1,900	\$22,800	\$0

Of Units With:

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

Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155024020

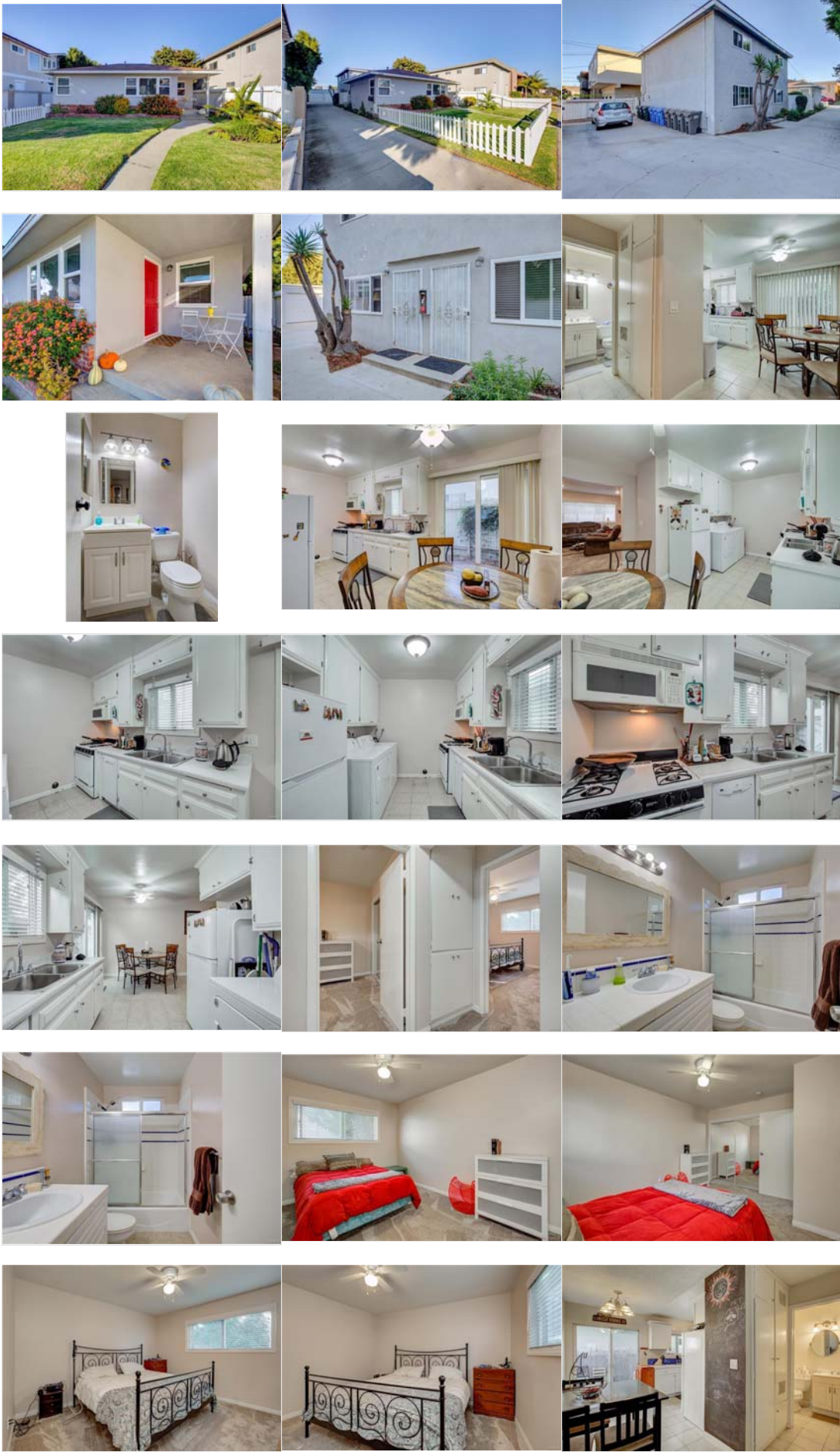
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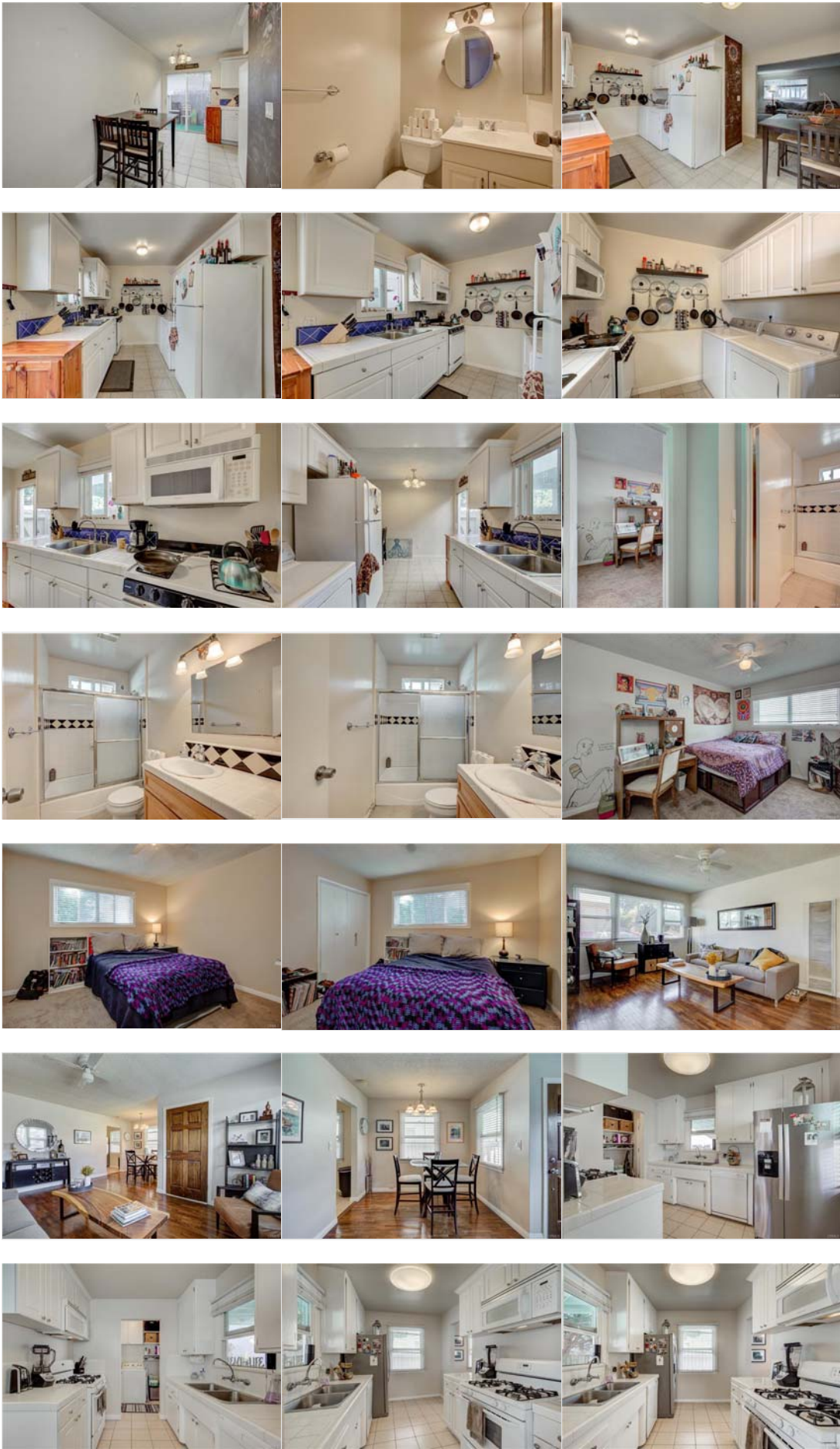
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Cell Phone: 714-742-3700

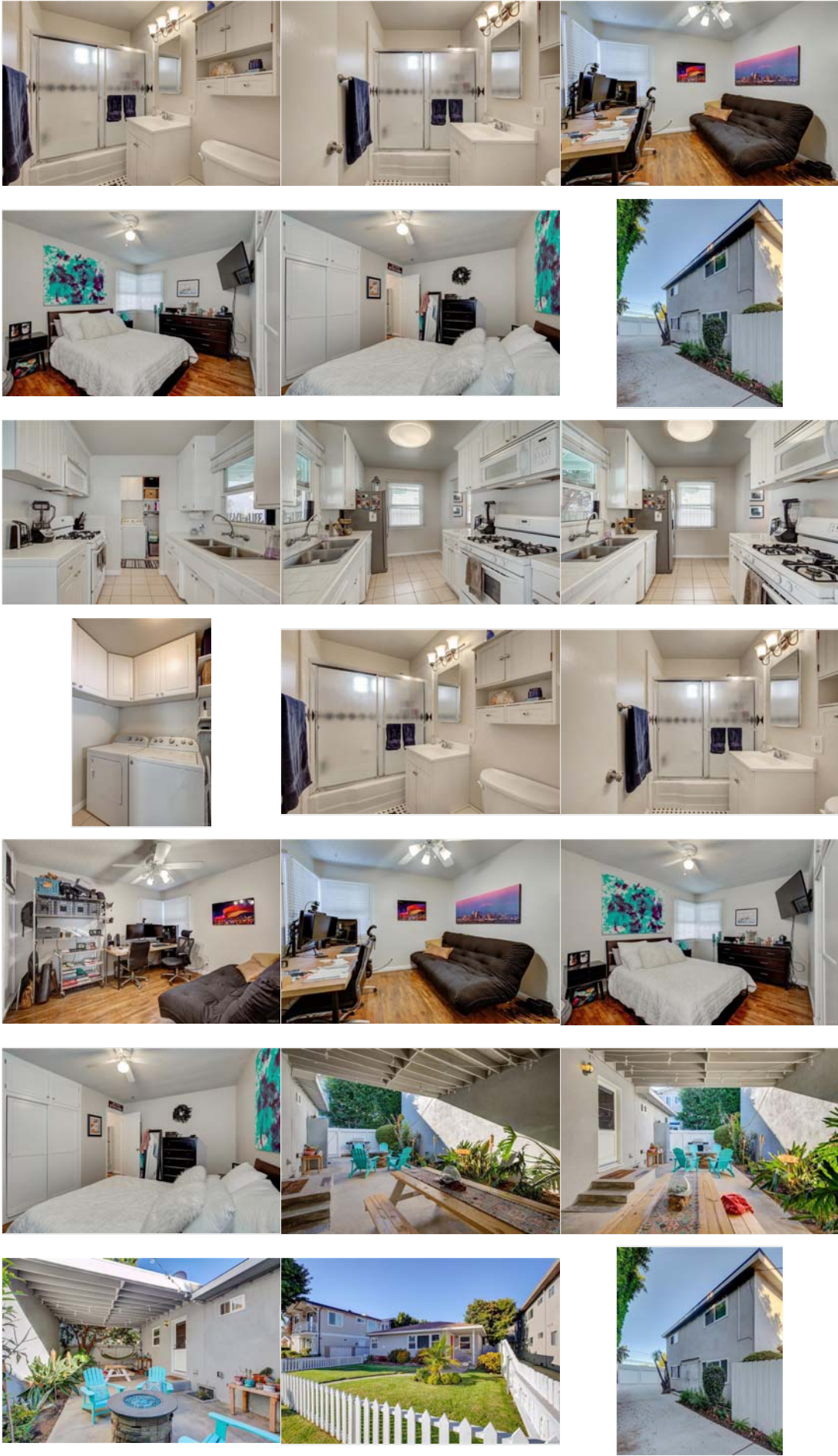
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB21041772

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Closed • **Triplex**

List / Sold: **\$999,900/\$993,140** ↓

923 W 8th St • San Pedro 90731

17 days on the market

3 units • **\$333,300/unit** • **3,278 sqft** • **6,258 sqft lot** • **\$302.97/sqft** • **Built in 1948**

Listing ID: SB21007458

From Western Ave. go east on 9th St. to Alma, turn left then right on 8th St. to 923 w. 8th St.



Three units offered in center of San Pedro Vista Del Oro neighborhood. A separate 3 bedroom house in front with 1.5 baths, hardwood flooring, large upgraded kitchen with tile flooring, built in appliances, Oak cabinets and granite counter, double pane vinyl windows throughout and central air conditioning. Rear duplex offers large upper 2 bedroom apartment with den / dining room, laundry hook ups in the unit, built in kitchen appliances, double pane vinyl windows and wall to wall carpeting in living room, hall and both bedrooms. Lower unit offers remodeled single apt. with laminate flooring, granite kitchen counters and double pane vinyl windows. 3 separate single garages, 1 for each unit. Storage room for owners use. Current annual income is \$64,380.00

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$999,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$64380 Gross Scheduled Income
- \$45380 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Attic
- Floor: Carpet, Laminate, Wood
- Other Interior Features: Block Walls, Ceiling Fan(s), Granite Counters, Storage, Tile Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Sprinkler System, Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses: 250
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,400	\$2,400	\$2,800
2:	1	2	1	1	Unfurnished	\$1,765	\$1,765	\$2,000
3:	1	0	1	1	Unfurnished	\$0	\$1,200	\$1,200

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 1
- Dishwasher: 2
- Disposal: 3
- Drapes:
- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458006025

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 • **Triplex**

List / Sold: **\$699,000/\$715,000** ↓

561 W 12th St • San Pedro 90731

56 days on the market

3 units • **\$233,000/unit** • **2,672 sqft** • **5,000 sqft lot** • **\$267.59/sqft** • **Built in 1925**

Listing ID: **OC21004384**

Fwy 110 South - Left on Gaffey - Left on 12th - Property on 12th St



Perfect Investment opportunity!!!! It is located near downtown San Pedro. This is a free standing building that has multiple addresses for 3 units (addresses are 561,563, and 565 W 12th street respectively, with unit 561 and 563 sharing a common wall) totaling 2,672 square feet. The entrances are separated between units and 2 units of 3 have their own laundry room/hook-ups. Hardwood floors throughout. Well maintained property. The rent is very low compared to current market price. Sell by AS IS condition with no credit or repairs. Sellers and listing agent do not verify any aspect and permits of the property. Buyer to verify all information and conduct their own due diligence. Drive by only and do not disturb occupants!

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$799,000
- 2 Buildings
- 4 Total parking spaces
- \$53364 Gross Scheduled Income
- \$41882 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,482
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02126101
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,090	\$13,080	\$18,000
2:	1	1	1	1	Unfurnished	\$1,107	\$13,284	\$18,000
3:	1	2	1	1	Unfurnished	\$1,530	\$18,300	\$21,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454020025

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: OC21004384

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Closed

List / Sold: **\$850,000/\$1,040,000** ↑

1243 S Centre St • San Pedro 90731

22 days on the market

3 units • \$283,333/unit • **4,268 sqft** • **4,510 sqft lot** • **\$243.67/sqft** • **Built in 1989**

Listing ID: 21690624

Corner of 13th & Centre; Property is also known as 300 W 13th St.



ATTN INVESTORS AND OWNER OCCUPANTS: Built in 1989, large 3 bedroom/2 bath units walking distance to the harbor, and to 6th St and Pacific Ave with their unique amenities. Each unit has its own garage. Don't miss the opportunity to own property near an up and coming waterfront area. Units are currently tenant occupied and property generates \$5,160 per month/ \$61,920 annually.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$850,000
- 1 Buildings
- 6 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527083
- 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	\$1,670	\$1,670	\$2,500
2:	2	3	2		Unfurnished	\$1,795	\$1,795	\$2,500
3:	3	3	2		Unfurnished	\$1,695	\$1,695	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456009027

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: 21690624

Printed: 04/18/2021 8:02:12 PM

Closed •

List / Sold: **\$665,000/\$640,000** ↓

622 W 2nd St # 624 • San Pedro 90731

130 days on the market

3 units • \$221,667/unit • **1,551 sqft** • **4,998 sqft lot** • **\$412.64/sqft** • **Built in 1915**

Listing ID: SB20217071

W



Facts & Features

- Sold On 04/13/2021
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$41340 Gross Scheduled Income
- \$34700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,640
- Electric: \$825.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866188
- Gardener:
- Licenses:
- Insurance: \$780
- 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	\$1,895	\$1,895	\$2,300
2:	1	1	1	0	Unfurnished	\$950	\$950	\$1,200
3:	1	1	1	0	Unfurnished	\$600	\$600	\$600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7451009021

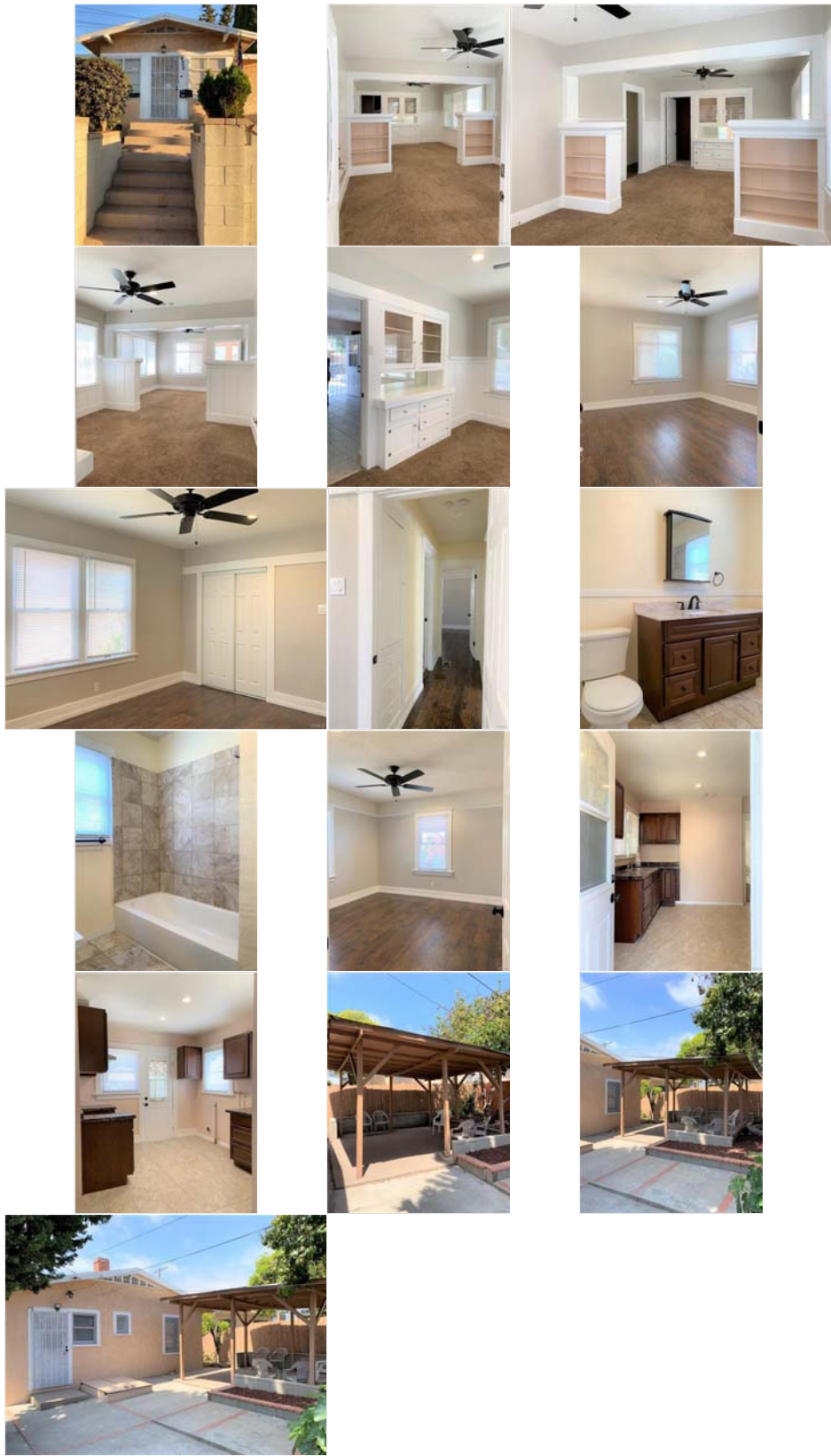
Michael Lembeck

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: SB20217071

Printed: 04/18/2021 8:02:12 PM

List / Sold:

\$1,095,000/\$1,035,000 ↓

19 days on the market

Listing ID: AR20134842

Closed •

19 S Curtis Ave • Alhambra 91801

3 units • \$365,000/unit • 2,074 sqft • 7,550 sqft lot • \$499.04/sqft • Built in 1910

N of Mission/ W of Atlantic



This is a great opportunity to own a fantastic income property in the highly desirable area of Alhambra! There are two buildings on the lot; you can live in one house, and rent the two units in the other. The front unit is a charming, single-family house with many great features. You are greeted by a well manicured lawn and a porch entry that leads you to a bright and airy living room with new floors and a fireplace. Kitchen has a breakfast nook, as well as brand new cabinets, quartz countertops, and new appliances. Individual laundry room with plenty of storage space. All bedrooms are of good size and both bathrooms are tastefully designed and remodeled. The cozy family den can be used as a gym room or private office. This home's open floor plan provides an amazingly comfortable living environment. Additional features include upgraded dual-paned windows, New central A/C, recessed lights in all rooms, and new interior and exterior paint. The back building contains 2 units upstairs, each with 1 bedroom, 1 bathroom, a living room, and a full kitchen. One of the units has been renovated with a brand-new kitchen. The property includes 3 single garages and plenty of onsite parking spaces. Close to shops, entertainment, and restaurants, including Costco and Home Depot, also located near public transportation and is just minutes away from FWY 10 for convenient access to other parts of LA, FWY 710 and FWY 5. Don't miss out on this great investment opportunity!

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,095,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Individual Room
- \$25140 Gross Scheduled Income
- \$23140 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses: 200
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,125
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	0	Unfurnished	\$1,290	\$1,290	\$1,450
3:	1	1	1	0	Unfurnished	\$795	\$800	\$1,350

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5343018018

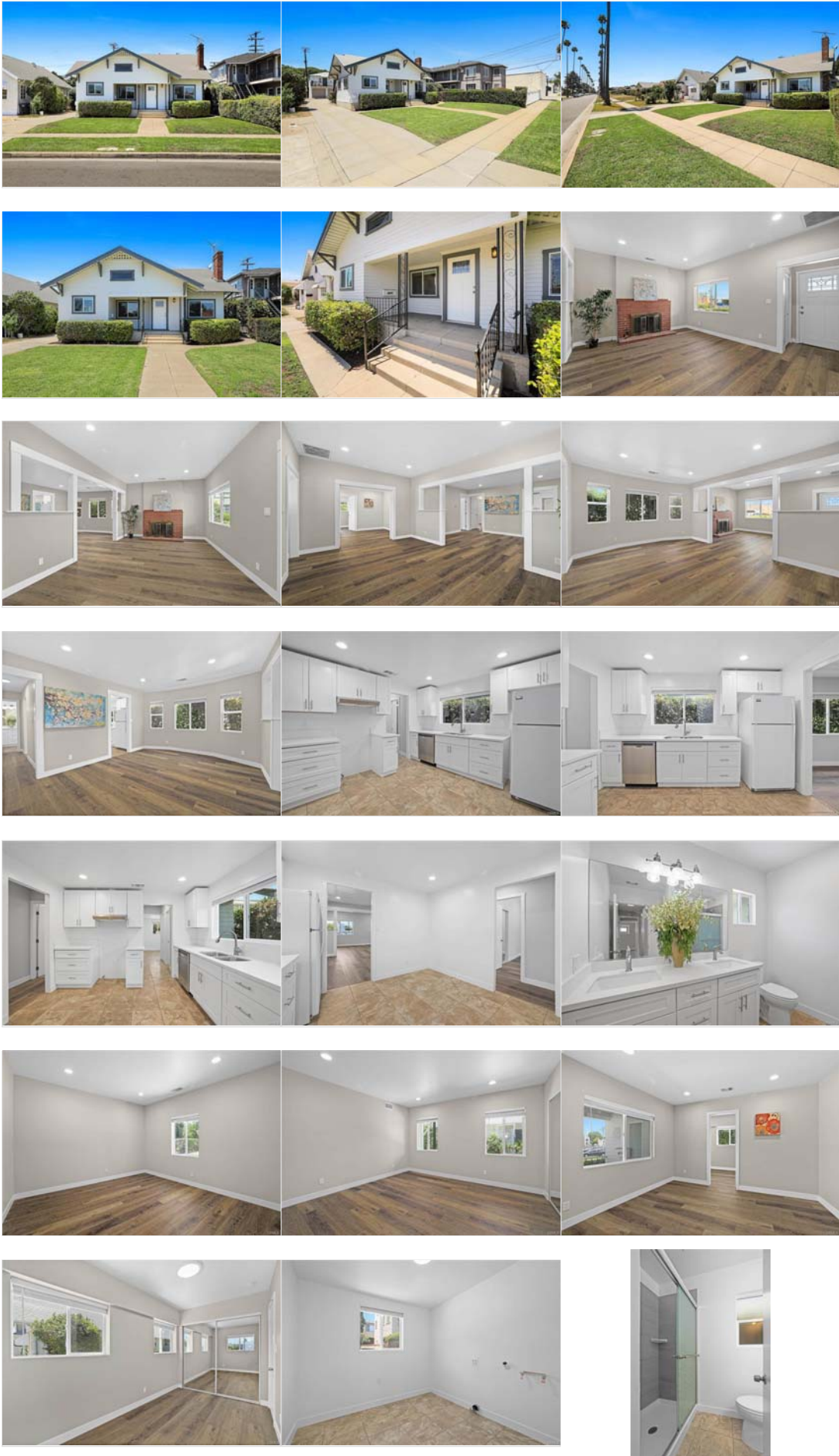
Michael Lembeck

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: AR20134842

Printed: 04/18/2021 8:02:12 PM

List / Sold:

\$1,299,000/\$1,180,000 ↓

64 days on the market

Listing ID: 320004930

Closed •

3528 Casitas Ave • Atwater Village 90039

3 units • \$433,000/unit • 2,788 sqft • 6,750 sqft lot • \$423.24/sqft •
Built in 1922



Excellent opportunity to live in one of the hottest areas of Los Angeles and be an investor at the same time. The triplex features three 2 bedroom /1 bathroom units. One unit is vacant, the other two are on a month to month basis with timely paying tenants. Each unit has 2 tandem parking spaces. The front unit has a nice covered patio, the lower back unit also has private area in the rear perfect for a cup of coffee in the morning or a glass of wine in the evening. Great opportunity to own and have tenants build equity for your investment. Walking distance to eclectic stores and restaurants that make Atwater Village so desirable, such as All'Aqua Restaurant, Hail Mary Pizza, Proof Bakery, Farmer's Market, Village Tavern, The Juice and many more.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet

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	1			\$0	\$0	\$0
2:	0	2	1			\$0	\$0	\$0
3:	0	2	1		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: 3
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436005007

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: 320004930

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Closed •

List / Sold: **\$889,000/\$899,800** ↑

1913 Nowell Ave • Rowland Heights 91748

13 days on the market

3 units • \$296,333/unit • **2,186 sqft** • **5,990 sqft lot** • **\$411.62/sqft** • **Built in 1963**

Listing ID: TR21031492

Colima Rd towards Nogales St. towards Adney St towards Nowell Ave.



Rarely found Duplex units in Rowland Heights with two individual address: 1913 Nowell & 1915 Nowell, offers private direct access, full kitchen and individual Electric & Gas meters ***1913 Nowell is a Tri-level structure, features 4 bedrooms, 3.5 bathrooms & an attached direct access 2-car garage. Ground level has the garage, a powder room and a studio with its own entry can be treated as a separate unit without any interference from the main house. *** Main level has Living room, Dinning room, Breakfast nook and upgraded Kitchen with custom cabinetry, Quartz counter tops, elegant 20x20 marble-like tile flooring and stainless kitchen appliances. *** 2nd level has a Master Bedroom with walking closet, 2 bedrooms and upgraded hallway bathroom. Both levels with laminate wood flooring throughout, dual-pane windows and Central A/C. *** 1915 Nowell features Kitchen, walk-in pantry, 2 bedrooms, 1 bathroom, laminate flooring, individual washer & dryer hook-ups and 3 Window A/C *** Great location, few minutes away from award winning National Blue Ribbon schools *** Easy access to community shopping centers, library, parks, bus statiosn and FWY 60***

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$889,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: In Garage, Outside
- Cap Rate: 4.45
- \$54000 Gross Scheduled Income
- \$39592 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Water Heater Central

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,988
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$250
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,680	\$1,680	\$1,700
2:	2	4	4	2	Unfurnished	\$2,600	\$2,600	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 652 - Rowland Heights area
- Los Angeles County
- Parcel # 8272015011

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: TR21031492

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List / Sold:

\$1,375,000/\$1,290,000 ↓

86 days on the market

Listing ID: SW20251205

Closed • **Triplex**

163 Junipero Serra Dr • San Gabriel 91776

3 units • **\$458,333/unit** • **2,195 sqft** • **7,523 sqft lot** • **\$587.70/sqft** • **Built in 1937**

San Marino to Junipero Serra Drive



Welcome Home to this beautiful 3 unit property! Extreme pride of ownership and such attention to detail. All units have been remodeled and are just gorgeous! The first unit has 3 bedrooms and 1 bathroom, the second unit has 1 bedroom and 1 bathroom with an extra room that can be used as a bedroom/office/den/bonus room, and the third unit is studio style with its own separate kitchen and bathroom. All units have brand new stunning vinyl plank flooring throughout, new bathroom vanities and showers, ceiling fans, and 2 out of the 3 units have brand new kitchen cabinetry. Full re-pipe from the street to all of the units in copper and new electrical in all units including service panels. Each unit has its own gas meter and electric meter. Come see this home today! Perfect for families to live together but still have their own separate space or live in one and rent the others.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room, Outside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Vinyl
- Appliances: Gas Range
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- 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	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,850
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5362012009

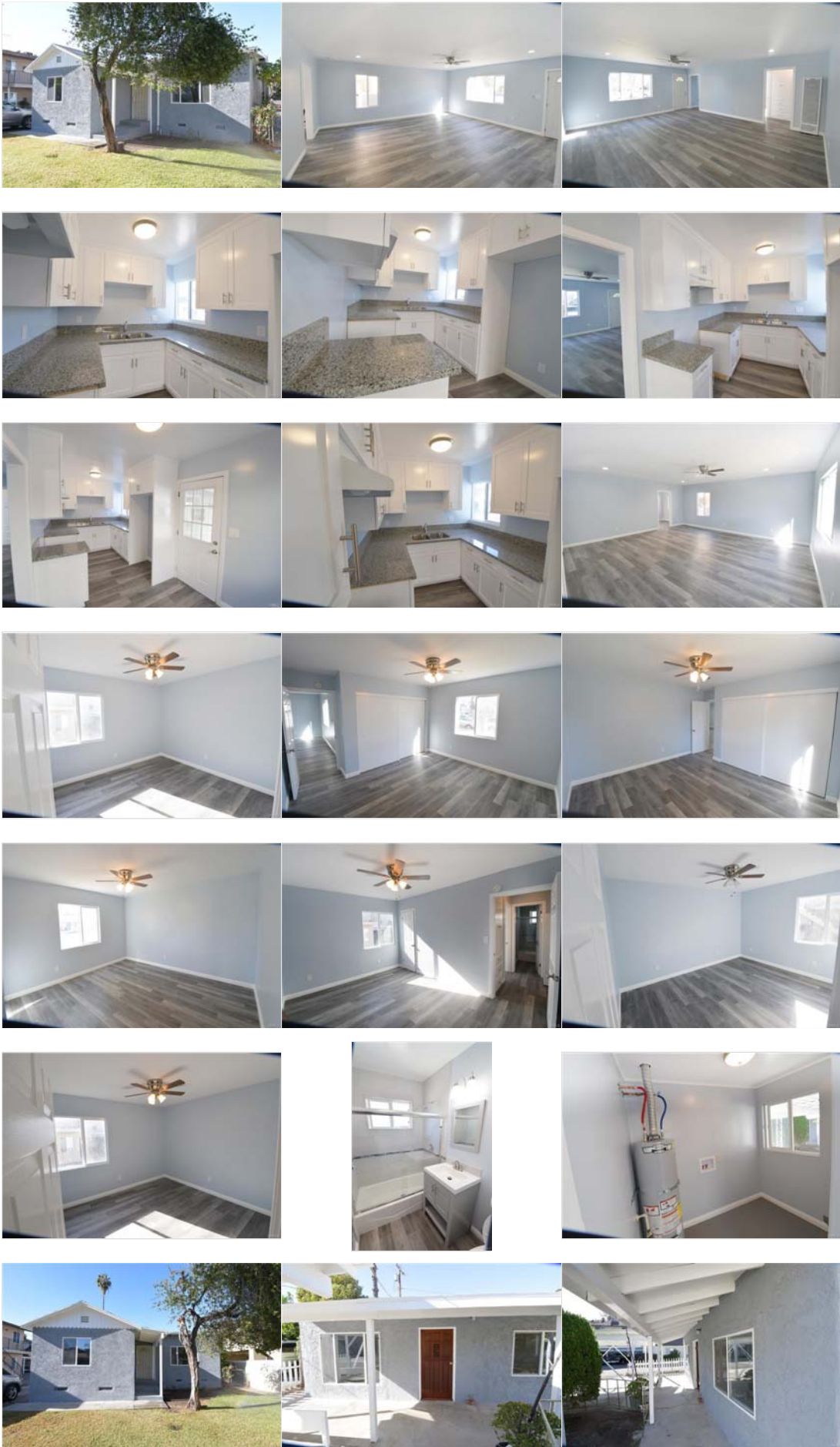
Michael Lembeck

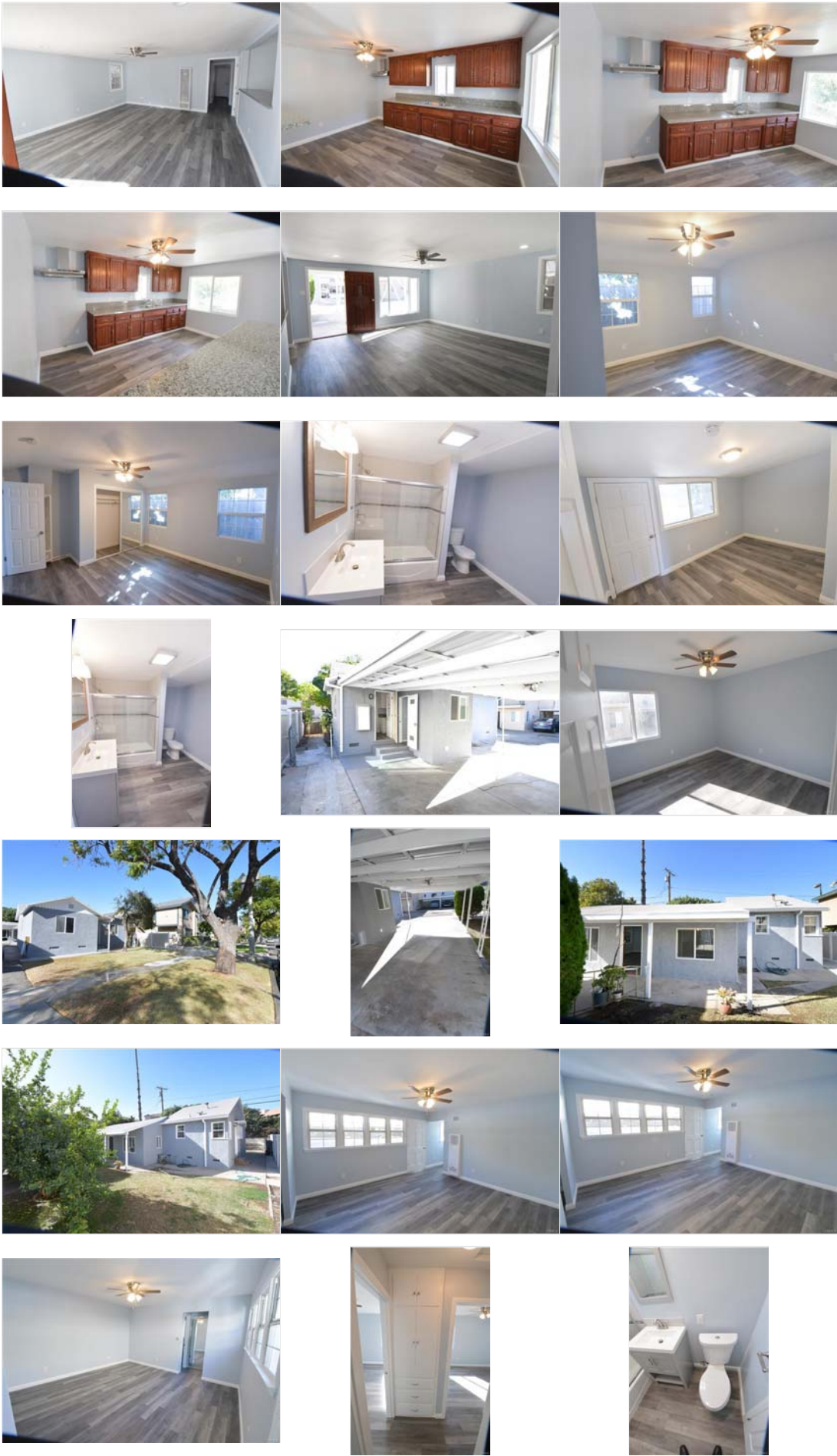
State License #: 01019397
Cell Phone: 714-742-3700

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: SW20251205

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Closed

List / Sold: **\$997,000/\$940,000** ↓

1289 W 24Th St • Los Angeles 90007

54 days on the market

3 units • \$332,333/unit • 2,482 sqft • 5,886 sqft lot • \$378.73/sqft • Built in 1928

Listing ID: 21679978

South of 10 FRW and East of Vermont Ave, near USC



Triplex consists of that one detached unit is shared by five usc students as a dormitory and the other two units are ordinary family rentals. Built in 1928 and fully renovated in 2005 property features landscaped yard, porch, security gating and screendoors and hardwood floors. USC students have lived in the home since 2005. There are two on-site parking spaces and plenty of street parking.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$997,000
- 2 Buildings
- Heating: Wall Furnace

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01918592
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$4,135	\$3,404	\$4,135
2:	1	1	1		Unfurnished	\$1,700	\$1,700	\$1,700
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5055017013

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: 21679978

Printed: 04/18/2021 8:02:12 PM

List / Sold:

\$1,199,000/\$1,130,000 ↓

244 days on the market

Listing ID: 20591920

Closed •

553 N SERRANO Ave • Los Angeles 90004

3 units • **\$399,667/unit** • **3,144 sqft** • **6,749 sqft lot** • **\$359.41/sqft** • **Built in 1909**

E. Western and S. Melrose



LOCATION, LOCATION, LOCATION! Future development plays NEW OWNER CAN BUILD 8UNITS. This is R3 ZONING. Near the southern edge of Hollywood, this amazing triplex is in the market. The lot has ample space for 7 parking spaces. The current unit mix with it is the high rental income potential location. This is ideal for investor or owner user. Located near a paramount picture studio, Larchmont Village, and K town. The city of Los Angeles permit record shows 3.144 SF, while the public record shows 2,948SF.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- \$62540 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Disposal

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,460
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01103025
- 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	\$1,854	\$1,854	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$2,500
3:	1	1	1		Unfurnished	\$832	\$832	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521013014

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 20591920

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List / Sold:

\$1,290,000/\$1,340,000 ↓

174 days on the market

Listing ID: 20627070

Closed •

432 N Harvard Blvd • Los Angeles 90004

3 units • **\$430,000/unit** • **2,720 sqft** • **5,999 sqft lot** • **\$492.65/sqft** • **Built in 1923**

See Google map



HUGE DISCOUNT!!! Seller is super motivated. Rent 2 units and live in the front house w/ mortgage free. Great cash flow or Development play. THIS PROPT CAN BE SOLD TOGETHER WITH 428 N. HARVARD BLVD. Delivered vacant. Pride of ownership in the Korea Town. Total parking spaces 8+ cars. 2 unit has been built in 1986 and recently REMODELED. It is a Beautiful Triplex with a 3+2, 2+1 and 2+1. Front unit house is 3 bed+2 full bathroom, with recently updated copper plumbing, electrical, stucco, heaters. Kitchen cabinet doors are all made of oakwood. Granite counter-tops. Front unit has solar panels minimizing utility bill. Property is being sold AS IS. Buyer to verify all permits, zoning and ability to build. Very convenient location!!!

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,630,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Laminate, Wood, Carpet, Tile
- Appliances: Dishwasher, Disposal, Microwave, Range, Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02088571
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,800	\$0	\$3,800
2:	2	2	1		Unfurnished	\$0	\$0	\$2,490
3:	3	2	1		Unfurnished	\$0	\$0	\$2,490
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521024004

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: 20627070

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List / Sold:

\$1,200,000/\$1,100,000 ↓

47 days on the market

Listing ID: DW20246238

Closed • **Triplex**

546 N Normandie Ave • Los Angeles 90004

3 units • **\$400,000/unit** • **4,190 sqft** • **8,249 sqft lot** • **\$262.53/sqft** •
Built in 1954
S / MELROSE



3 UNITS BUILDING, IN HOLLYWOOD AREA WITH LOT ZONING R-3-1 TIER -1 TO BUILD UP TO 9 UNITS, LOT SIZE 8249 SQFT, 2 UNITS 3 BEDROOMS 1.5 BATHS PLUS 1 UNIT 2 BEDROOMS 1 BATH, SOLD WITH TENANTS...city view FROM THE REAR YARD THRU THE NORTHEAST, GREAT FOR DEVELOPERS, SURROUNDING PROPERTIES ARE BUILDING new UNITS. DRIVEWAY UP SLOPE FROM THE STREET, WITH BIG REAR YARD USED FOR PARKING.....NICE PATIO AREA FOR EACH UNIT...Melrose / Normandie Area. property taking well care, interior very clean, Tenants in good outstanding, paying rent on time.rear yard used a parking for tenants.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Laundry: Washer Hookup
- \$47940 Gross Scheduled Income
- \$25887 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, No Landscaping
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,053
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01339640
- Gardener:
- Licenses: 128
- Insurance: \$1,500
- 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	3	2	2	Unfurnished	\$1,154	\$1,154	\$1,154
2:	1	3	2	2	Unfurnished	\$1,624	\$1,624	\$1,624
3:	1	2	1	2	Unfurnished	\$1,147	\$1,147	\$1,147

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5520011021

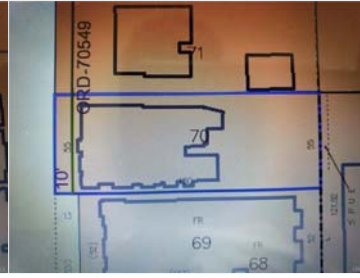
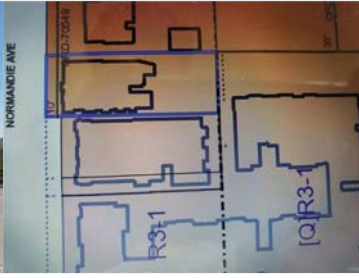
Michael Lembeck

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: DW20246238

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,250,000/\$1,125,000 ↓

122 days on the market

Listing ID: 20609860

Closed •

5326 Lemon Grove Ave • Los Angeles 90038

3 units • \$416,667/unit • 2,448 sqft • 7,002 sqft lot • \$459.56/sqft • Built in 1914

Western Ave and Lemon Grove Ave (5326 - 5328 Lemon Grove Ave)



Welcome to this hidden gem Hollywood duplex! First time on the market in over 60 years! Situated in the heart of Hollywood this ideal location is blocks away from major attractions such as the Hollywood Forever Cemetery, Paramount Picture Studios, the Hollywood Walk of Fame and many more! This is a great opportunity to own an original 2-story colonial property on a residential street easily accessible to major intersections and the 101 fwy. One unit has 3 bedrooms, 1.5 baths, and the other unit is two bedrooms, 1.5 baths. Exterior entryways are on opposite sides of the property allowing for privacy entrances and there is a beautifully spacious and lush backyard with trees and rose bushes. There is also a quaint additional studio unit (234 sqft) positioned in the quiet back corner of this lot which includes a small bathroom and secluded garden. Complete with a gated driveway hosting ample parking spaces and a detached two-car garage with storage space. 2 gas/3 electric meters.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- Heating: Gravity

Interior

- Rooms: Basement
- Floor: Carpet, Wood
- Appliances: Refrigerator, Gas Cooktop
- Other Interior Features: Crown Molding

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	3	1		Unfurnished	\$0	\$0	\$2,700
2:	1	2	1		Unfurnished	\$0	\$0	\$2,700
3:	1	0	1		Unfurnished	\$0	\$0	\$800
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:

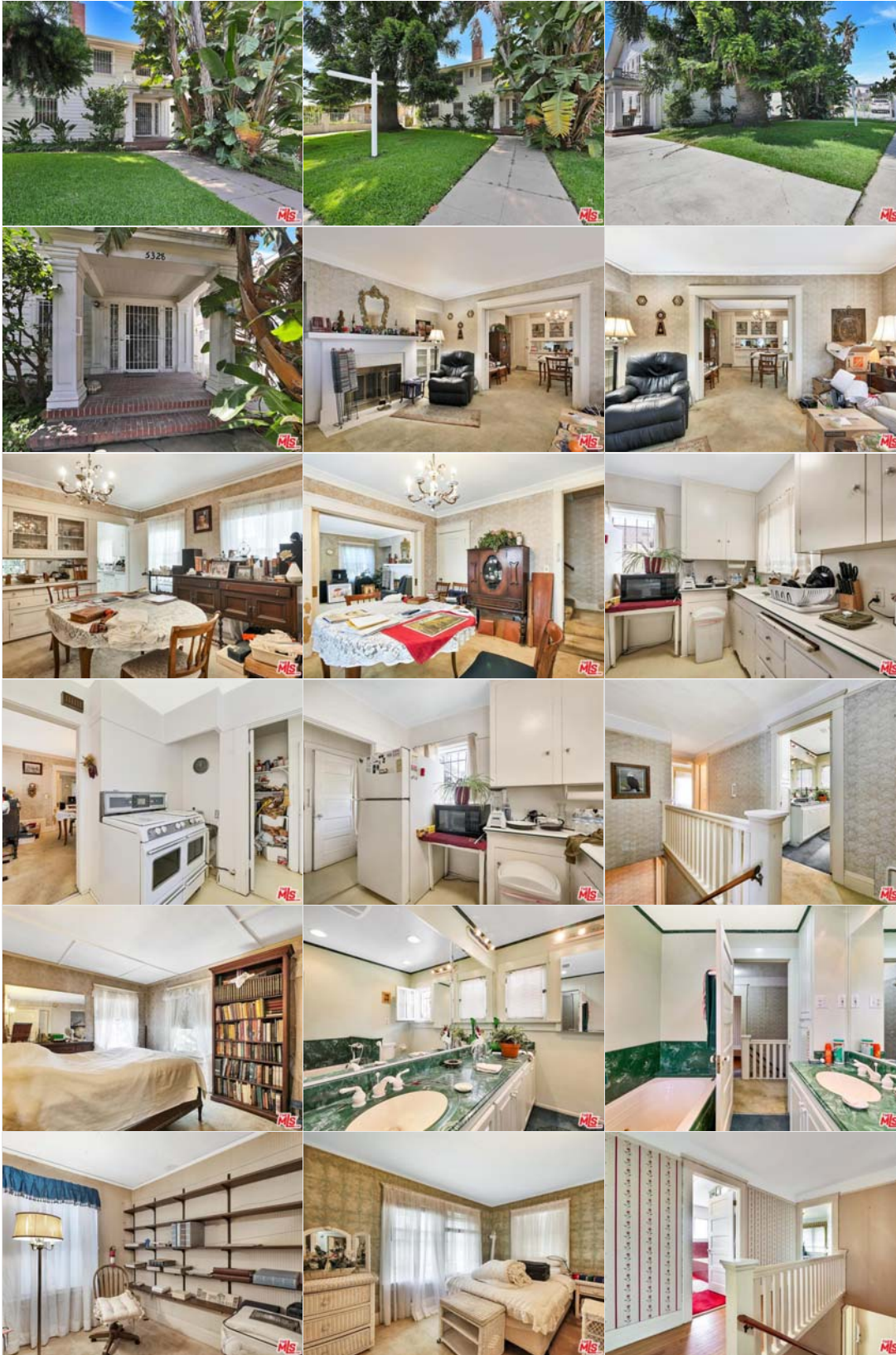
Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535010019

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 20609860

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List / Sold:

\$1,750,000/\$1,550,000 ↓

45 days on the market

Listing ID: 21693732

Closed

4170 Lincoln Ave • Culver City 90232

3 units • **\$583,333/unit** • **1,444 sqft** • **6,748 sqft lot** • **\$1073.41/sqft** • **Built in 1956**

Overland to Eastbound Culver. Right on Lincoln Avenue



Gorgeous tree-lined street! Vacant Triplex. This property and the lot next door are both available. Two structures on this lot (a duplex and a separate stand-alone structure - studio above rear garage) and a duplex on the neighboring lot (see listing for 4164 Lincoln). Bring your contractors / developers. These are not to be missed! DELIVERED VACANT!

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,750,000
- 2 Buildings
- Laundry: Inside
- \$60000 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: Refrigerator

Exterior

- Lot Features: Front Yard, Yard

Annual Expenses

- Total Operating Expense: \$6,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,400
2:	1	2	1		Unfurnished	\$2,500	\$2,500	\$3,000
3:	1	0	1		Unfurnished	\$1,225	\$1,225	\$2,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207017033

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: 21693732

Printed: 04/18/2021 8:02:13 PM

Closed

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

6445 E Olympic Blvd • East Los Angeles 90022

4 days on the market

3 units • \$250,000/unit • 2,508 sqft • 5,193 sqft lot • \$299.04/sqft • Built in 1948

Listing ID: DW21048346

East of I-710 & South of SR-60: Near Intersection of Garfield Ave.



Perfect 3 unit multi-family investment property located in the very desirable rental market of East Los Angeles (Located one block west of Montebello). First time in the market in 16+ years the subject property unit mix consist of a nice spacious duplex in the front offering (2 bedroom /1 bath 900+ square feet of living space) for each unit. The back unit offers (1 bedroom/ 1 bath 660 sq. feet of living space) on Top of a 3 Car Garage. All rental units are separately metered for Electricity & Gas while the owner pays for Water & Trash. All tenants have stayed current on monthly rental payments throughout COVID and with limited inventory this prime location property adjacent to Montebello is perfect for the 1031 exchange buyer, an investor that may want to live on one of the units or just an investor looking to add to their portfolio. Just minutes to the 5, 60, 710 Freeways, Downtown L.A. and walking distance to retail and dining options.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$750,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: Inside
- Cap Rate: 4.4
- \$49440 Gross Scheduled Income
- \$33315 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,125
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02114291
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$1,442	\$1,442	\$1,800
2:	1	2	1	1	Furnished	\$1,442	\$1,442	\$1,800
3:	1	1	1	1	Furnished	\$1,236	\$1,236	\$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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6351026019

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: DW21048346

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Closed • Quadruplex

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

4105 103rd Street • Inglewood 90304

148 days on the market

4 units • \$196,250/unit • 1,748 sqft • 6,993 sqft lot • \$449.08/sqft • Built in 1942

Listing ID: DW20209017

Continue on S Prairie Ave. Drive to W 103rd St 3 min (0.8 mi) Use the left 2 lanes to turn left onto S Prairie Ave 0.7 mi Turn left onto W 103rd St Destination will be on the right 0.2 mi 4105 W 103rd St



Back on the market, This is a HUGE opportunity of 4 SINGLE UNITS, EACH ON GROUND LEVEL AND EACH WITH PRIVATE ENTRANCE, NICELY Located. This great 4-Unit property is a single story mix of studios, on a large lot One level building, all units come with their own utilities, electricity and gas, good size living space, 4 electric meters and 4 gas meters. The owner pays for Trash and water. This is an ideal property with low maintenance cost. These units are centrally located, only minutes away from schools, stores, the New Inglewood Sofi Stadium, the 105, 405, 110 & 10 freeways, Inglewood Park Casino, LAX, and the Forum. Two of the units have copper plumbing and a new roof, & other 2 units are well-maintained. Each unit comes with a one car garage and extra parking spaces on the lot. Two units are vacant and the other two units on a month to month rental agreement. This is a great opportunity as there is a low inventory and high demand for these income-producing properties in the City of Inglewood.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$785,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Electric
- Heating: Electric, Natural Gas
- Laundry: Community, Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Outside, Washer Hookup, Washer Included
- \$43200 Gross Scheduled Income
- \$24252 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,948
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$90
- Cable TV:
- Gardener:
- Licenses: 0
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense: \$18,948
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$900	\$900	\$1,300
2:	1	0	1	1	Unfurnished	\$900	\$850	\$1,300
3:	1	0	1	1	Unfurnished	\$0	\$0	\$1,300
4:	1	0	1	1	Unfurnished	\$0	\$0	\$1,300

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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4034011031

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: DW20209017

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List / Sold:

\$2,475,000/\$2,560,000 ↑

5 days on the market

Listing ID: SB21034632

Closed • **Quadruplex**

2005 Pullman Ln • Redondo Beach 90278

4 units • **\$618,750/unit** • **5,370 sqft** • **7,505 sqft lot** • **\$476.72/sqft** • **Built in 1973**

East of Green lane on Pullman Lane.



Proud to present a 4-unit apartment building located at 2005 Pullman Lane Redondo Beach Ca 90278. Property is located less than 1.5 mile away from the beach and is near award-winning Redondo Beach schools. Being a 4-Unit property, an investor can attain residential financing at ultra-low-rates. A buyer can capitalize on the tight rental market and rents in this neighborhood are very strong. The building boasts a total 5,370 sf of living area on a large 7,500 sf lot. The property consists of four townhouse style units made up of (1) four bedroom/two-and-a-half-bathroom owners' unit & (2) two-bed/one-and-a-half-bath with rear yards and (1) one-bed/one bath. The parking consists of 6 enclosed garages and 2 carports for a total 8 car parking. Current GSI is \$143,640 per year (BTV). This property is ideal for an investor who wants a passive income property with low money down or someone looking to owner-occupy a multi-unit income property in Los Angeles' premiere Beach City location.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$2,475,000
- 2 Buildings
- 8 Total parking spaces
- Laundry: In Garage
- Cap Rate: 3.6
- \$143640 Gross Scheduled Income
- \$90527 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$53,113
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,153
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$3,700	\$3,700	\$4,200
2:	1	2	2	2	Unfurnished	\$2,890	\$2,890	\$3,100
3:	1	2	2	2	Unfurnished	\$2,920	\$2,920	\$3,200
4:	1	1	1	1	Unfurnished	\$2,260	\$2,260	\$2,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 154 - N Redondo Bch/Golden Hills area
- Los Angeles County
- Parcel # 4159003033

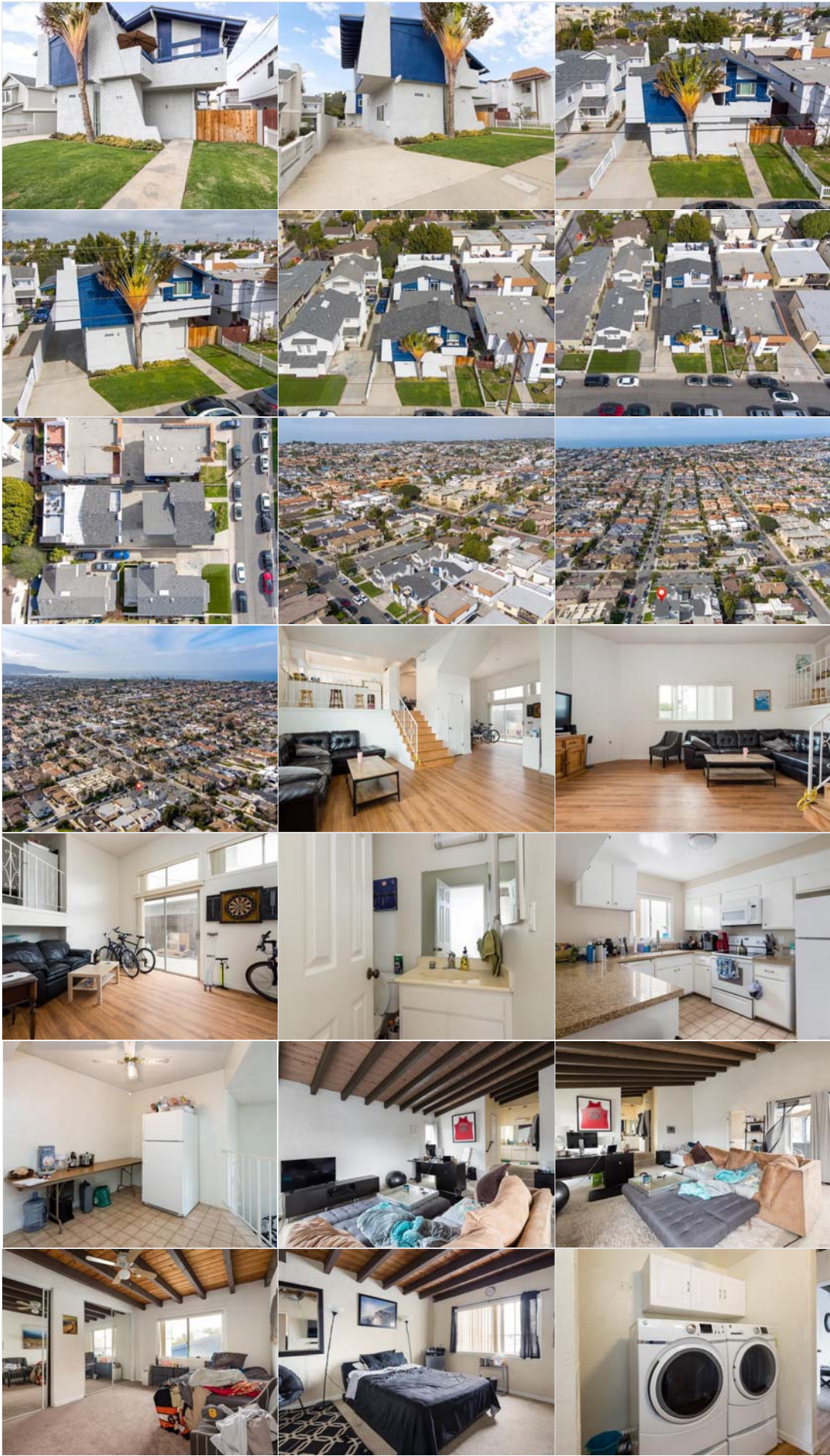
Michael Lembeck

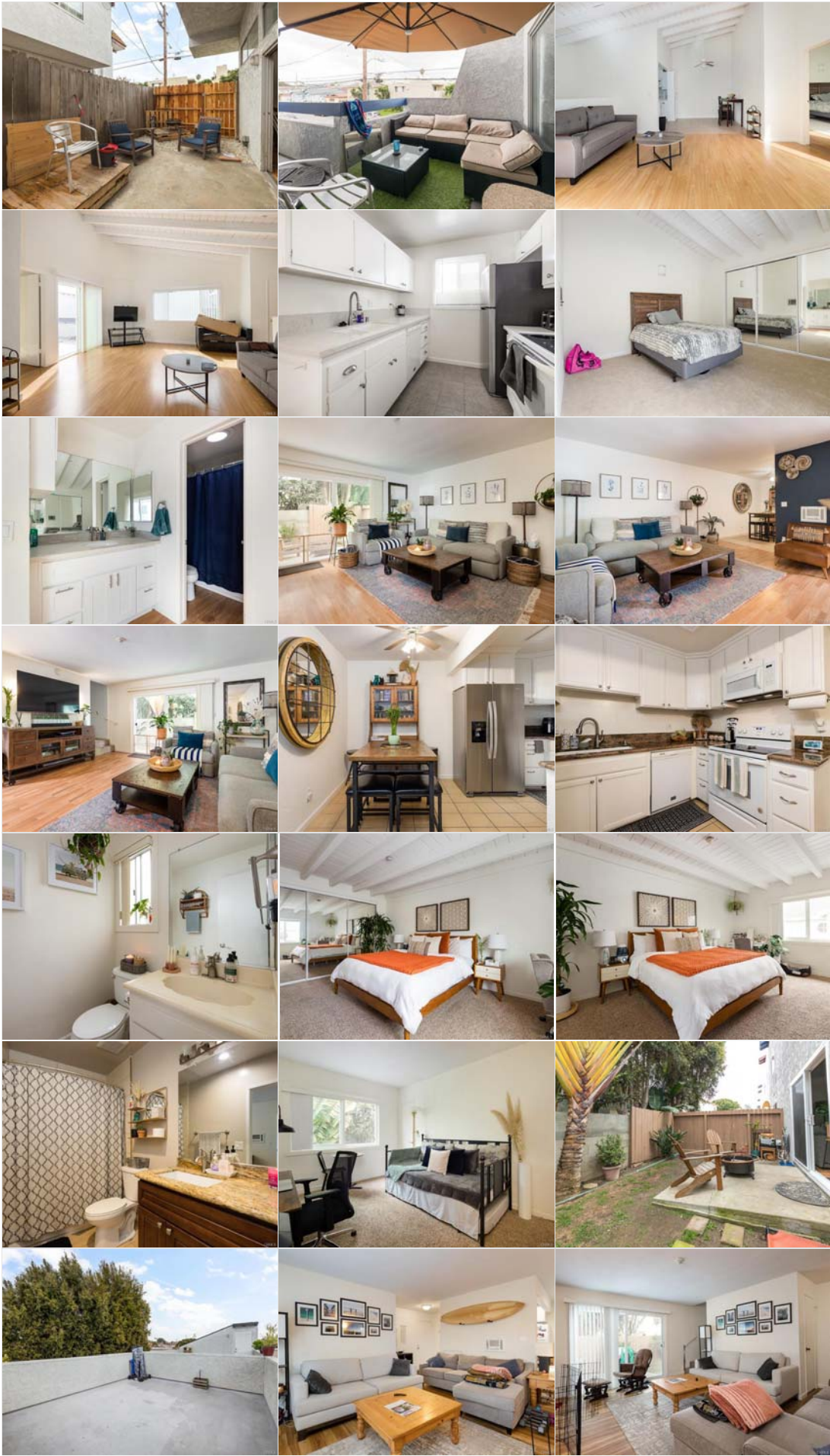
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Cell Phone: 714-742-3700

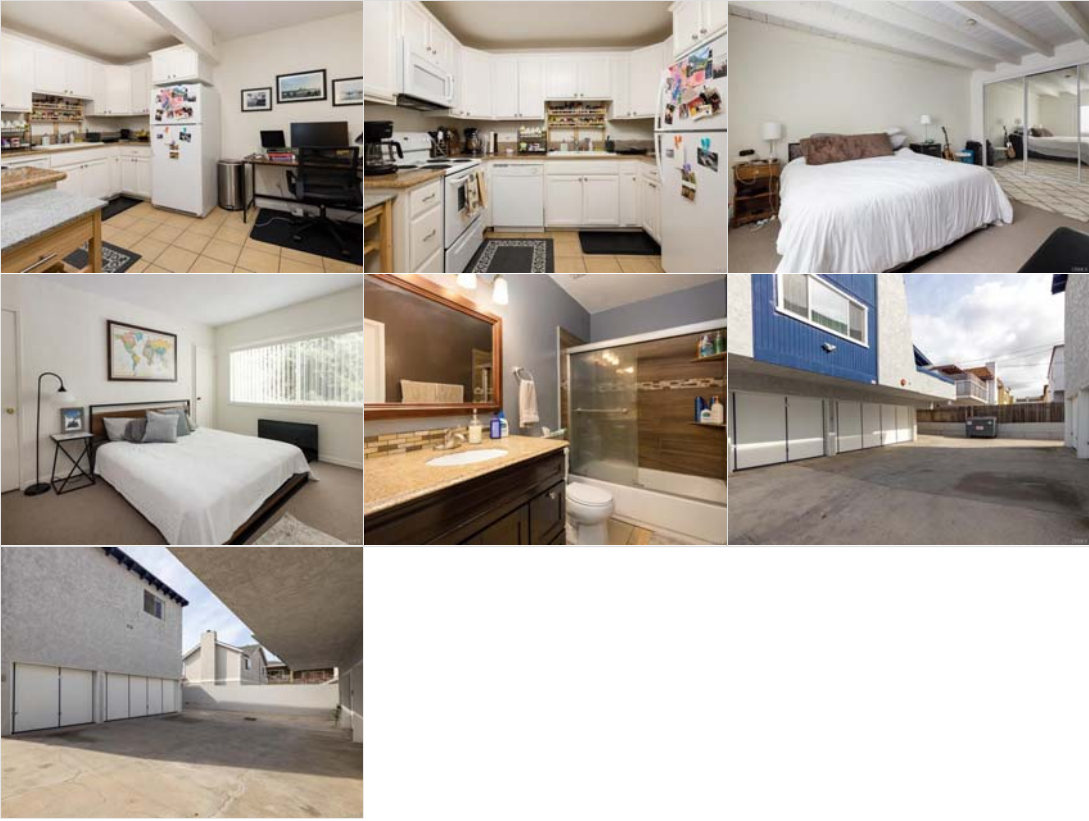
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21034632

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Closed

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

1758 Lincoln Ave • Pasadena 91103

19 days on the market

4 units • \$229,750/unit • **2,080 sqft** • **7,121 sqft lot** • **\$442.31/sqft** • **Built in 1947**

Listing ID: 21692522

From 210 Freeway take Lincoln Ave Ext North.



This is a Probate Sale. No Court Confirmation is required. Investors! Fully-Tenant-Occupied 4plex Opportunity in NW Pasadena on large lot. All 1-bed, 1-bath units, 3-car garage and 2 extra spaces. Improvements in last five years include new exterior paint, new separately metered water heaters, newer roof. Great for a new investor! High-traffic area near 210 freeway. Close to Rose Bowl and Pasadena City College. Sold As-is, Where is. All Cash offer preferred. No seller repairs or credits will be issued. All offers must include PPA, POF, and if purchasing with a loan, pre-approval letter and FICO scores. Seller chooses all services. Offer subject to Heir approval, which requires a minimum 30-Day Escrow. Now accepting Backups. Submit highest and best offer. Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools, and/or other information concerning the conditions or features of the property provided by the Seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and appraisal by qualified professionals. Subject to City of Pasadena Pre-Sale Certification.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$919,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$33290 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,926
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,650
2:	2	1	1		Unfurnished	\$1,150	\$1,150	\$1,650
3:	3	1	1		Unfurnished	\$1,100	\$1,100	\$1,650
4:	4	1	1		Unfurnished	\$1,150	\$1,150	\$1,650
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

- Probate Listing sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5825015004

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Click arrow to display photos



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List / Sold:

\$2,150,000/\$1,940,000 ↓

79 days on the market

Listing ID: AR20253588

Closed •

1025 N Los Robles Ave • Pasadena 91104

4 units • **\$537,500/unit** • **6,560 sqft** • **10,140 sqft lot** • **\$295.73/sqft** • **Built in 1921**

Major Cross Street is Mountain; north of Mountain



For sale is a unique opportunity for an investor or developer to purchase both an investment and development property. DEVELOPMENT OPPORTUNITY Featuring two parcels with two different assessor parcel numbers, one of the parcels has a 6,560 sf two story structure that is currently leased, and is being used as a permitted group home. The size of that lot with the structure is 10,125sf. The current tenant can stay, or be vacated. On the adjacent lot, is a vacant piece of land that can be developed into a 3 unit property per the City of Pasadena's current building codes. This lot is 9,500sf. Combined, the two lots make up 19,625 sf and a total of seven units could be built on the two parcels if developed together. INVESTMENT OPPORTUNITY An investor can purchase this property and collect rent from the current in-place tenant. An investor could also choose to add value by vacating the current tenant, renovating the premises, and placing a new higher-paying tenant.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$2,150,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Community
- \$120000 Gross Scheduled Income
- \$120000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, 6-10 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,875
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- 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:	4	8	4	4	Unfurnished	\$120,000	\$120,000	\$150,000

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
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5729032016

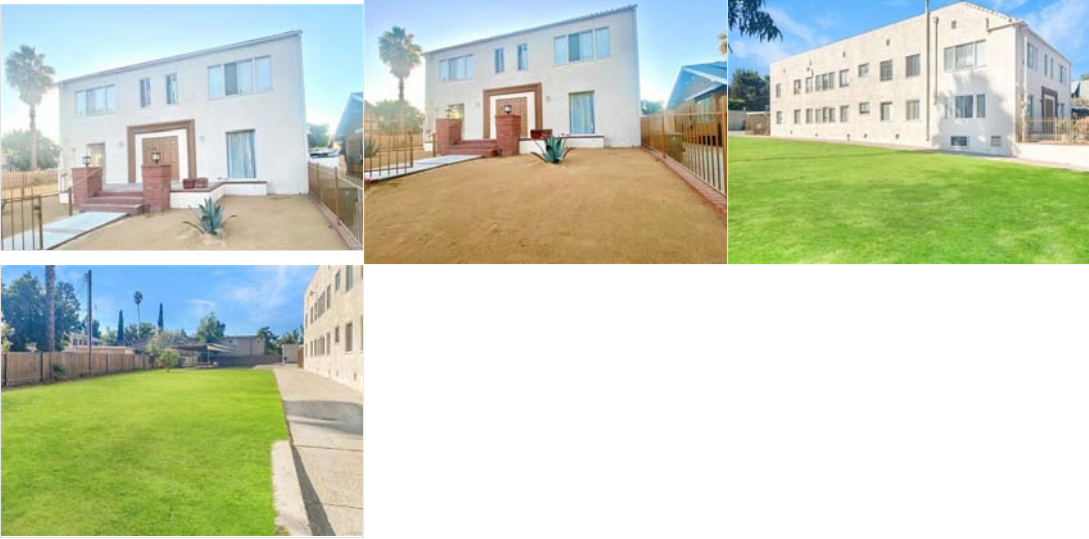
Michael Lembeck

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: AR20253588

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List / Sold:

\$1,430,000/\$1,530,000 ↑

6 days on the market

Listing ID: AR21038631

Closed

3234 Eckhart Ave • Rosemead 91770

4 units • \$357,500/unit • 2,842 sqft • 14,149 sqft lot • \$538.35/sqft • Built in 1933

Heading south on San Gabriel Ave, right on Hellman



This incredible 4 unit property is located in a quiet pocket of Rosemead. Each unit has its own address - 3232, 3234, 3234, and 3238 Eckhart Ave. The 2 smaller units have been updated with new cabinets, new countertops, and refreshed bathrooms. There is plentiful parking on the property, with a 4 slot carport and a long driveway on both sides of the buildings. 3 of the 4 units will be delivered vacant and the larger unit, 3232 Eckhart, has a wonderful tenant who has lived on the property for 20 years. The property is located on a quiet cul-de-sac, limiting excess car traffic as it is not a thoroughfare. This property has been well maintained and cared for, and presents an exceptional opportunity for its next owner.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,430,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 4.4
- \$86400 Gross Scheduled Income
- \$64154 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Family Room, Kitchen, Laundry
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Water Heater
- Floor: Tile, Vinyl, Wood
- Other Interior Features: Laminate Counters

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Lawn, Level with Street
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$22,246
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$1,728
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,943
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,600	\$1,600	\$2,400
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5287026005

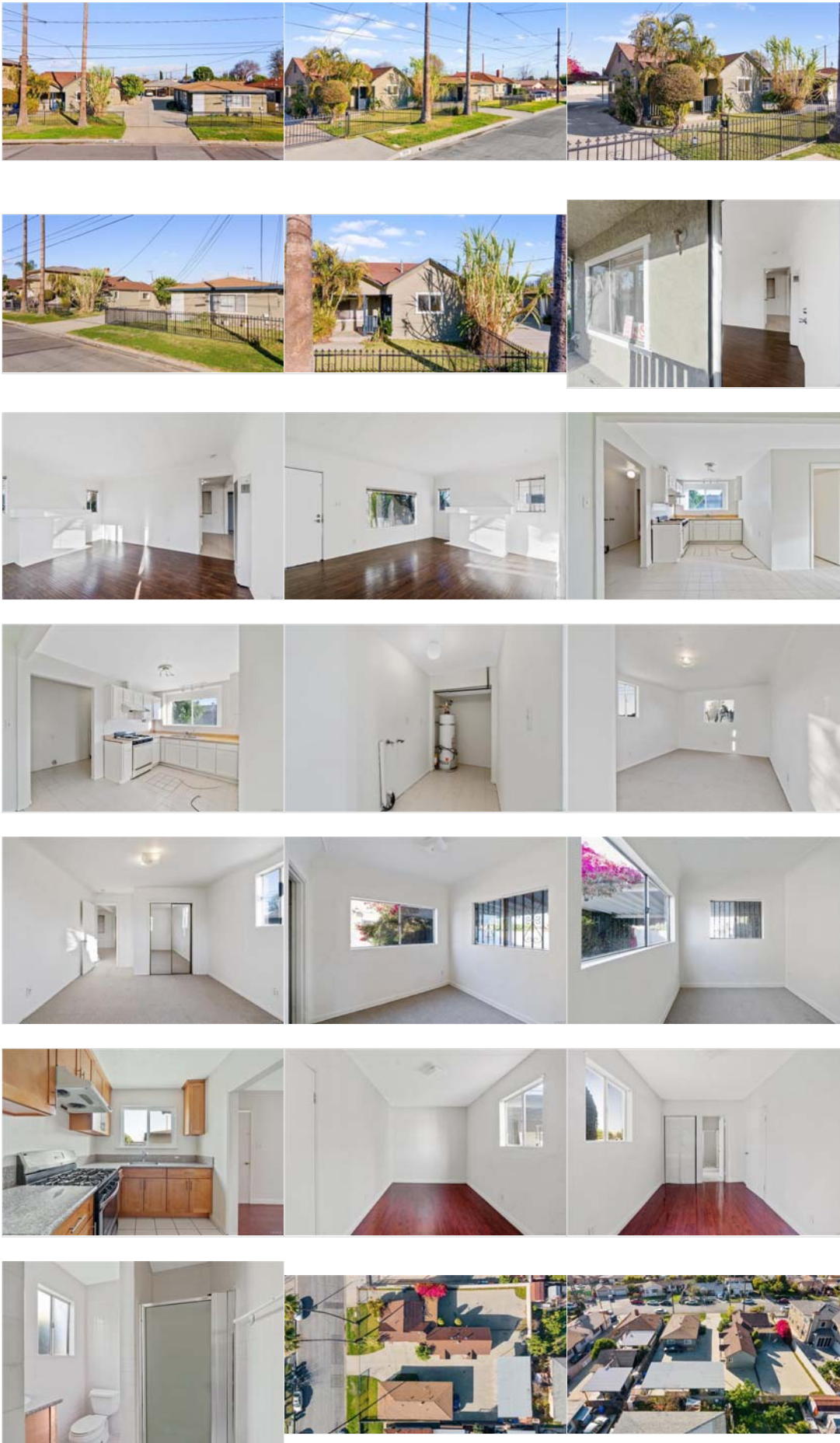
Michael Lembeck

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: AR21038631

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List / Sold: **\$1,200,000/\$1,200,000****Closed** •**837 Carrillo Dr • San Gabriel 91776****4 units • \$300,000/unit • sqft • No lot size data • No \$/Sqft data • Built in 1950****Mission to S Arroyo Dr - Right on to Carrillo - property on left hand side.****25 days on the market****Listing ID: 219058817DA**

Prime location - A true 4 plex with 4 identical units in the heart of San Gabriel Mission District. All units have 1 bedroom plus a den which can be used as the 2nd bedroom. The property comes with a 3 car garage, additional parking, plus laundry area. The street and curb appeal is top notch and the neighborhood is prime. This property is ideal for an owner user or an investor looking to add property to their portfolio. There is tons of upside on this special opportunity!

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Wood

Exterior

- Sewer: Unknown

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

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5346022005

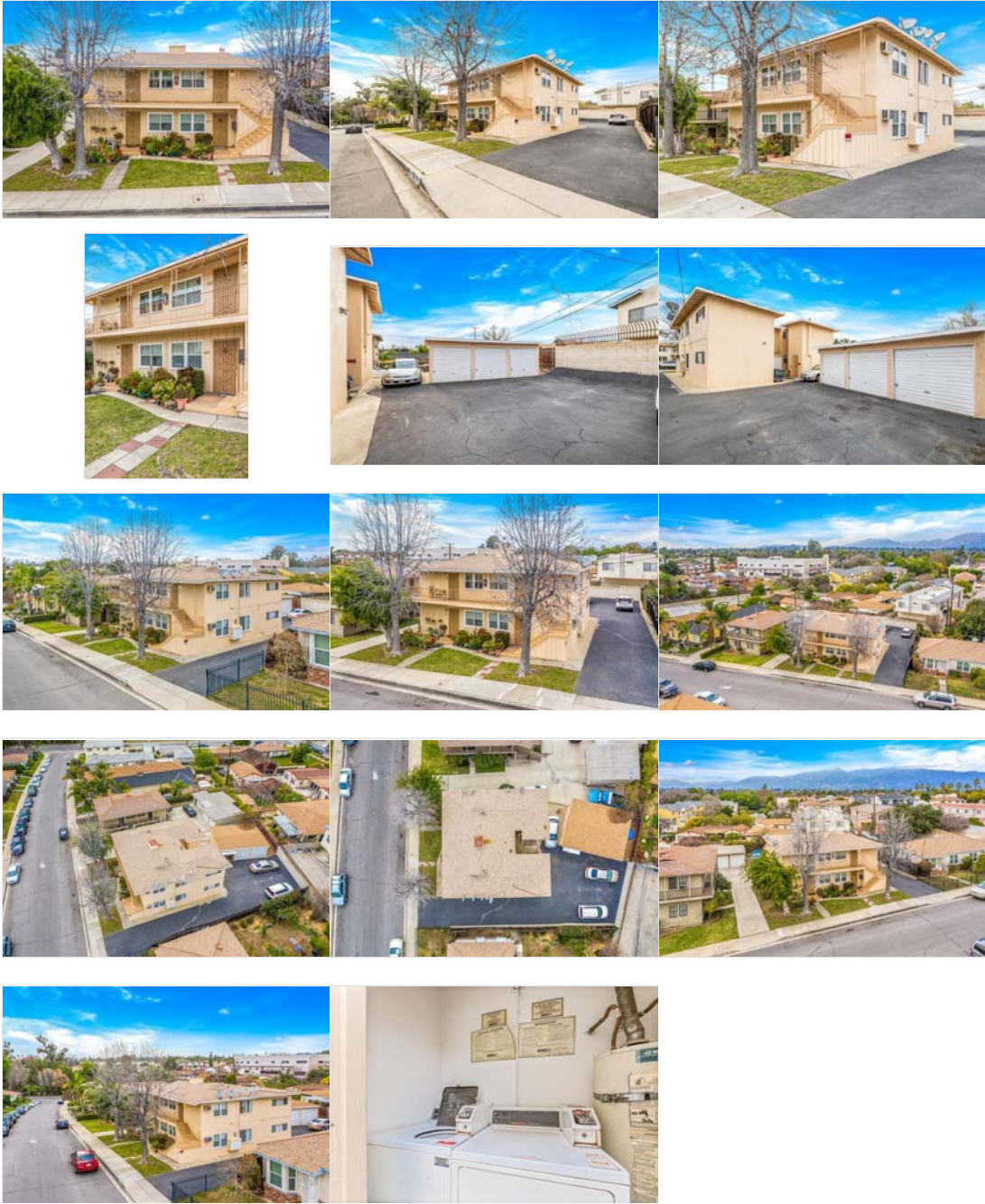
Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 219058817DA

Printed: 04/18/2021 8:02:13 PM

Closed

List / Sold: **\$940,000/\$925,000** ↓

1930 4th Ave • Los Angeles 90018

7 days on the market

4 units • \$235,000/unit • 3,256 sqft • 7,501 sqft lot • \$284.09/sqft • Built in 1922

Listing ID: DW21024152

4th Ave



GREAT INVESTMENT OPPORTUNITY with all four units providing cash flow. Three units include 1 bedroom +1 bath. The 1934 unit includes 2 bedrooms + 1 bath. ALL four units have hookups for washer/dryer. 1934 & 1936 are side by side attached units including a newer roof!! 1930 & 1932 are detached separated units. Buyers to do their own due diligence and satisfy themselves in all aspects of the property with sources such as title, public records, etc. Conveniently located near the 10/110 freeways, Koreatown, DTLA, MID-CITY, Culver City, West Adams, Expo Line, Community schools, and much more.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$940,000
- 3 Buildings
- 0 Total parking spaces
- Laundry: Washer Hookup
- \$59827 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$795
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$311
- Cable TV: 01327638
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$484
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,022	\$1,022	\$1,550
2:	1	2	1	0	Unfurnished	\$1,870	\$1,870	\$1,895
3:	1	1	1	0	Unfurnished	\$1,055	\$1,055	\$1,550
4:	1	1	1	0	Unfurnished	\$1,022	\$1,022	\$1,550

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060027009

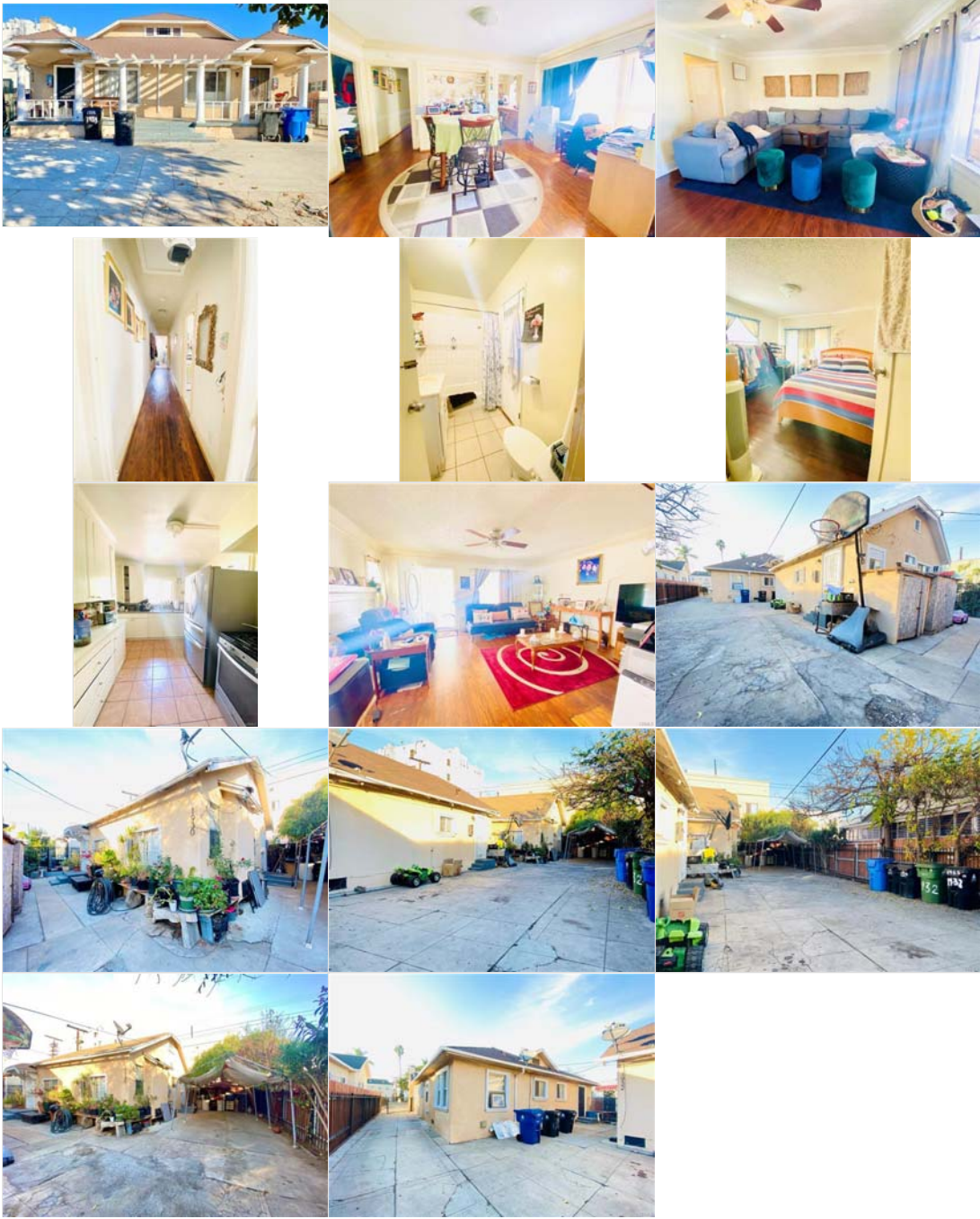
Michael Lembeck

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: DW21024152

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,890,000/\$1,750,000 ↓

103 days on the market

Listing ID: DW20132833

Closed

1855 S Mansfield Ave • Los Angeles 90019

4 units • \$472,500/unit • 3,902 sqft • 7,325 sqft lot • \$448.49/sqft • Built in 1936

WASHINGTON AND LA BREA



1855 S Mansfield Ave in Los Angeles CA 90019 was built in 1936. This totally remodeled property features 9 bedrooms, 8 bathrooms, 7,325 sq ft lot, and 3,642 sq ft of living space. This 4 unit 2 story property has been completely remodeled from top to bottom. A brand new electrical and plumbing system, ABS drain, laminated floor and there are even laundry hookups in each unit. The kitchen has all new counters and cabinets. All bathrooms have been completely remodeled with all new bathroom fixtures. This property also has plenty of parking for all tenants with a total of 8 spaces available that does not include the street parking. This property also hosts a modest view of the Hollywood sign and the Griffith Park Observatory upstairs bedrooms and may also be visible from the backyard. This area is very pedestrian friendly as most errands can be accomplished on foot. Transit is good, with many nearby public transportation options available. There is also some amount of infrastructure for biking! The property lies in the heart of Mid-City, close to Downtown Culver City. There are Bars and multiple shopping centers less than 2 miles from the property as well. The nearby schools are Saturn Street Elementary, Los Angeles Senior High and Emerson Community Charter. 3 Units are occupied @ \$2500 each. 1 Unit is vacant.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$1,990,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Inside
- \$122400 Gross Scheduled Income
- \$104200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 02020804
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,400	\$0	\$2,800
2:	1	2	2	1	Unfurnished	\$2,400	\$0	\$2,800
3:	1	2	2	1	Unfurnished	\$2,400	\$0	\$2,800
4:	1	3	2	1	Unfurnished	\$3,000	\$0	\$3,400

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067015013

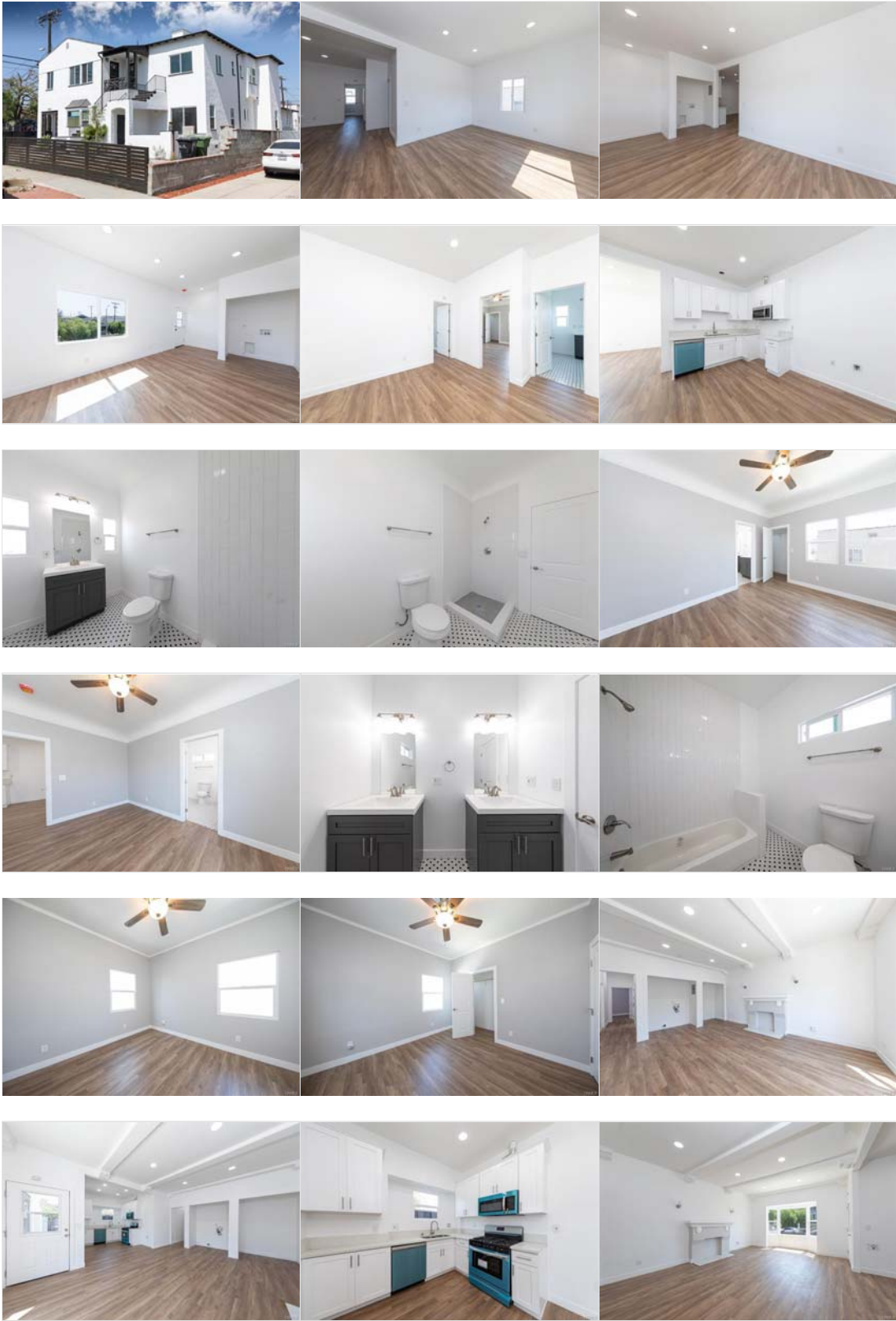
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW20132833

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$2,495,000/\$2,400,000 ↓

8 days on the market

Listing ID: 20665054

Closed

4537 St Elmo Dr • Los Angeles 90019

4 units • \$623,750/unit • 5,634 sqft • 7,001 sqft lot • \$425.99/sqft • Built in 1929

From Pico Blvd head West. Turn left on West Blvd. Turn right on St. Elmo Drive. Property will be located on your right.



1929 Mid-City classic fully rebuilt as a trophy property in 2020. All the hard work has been completed, making this tropical style four unit an easy to manage investment property with strong rental income potential. 100% vacant, but listed for rent at projected rents. The building setup features four units, all are accessed from a central foyer spanning two stories. Each unit offers 4 beds / 3 full baths, an open concept layout, plus two balconies for each of the upstairs units. All units come fully equipped with stainless steel Frigidaire appliances, LG front loading washer / dryers, quartz countertops, luxury vinyl plank flooring w/ cork, dual pane windows, and energy efficient HVAC systems. The gated exterior offers a tranquil setting with a lush front courtyard, soothing water feature, rear dog run with fruit trees, and secured parking available for each unit in the rear of the property. Security cameras and motion lights are installed. Offering Memorandum available upon request.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$2,495,000
- 1 Buildings
- Levels: Two
- Cooling: Electric
- Heating: Electric
- Laundry: In Kitchen
- \$134250 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Vinyl, Stone
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Water Purifier, Gas Cooktop, Gas Oven
- Other Interior Features: Open Floorplan, Living Room Balcony, High Ceilings, Recessed Lighting, Two Story Ceilings

Exterior

- Lot Features: Landscaped, Lawn, Front Yard, Utilities - Overhead, Yard
- Security Features: Card/Code Access, Fire and Smoke Detection System, Fire Rated Drywall, Firewall(s), Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s), Automatic Gate
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$58,741
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	3		Unfurnished	\$4,145	\$0	\$4,400
2:	2	4	3		Unfurnished	\$4,145	\$0	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 0
- Carpet: 0
- Drapes: 4
- Patio: 4
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 4
- Disposal: 4

- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071012050

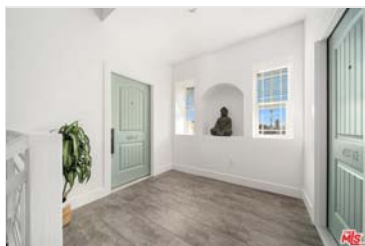
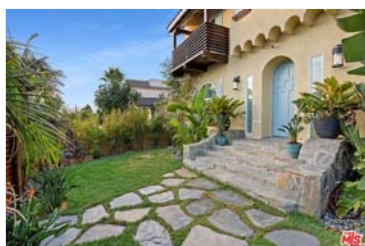
Michael Lembeck

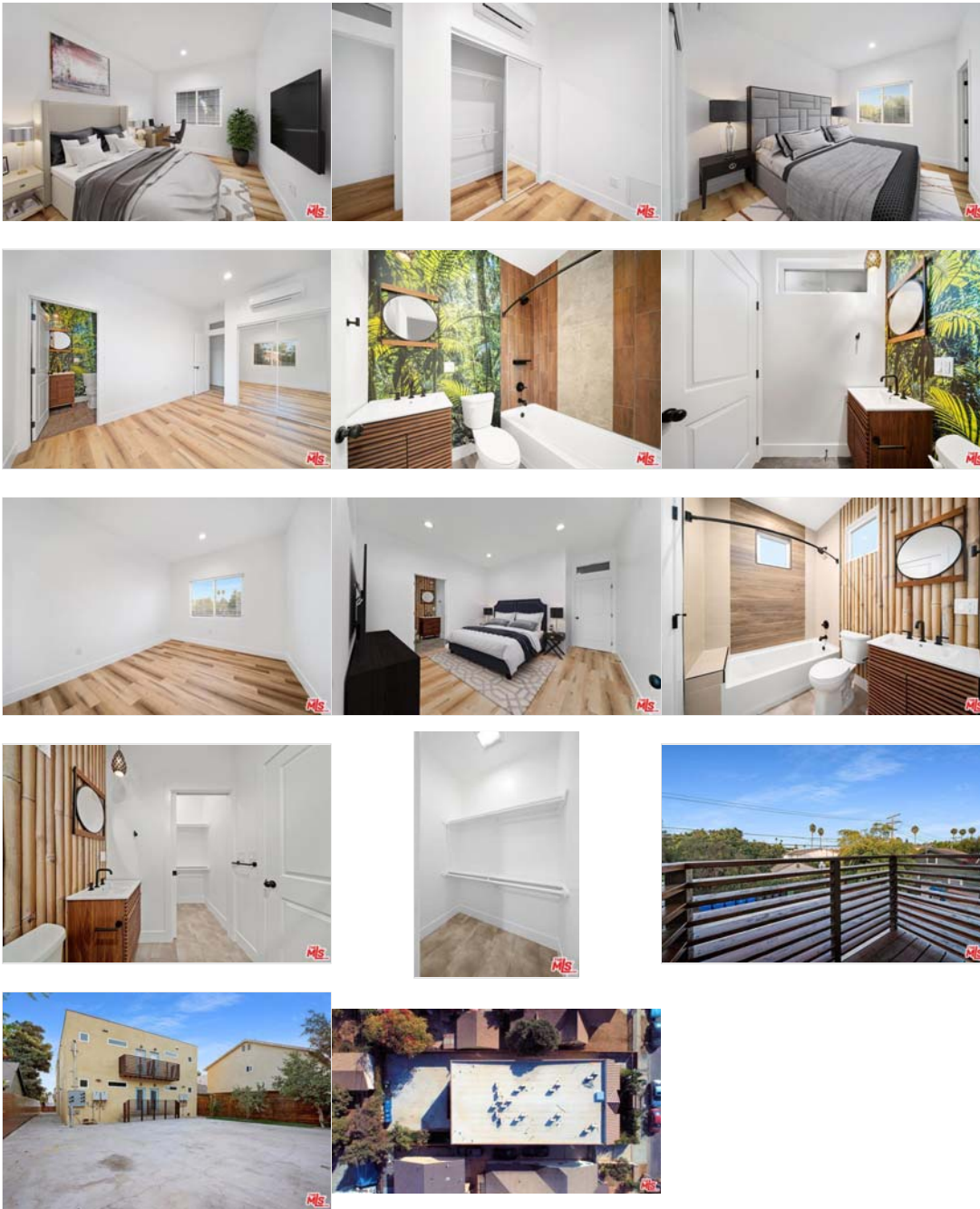
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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20665054

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,935,000/\$1,876,500 ↓

135 days on the market

Listing ID: 20654560

Closed

839 Alandele Ave • Los Angeles 90036

4 units • \$483,750/unit • 4,054 sqft • 6,026 sqft lot • \$462.88/sqft • Built in 1950

South of Wilshire, East of Fairfax



The Alandele Residences, an impeccably well preserved, vintage quad-plex located at 839 Alandele Avenue in the beautiful Miracle Mile neighborhood of Los Angeles. This charming, architecturally pleasing property features spacious apartments, hardwood flooring, copper plumbing throughout & a newer, long lasting emulsion roof. The subject property is within close proximity to many iconic Los Angeles landmarks including: The Los Angeles County Museum of Art (LACMA), The Grove, The Original Farmers Market, La Brea Tar Pits, and the El Rey Theatre. Additionally, the property has a Walk Score of 80, within a short distance to many nearby restaurants, retail shops, entertainment and office buildings. Additional images are available upon request.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,935,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$63452 Net Operating Income

Interior

- Appliances: Disposal, Gas Range

Exterior

Annual Expenses

- Total Operating Expense: \$33,471
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,532	\$1,532	\$2,495
2:	1	1	1		Unfurnished	\$1,831	\$1,831	\$2,495
3:	1	2	1		Unfurnished	\$2,425	\$2,425	\$3,250
4:	1	2	1		Unfurnished	\$2,539	\$2,539	\$3,250
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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089012034

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: 20654560

Printed: 04/18/2021 8:02:13 PM

List / Sold: **\$1,499,000/\$1,499,000**

Closed

1933 Vista Del Mar St • Los Angeles 90068
4 units • **\$374,750/unit** • **3,033 sqft** • **6,229 sqft lot** • **\$494.23/sqft** •
Built in 1906
N. of Franklin Ave and the 101

19 days on the market
Listing ID: SR21017388



Great Location - Great Investment. This property sits on a Prime Lot in Hollywood Hills. Produces Major Cash Flow with Rental & Development Upside. 4 Gated Parking Spaces. 2 Meters. Cash Flowing Units. Live in one and rent out the others, rent all and capitalize on market rents or take advantage of the flat land and build more units to maximize on the properties rental potential. Renovated 1550 sf 3bd/3ba Main House has Private Patio, Private Balcony, original charm and character with 2 Private Parking Spaces. Renovated 3bd/2ba Back House has Great Square Footage with 2 Private Parking Spaces. New construction is booming in the area. Roof, plumbing and electrical are in Good Condition. Renovated 1bd/1ba in the Main House is AIRBNB and has its own Private Entrance. EMAIL ME FOR SUPPLEMENTAL DOCS IF YOU ARE HAVING TROUBLE FINDING THEM ON THE PAGE.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$1,499,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community, Inside
- \$153648 Gross Scheduled Income
- \$119020 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,840
- Electric: \$5,580.00
- Gas: \$3,420
- Furniture Replacement:
- Trash: \$2,700
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Negotiable	\$3,200	\$3,200	\$3,600
2:	1	2	2	2	Negotiable	\$4,500	\$4,500	\$4,500
3:	1	0	1	0	Negotiable	\$2,225	\$2,225	\$2,500
4:	1	0	0	0	Negotiable	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5586006006

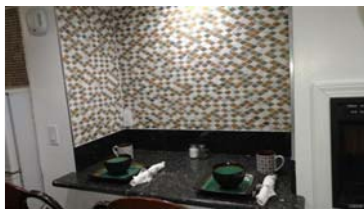
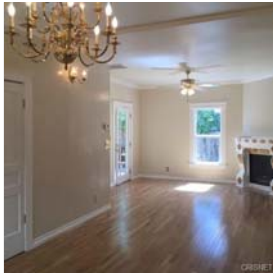
Michael Lembeck

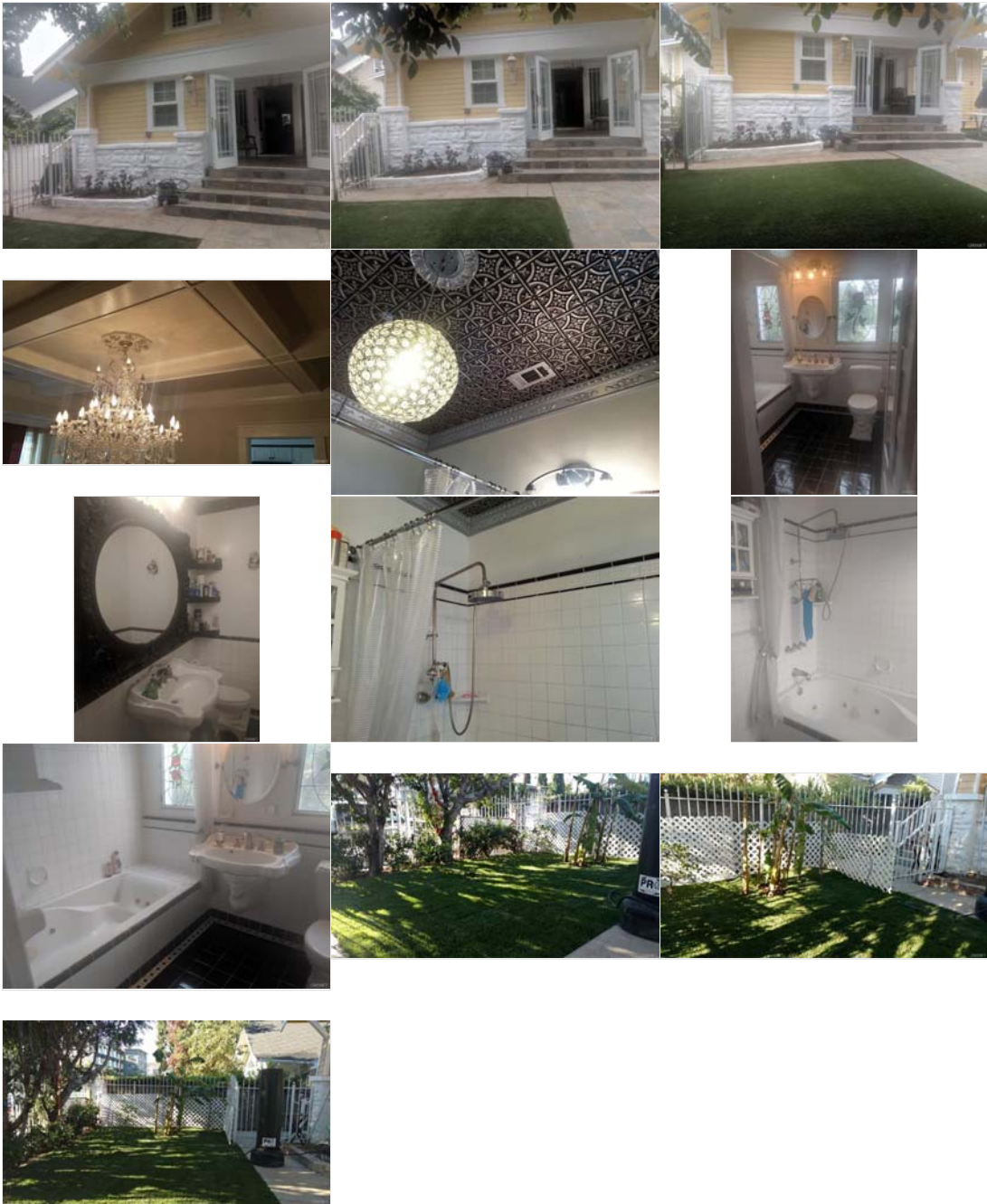
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CUSTOMER FULL: Residential Income LISTING ID: SR21017388

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$2,049,000/\$1,899,000 ↓

2 days on the market

Listing ID: DW21030587

Closed •

666 Keenan Ave • East Los Angeles 90022

4 units • **\$512,250/unit** • **5,400 sqft** • **6,732 sqft lot** • **\$351.67/sqft** • **Built in 2021**

South of Beverly/ North of Whittier



BRAND NEW DUPLEX IN PRIME RESIDENTIAL AREA. TWO UNITS ARE 3 BEDS AND 2 BATHS APPROX 1140 SQFT EACH. OTHER 2 UNITS ARE 4 BEDS 3 BATHS APPROX 1540 SQFT ALL WITH ATTACHED GARAGES. TRENDY MODERN CABINETRY, OPEN FLOOR PLANS, BACK SPLASH AND APPLIANCES INCLUDED. LAMINATE FLOORS THROUGHOUT. MIRRORED CLOSET DOORS, INDOOR WASH FACILITIES, NICELY LANDSCAPED IN FRONT YARD. COMPLETELY FENCED IN WITH WROUGHT IRON AND BLOCK WALL ALL AROUND. ALL UNITS SEPARATELY METERED WITH GAS, WATER AND ELECTRICITY.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$2,049,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6342023017

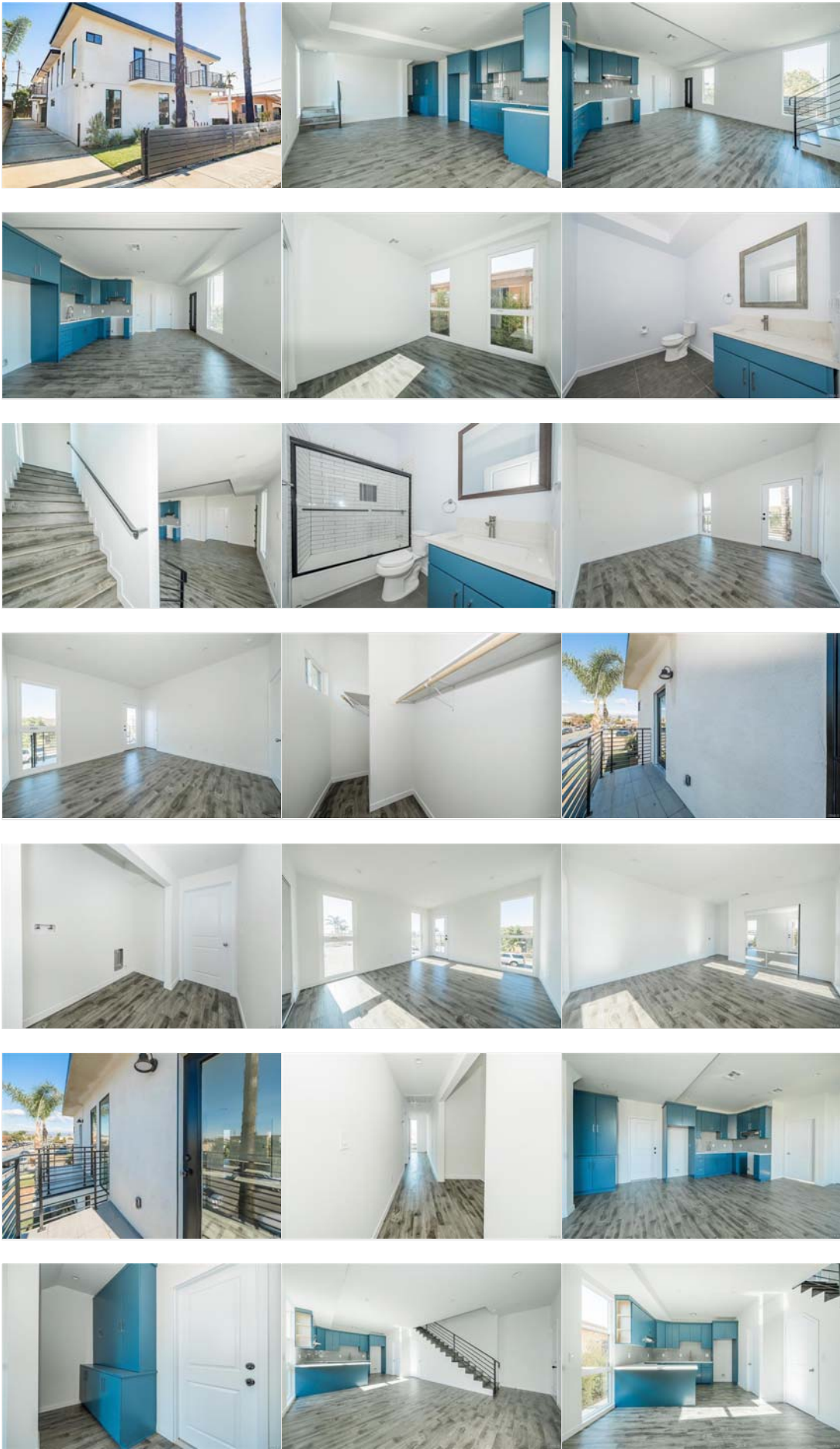
Michael Lembeck

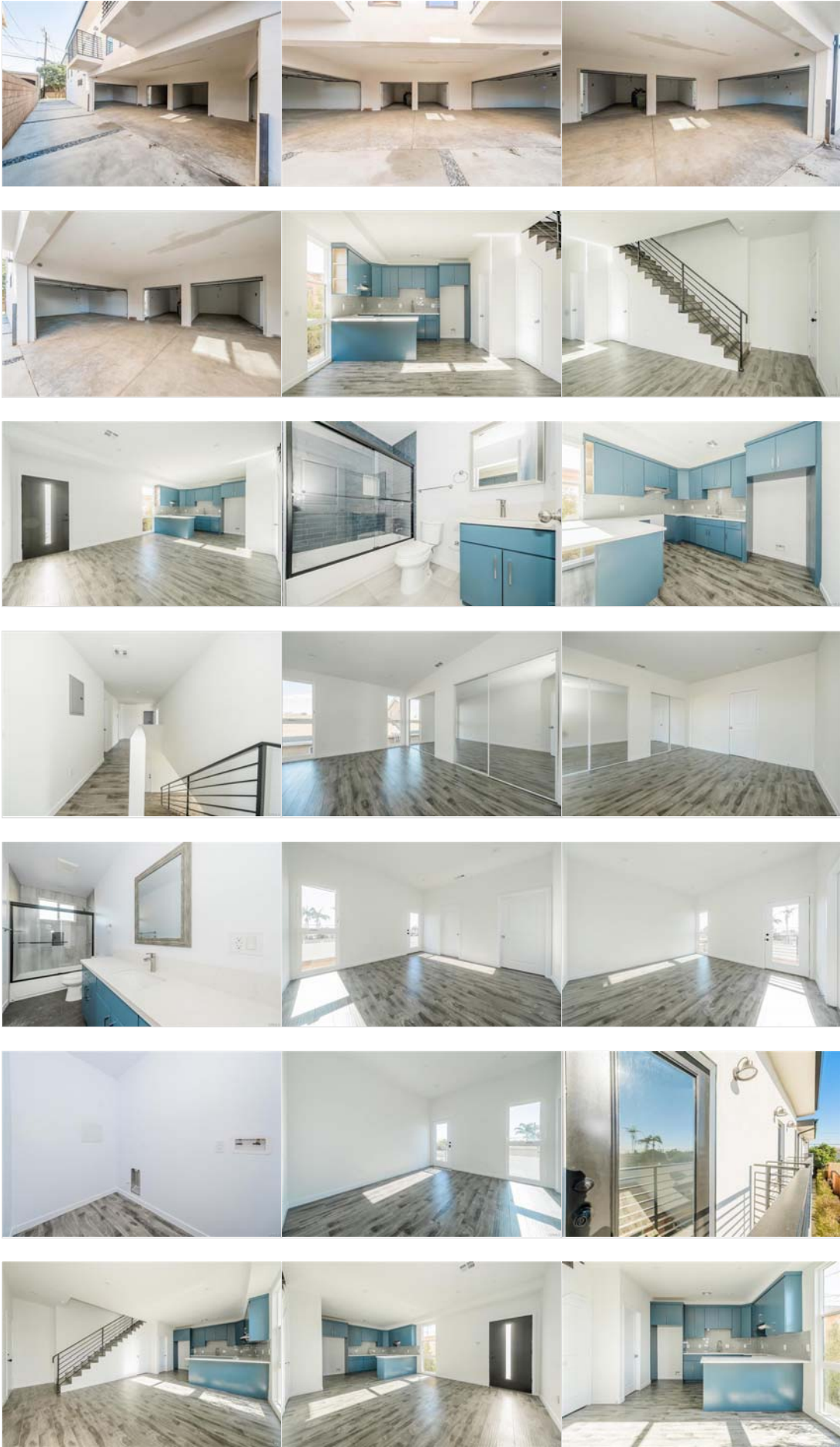
State License #: 01019397
Cell Phone: 714-742-3700

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: DW21030587

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,149,000/\$1,130,000 ↓

20 days on the market

Listing ID: SR21022070

Closed •

7463 Troost Ave • North Hollywood 91605

4 units • \$287,250/unit • 3,574 sqft • 6,627 sqft lot • \$316.17/sqft •
Built in 1941

Located between Lankershim Blvd and Tujunga Blvd at Troost and Cohasset Street



7463 Troost Ave in the City of North Hollywood is a four unit Apartment complex, located between Lankershim Blvd and Tujunga Blvd at Troost and Cohasset Street. The property is comprised of (3) Three (2) Two Bedroom and (1) One Bath Units and (1) One (3) Three Bedroom and (1) One Bath Units. The property is in a redeveloping area of North Hollywood and is on a corner lot. The building is approximately 3,574 SF, and the lot is 6,626 SF. The investment has tremendous rental upside and is ideal for a first-time investor and seasoned investor looking for a cash flow.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 4.18
- \$76740 Gross Scheduled Income
- \$48016 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,422
- Electric: \$1,680.00
- Gas: \$1,680
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,430
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,563	\$1,563	\$1,750
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,750
3:	1	2	1	1	Unfurnished	\$1,536	\$1,536	\$1,750
4:	1	3	1	1	Unfurnished	\$1,796	\$1,796	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2316014013

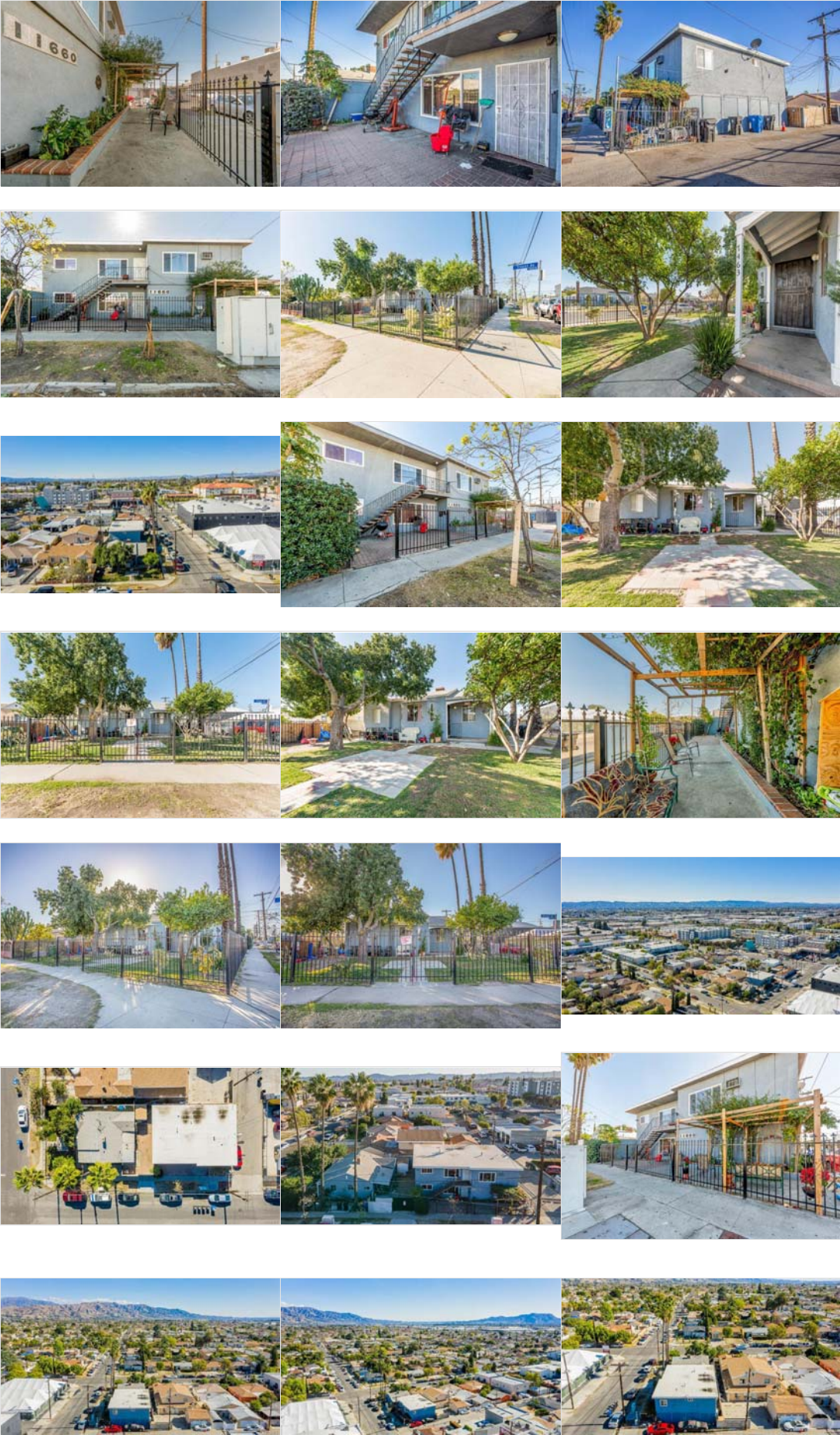
Michael Lembeck

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: SR21022070

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,795,000/\$1,725,000 ↓

46 days on the market

Listing ID: PV21008315

Closed • **Quadruplex**

2173 255th St • Lomita 90717

5 units • **\$359,000/unit** • **4,331 sqft** • **24,601 sqft lot** • **\$398.29/sqft** • **Built in 1919**

PCH to Narbonne, head north on Narbonne, then turn right on 255th. Property on the north side of street.



Multifamily investment or redevelopment deal. Four separate cottages, with five rental units on a large lot in Lomita. Several garages are included. Lots of off street parking. Close to stores and businesses.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$1,795,000
- 4 Buildings
- Levels: One
- 7 Total parking spaces
- Laundry: Inside
- \$98100 Gross Scheduled Income
- \$73096 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,004
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,424
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$780
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	\$1,710	\$1,710	\$1,710
2:	1	1	1	2	Unfurnished	\$0	\$1,700	\$1,700
3:	1	1	1	0	Unfurnished	\$0	\$1,300	\$1,300
4:	1	3	2	1	Unfurnished	\$1,970	\$1,970	\$1,970
5:	1	1	1	0	Unfurnished	\$1,495	\$1,495	\$1,495

Of Units With:

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

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7375003018

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: PV21008315

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,645,000/\$1,645,000 ↓

91 days on the market

Listing ID: 20668682

Closed •

714 E Lexington Dr • Glendale 91206

5 units • **\$329,000/unit** • **4,702 sqft** • **7,579 sqft lot** • **\$349.85/sqft** • **Built in 1946**

Go south on Glendale Ave. and west on Lexington Dr.



PRIME LOCATION!! Fabulous 5-units in the heart of Glendale. Property consists of 2 separate buildings. First building has three 2 bedrooms and 1 bath with laundry hookups. Second building on the upper floor has two 1bedroom with 1 bath. There is a separate laundry room on the premises and 1-car garage/storage space for each unit. Great curb appeal and minutes to shops, malls, restaurants and entertainment. Tenants pay electric and trash. Landlord pays for water, gas for the laundry room and electric for common areas. There are 2 units currently vacant (1-2br & 1-1br). Huge upside.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$1,768,000
- 2 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room, Inside
- \$40573 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Wood, Carpet
- Appliances: Disposal, Refrigerator

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$12,227
- 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	\$1,200	\$1,200	\$1,800
2:	2	1	1		Unfurnished	\$0	\$0	\$1,800
3:	3	2	1		Unfurnished	\$1,800	\$1,800	\$2,500
4:	4	2	1		Unfurnished	\$1,400	\$1,400	\$2,500
5:	5	2	1		Unfurnished	\$0	\$0	\$2,500
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5643014001

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income

LISTING ID: 20668682

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,375,000/\$1,343,000 ↓

19 days on the market

Listing ID: AR21008546

Closed

5544 E Echo St • Highland Park 90042

5 units • **\$275,000/unit** • **3,437 sqft** • **5,251 sqft lot** • **\$390.75/sqft** • **Built in 1923**

between S Ave. 56 and Roselawn Pl



This 5 unit income property is centrally located in the demanding area of Highland Park. It features 3 individual units plus a separate on car garage. The front building has 3 units and behind it sits 2 individual bungalow style studios with its own yard. Three of the units have its own laundry hook ups. It is fully occupied.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$1,375,000
- 4 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$93984 Gross Scheduled Income
- \$66270 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,714
- Electric: \$3,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
2:	1	2	1	0	Unfurnished	\$2,500	\$2,500	\$2,600
3:	1	2	1	0	Unfurnished	\$1,152	\$1,152	\$1,300
4:	1	0	1	1	Unfurnished	\$1,145	\$1,145	\$1,250
5:	1	0	1	0	Unfurnished	\$1,035	\$1,035	\$1,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5468027007

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: AR21008546

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,598,000/\$1,500,000 ↓

23 days on the market

Listing ID: 21690098

Closed •

3142 Gladys Ave • Rosemead 91770

5 units • **\$319,600/unit** • **3,570 sqft** • **13,190 sqft lot** • **\$420.17/sqft** • **Built in 1962**

Excellent location situated in Rosemead Neighborhood. Sitting on Gladys Avenue, between Park St and Dorothy St. Nearest major cross streets of San Gabriel Blvd and Garvey Ave. About 1 Mile from Monterey Park and a couple blocks from the 10 Freeway.



We are pleased to present for sale 5 units in a Desirable Rosemead Location. This is the first time the property has been offered for sale in over 56 years. The units are comprised of spacious single story 2 bedroom units, with cottage style in select units. Rents are currently well below market level and have about +/- 51% in Rental Upside potential. The property falls within 1 Mile from Monterey Park. A low-expense property that includes separate Meters for Gas & Electricity & separate Water Heaters for each unit. Plenty of On-Site Parking for a Lot Size of 13,190 Sq.Ft. (Apprx. 73' x 174'). Tenants enjoy the convenience of On-Site Parking, Laundry Hook-Ups in Each Unit and being within walking distance to Shops and Restaurants on Garvey Ave (nearest major cross streets of San Gabriel Blvd and Garvey Ave.).

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$1,598,000
- 4 Buildings
- Laundry: See Remarks
- \$43617 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,043
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- 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	\$1,200	\$1,200	\$2,000
2:	1	2	1		Unfurnished	\$1,500	\$1,500	\$2,100
3:	1	2	1		Unfurnished	\$1,050	\$1,050	\$2,000
4:	1	2	1		Unfurnished	\$1,350	\$1,350	\$1,850
5:	1	2	1		Unfurnished	\$1,400	\$1,400	\$1,850
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
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5288008046

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: 21690098

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List / Sold:

\$6,950,000/\$6,882,000 ↓

53 days on the market

Listing ID: 21692494

Closed

1718 N Vista St • Los Angeles 90046

5 units • **\$1,390,000/unit** • **2,275 sqft** • **27,418 sqft lot** • **\$3025.05/sqft** • **Built in 1938**

Cross streets Hollywood Blvd. and N. Vista St.



Facts & Features

- Sold On 04/13/2021
- Original List Price of \$6,950,000
- 5 Buildings
- Cooling: Central Air
- Heating: Central
- \$254278 Net Operating Income

Interior

- Floor: Wood
- Appliances: Microwave, Refrigerator, Gas Cooktop, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$126,234
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00979360
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$6,300	\$3,890	\$6,300
2:	1	4	3		Unfurnished	\$7,900	\$7,400	\$7,900
3:	1	4	3		Unfurnished	\$8,900	\$8,500	\$8,900
4:	1	4	3		Unfurnished	\$7,000	\$7,000	\$7,000
5:	1	3	2		Unfurnished	\$5,900	\$5,900	\$5,900
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
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5550001005

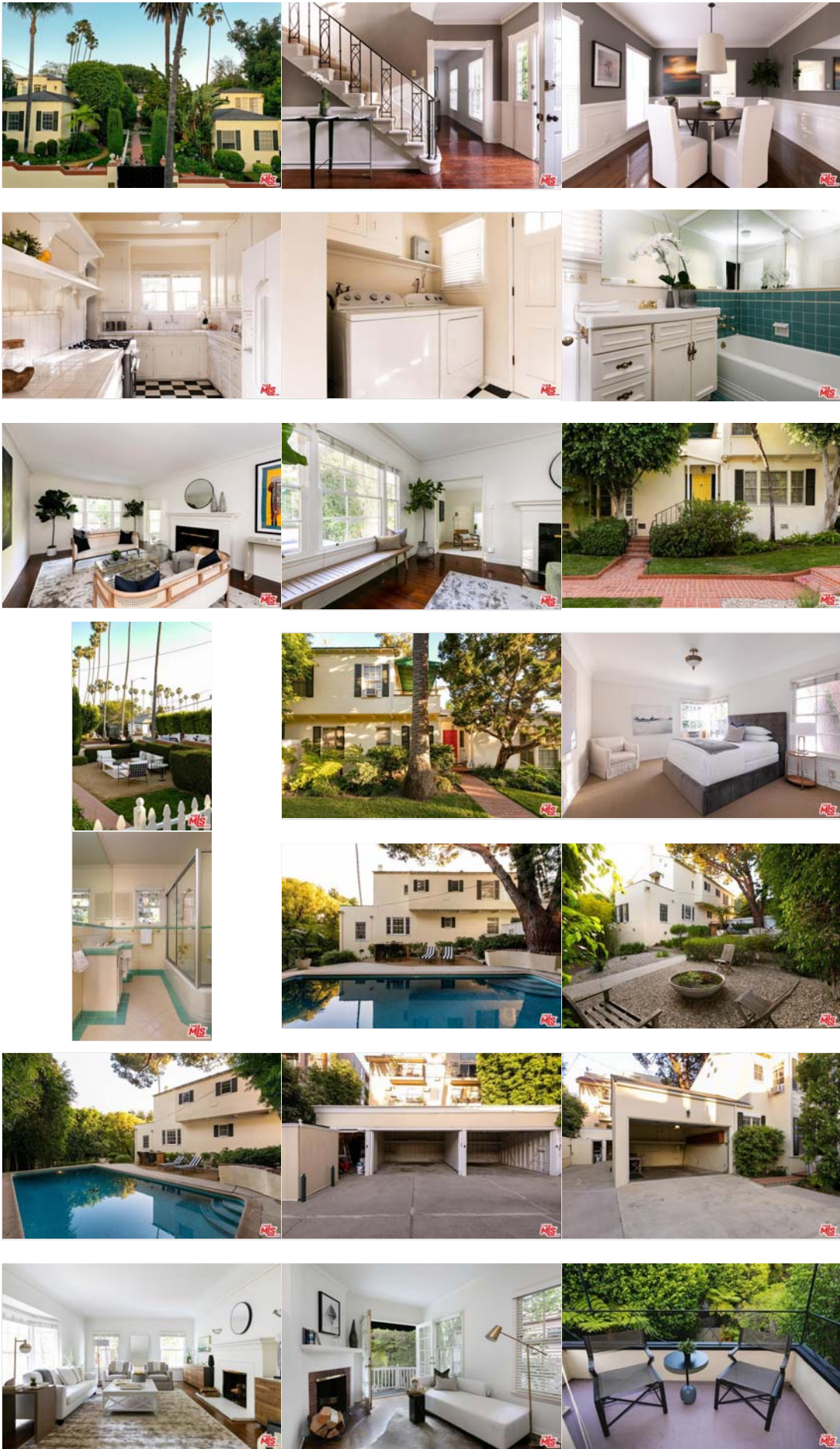
Michael Lembeck

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: 21692494

Printed: 04/18/2021 8:02:13 PM

List / Sold:

\$1,450,000/\$1,380,000 ↓

39 days on the market

Listing ID: SB21008900

Closed • Apartment

7751 Scout Ave • Bell Gardens 90201

5 units • \$290,000/unit • 3,434 sqft • 9,615 sqft lot • \$401.86/sqft • Built in 1955

710 To Firestone Exit East to left onto Garfield and right onto Ira



The three detached 2/1 homes & 1/1 duplex offers amenities such as washer & dryer hookups & greenspace. Three of the units have been outstanding remodels new windows kitchen cabinets etc. The property offers cash flow at asking price on actual numbers & has upside too! Sellers have issued 30-day rent increases to tenants effective 4/24/2021. Achieve over a 5% cap rate w/Market rents. Owners are 1031 exchanging and want a solid buyer who can demonstrate they can close and show proof of funds and pre-qualification letter with schedule of real estate they own. Property has open parking in front and rear. Approx. 8 spaces. New upgraded electrical panel with permits for \$30,000. There is space for an ADU too, buyer to confirm. Location Overview: Bell Gardens is in zip code 90201 and is east of the 710 & Firestone exit near Downey. There is a large park nearby on Ira Ave. and many businesses in the area. Property Highlights: > Property is over 4.5% cap rate 13.2 GRM > Market Rents projection for 5.5% cap rate & only 12.25 GRM > 5 units 3 2/1 homes detached with privacy & greenspace 2 1/1 duplex > Remodeled with washer & dryer hookups, 3 units with new kitchen cabinets, quartz counters, faux wood blinds, new paint, & recessed lighting etc. > Cash flows well with rents still below market > 8 Parking & space for ADU (check with city). > Easy to finance operating history > Professionally Management will stay with new owners purchase > All Tenants Paying the Rent

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$1,450,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: In Kitchen
- Cap Rate: 4.57
- \$107940 Gross Scheduled Income
- \$66311 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Stone Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Chain Link, Fair Condition, Poor Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,391
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01914040
- Gardener:
- Licenses:
- Insurance: \$2,232
- Maintenance: \$5,145
- Workman's Comp:
- Professional Management: 6282
- Water/Sewer: \$4,142
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,695
2:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,635
3:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,050
4:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,950
5:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,050

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 5
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area

- Rent Controlled

- Los Angeles County
- Parcel # 6228022033

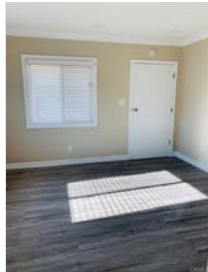
Michael Lembeck

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: SB21008900

Printed: 04/18/2021 8:02:13 PM

Closed • Apartment

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

45031 45041 Spearman Ave • Lancaster 93534

6 days on the market

6 units • \$124,167/unit • 3,648 sqft • 16,800 sqft lot • \$204.22/sqft • Built in 1952

Listing ID: DW21029013

14 FWY to East on Ave. L, North on Sierra Hwy to Lancaster Blvd East to Spearman Ave then N.



Well maintained units on two separate parcels. Each parcel has three units. Each unit has either a carport or garage attached. Shopping and entertainment within 2 miles of property. Units face each other and there is shared parking at concrete driveway. Units also have uncovered patio areas at rear of each unit. There is additional parking on City street. Property is approximately 2 miles West of Antelope Valley Freeway.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$745,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Washer Hookup
- \$43500 Gross Scheduled Income
- \$22168 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Range

Exterior

- Lot Features: Rectangular Lot, Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$21,332
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,736
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,054
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$650	\$650	\$800
2:	1	2	1	1	Unfurnished	\$600	\$600	\$950
3:	1	2	1	1	Unfurnished	\$600	\$600	\$950
4:	1	2	1	1	Unfurnished	\$600	\$600	\$950
5:	1	1	1	1	Unfurnished	\$525	\$525	\$800
6:	1	1	1	1	Unfurnished	\$650	\$650	\$800

Of Units With:

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

Additional Information

- Trust sale
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3138009004

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: DW21029013

Printed: 04/18/2021 8:02:14 PM

List / Sold:

\$2,270,000/\$2,184,000 ↓

82 days on the market

Listing ID: 20653996

Closed •

1318 S Ogden Dr • Los Angeles 90019

8 units • \$283,750/unit • 6,672 sqft • 7,300 sqft lot • \$327.34/sqft •
Built in 1957

S/SAN VICENTE BLVD., N/PICO, W/GENESEE AVE. AND E/FAIRFAX



WELL MAINTAINED & DESIRABLE INVESTMENT OPPORTUNITY LOCATED IN QUIET & STRONG RENTAL AREA C/O TO CARTHAY SQUARE WITH GREAT MIX OF UNITS. UNITS ARE SEPARATELY METERED FOR GAS AND ELECTRICITY. LAUNDRY INCOME ESTIMATED AT \$55.00 PER MONTH. SELLER REPRESENTS THE UPGRADES ARE: NEWER EXTERIOR AND STAIRS PAINT & REPLACED MAILBOXES. UPGRADED VERTICAL AND HORIZONTAL PLUMBING TO COPPER AND WINDOWS HAVE BEEN REPLACED W/DBL PANE WINDOWS. THE TWO, 3 BRS HAVE OAK WD FLR AND THE OTHER 6 HAVE LAMINATED FLOORS. SUBJECT IS SOLD IN IT'S "AS-IS" CONDITION. INTERIOR INSPECTION IS SUBJECT TO ACCEPTED OFFER. DRIVE-BY ONLY & DO NOT DISTURB TENANTS PLEASE. BUYER TO COOPERATE W/SELLER 1031 EXCHANGE AT NO COST OR LIABILITY TO BUYER. EASY ACCESS TO BH, DOWNTOWN, HOLLYWOOD, WLA, 10FWY, TRENDY RETAILS IN PICO, GROVE & LACMA. INCOMES & EXPENSES ARE FROM 9-1-2019 TO 9-1-2020. INTERIOR INSPECTION W/ACCEPTED OFFER ONLY.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$2,270,000
- 1 Buildings
- Laundry: Community
- \$112561 Net Operating Income

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$31,374
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$5,019
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$4,356
- Maintenance: \$1,945
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,379	\$1,379	\$1,600
2:	1	2	1		Unfurnished	\$1,538	\$1,538	\$2,000
3:	1	3	2		Unfurnished	\$1,667	\$1,667	\$3,000
4:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
5:	1	1	1		Unfurnished	\$1,238	\$1,238	\$1,600
6:	1	2	1		Unfurnished	\$1,457	\$1,457	\$2,000
7:	1	0	1		Unfurnished	\$736	\$736	\$800
8:	1	3	2		Unfurnished	\$2,325	\$2,325	\$3,000
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 # 5086016016

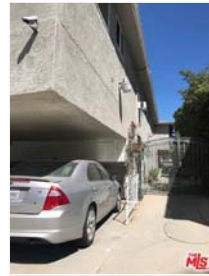
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20653996

Printed: 04/18/2021 8:02:14 PM

List / Sold:

\$2,765,000/\$2,675,000 ↓

3 days on the market

Listing ID: 21692570

Closed •

1237 N Mansfield Ave • Los Angeles 90038

8 units • \$345,625/unit • 6,834 sqft • 7,500 sqft lot • \$391.43/sqft •
Built in 1957

2 blocks west of Highland Avenue, 3 blocks east of La Brea Avenue and 1.5 blocks north of Santa Monica Blvd.



Great 8 unit apartment building located in an excellent area of Hollywood, close to the motion picture post production businesses and studios. Eight separately metered units, four 2 bedroom / 2 bath units and four 1 bedroom / 1 bath units. Upgraded and recently completely re-piped with copper pipes. Property is very well maintained with 6 space carport parking, a possibility for an additional parking space, and a gated driveway entrance. Building has lots of upside potential for rent increases in this area of Hollywood. Apartment 6 is currently vacant and recently renovated.

Facts & Features

- Sold On 04/14/2021
- Original List Price of \$2,765,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Community
- \$122790 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Wood, Tile
- Appliances: Disposal, Gas Oven, Range

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$48,138
- 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:	4	1	1		Unfurnished	\$1,590	\$5,922	\$6,400
2:	4	2	2		Unfurnished	\$2,350	\$8,237	\$10,000
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5532008018

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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4/18/2021

Matrix



CUSTOMER FULL: Residential Income LISTING ID: 21692570

Printed: 04/18/2021 8:02:14 PM

List / Sold:

\$5,095,000/\$5,040,000 ↓

168 days on the market

Listing ID: 20618354

Closed

1318 Euclid St • Santa Monica 90404

11 units • \$463,182/unit • 10,185 sqft • 7,477 sqft lot • \$494.85/sqft • Built in 1963

North of Santa Monica, West of 14TH Street



The Euclid Residences, located in highly desirable prime downtown Santa Monica. Within close walking distance to Wilshire Blvd and 3rd Street Promenade shops & restaurants, as well as UCLA & St John Hospital, the subject property sits on a quiet, tree lined street, and offers an attractive unit mix consisting of (4) 2+2+ Den units, (3) 2+2 units, (1) 2+1 unit, (1) 1+1+ Den unit & (2) 1+1 units. Individually metered for gas and electricity, copper plumbing throughout, covered parking for each unit. Mandated seismic work has been completed. This is a unique opportunity to own a well maintained, charming Westside asset. Santa Monica is known for its superior climate, great night life, cultural diversity, walk-ability and beaches.

Facts & Features

- Sold On 04/13/2021
- Original List Price of \$5,195,000
- 1 Buildings
- \$189821 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$110,397
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- 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	\$2,239	\$4,477	\$2,295
2:	1	1	1		Unfurnished	\$2,295	\$2,295	\$2,450
3:	1	2	1		Unfurnished	\$2,742	\$2,742	\$2,595
4:	3	2	2		Unfurnished	\$2,119	\$6,356	\$2,695
5:	4	2	2		Unfurnished	\$2,742	\$10,969	\$3,195
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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282014004

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: 20618354

Printed: 04/18/2021 8:02:14 PM

List / Sold:

\$3,500,000/\$3,060,000 ↓

11 days on the market

Listing ID: SB21045674

Closed •

4604 4608 W 173rd St • Lawndale 90260

12 units • \$291,667/unit • **10,636 sqft** • **11,375 sqft lot** • \$287.70/sqft • **Built in 1964**

Firmona Ave. & 173rd St. real close to Artesia Blvd.



4604 /4608 W. 173rd Street is a 12 unit building. All units are 2 bedroom and 1 bath. Units are spacious with large bedrooms. Each unit has a one car garage with storage cabinets. Garages in front of the building have one additional driveway parking space. There are 2 laundry rooms, one on each side with 2 washers and 2 dryers in each. Building sits on a cul-de-sac. It is right next to South Bay Galleria mall and public transportation center. Property is close to freeways and restaurants. Hermosa Beach is only 3.2 miles away. Property has been professionally managed and well maintained for the last 27 years.

Facts & Features

- Sold On 04/16/2021
- Original List Price of \$3,500,000
- 2 Buildings
- Levels: Two
- 24 Total parking spaces
- Heating: Radiant
- Laundry: Common Area, Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Washer Included
- Cap Rate: 3.9
- \$201653 Gross Scheduled Income
- \$153072 Net Operating Income
- 14 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Vinyl
- Appliances: Electric Oven, Electric Range
- Other Interior Features: Copper Plumbing Full, Formica Counters

Exterior

- Lot Features: 11-15 Units/Acre, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$49,164
- Electric: \$1,177.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,704
- Cable TV: 00000001
- Gardener:
- Licenses: 412
- Insurance: \$5,744
- Maintenance: \$10,633
- Workman's Comp:
- Professional Management: 10082
- Water/Sewer: \$8,960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$1,700
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,700
4:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,700
5:	1	2	1	1	Unfurnished	\$1,420	\$1,420	\$1,700
6:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,700
7:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,700
8:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,700
9:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,700
10:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$1,700
11:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,700
12:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,700

Of Units With:

- Separate Electric: 14
- Gas Meters: 2
- Water Meters: 2
- Carpet: 12
- Dishwasher: 0
- Disposal: 12
- Drapes: 0
- Patio: 1
- Ranges: 12
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Trust sale
- 113 - South Lawndale area
- Los Angeles County

• Parcel # 4081010006

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: SB21045674

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List / Sold:

\$4,000,000/\$3,800,000 ↓

33 days on the market

Listing ID: 21676772

Closed •

601 Glenwood Rd • Glendale 91202

12 units • \$333,333/unit • 10,890 sqft • 23,101 sqft lot • \$348.94/sqft •
 Built in 1939

601 & 605 Glenwood Rd. in between Clement Dr. and School St.



Marcus & Millichap is pleased to present 601-605 Glenwood Road, located in the highly desirable city of Glendale, the fourth largest city in Los Angeles County. Built in 1939 and comprised of 2 contiguous parcels, the property features 12 one - bedroom / one-bath units. Tenants benefit from the strategic accessibility to major employment hubs in Downtown Glendale and the neighboring Burbank Studios.

Facts & Features

- Sold On 04/12/2021
- Original List Price of \$4,000,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Community
- \$117495 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$88,104
- 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:	12	1	1		Unfurnished	\$1,495	\$17,935	\$22,200
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
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5634011002

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: 21676772

Printed: 04/18/2021 8:02:14 PM

List / Sold:

\$4,900,000/\$4,500,000 ↓

89 days on the market

Listing ID: 20666510

Closed

2022 Eleanore Dr • Glendale 91206

15 units • \$326,667/unit • 12,211 sqft • 16,203 sqft lot • \$368.52/sqft • Built in 1983

2022 Eleanore Dr. is located in the city of Glendale , Above 134 FWY . Take Chevy Chase Dr. right on Lilac to Eleanore Drive East of the 2 freeway.



2022 Eleanore Dr. is a 15 unit building that includes a 2-bedroom townhome making it ideal for an owner-user. In addition, the property consists of five 2-bedroom units and nine 1-bedroom units. Broker has inspected interior of some units the exterior of the property. Separate hot water heaters for each unit. Further inspections on the interiors and mechanical operations will be needed. The property allows an investor the opportunity to own a cash flowing property that has been well maintained and is a turn key asset. DO NOT DISTURB TENANTS - DRIVE BY ONLY. OFFERS SUBJECT TO INSPECTION.

Facts & Features

- Sold On 04/15/2021
- Original List Price of \$4,900,000
- 1 Buildings
- Levels: Multi/Split
- 22 Total parking spaces
- Heating: Wall Furnace
- \$187316 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$94,529
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01990696
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,500	\$3,500	\$3,500
2:	9	1	1		Unfurnished	\$1,391	\$11,131	\$1,800
3:	5	2	1		Unfurnished	\$1,680	\$10,078	\$2,400
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
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5662006030

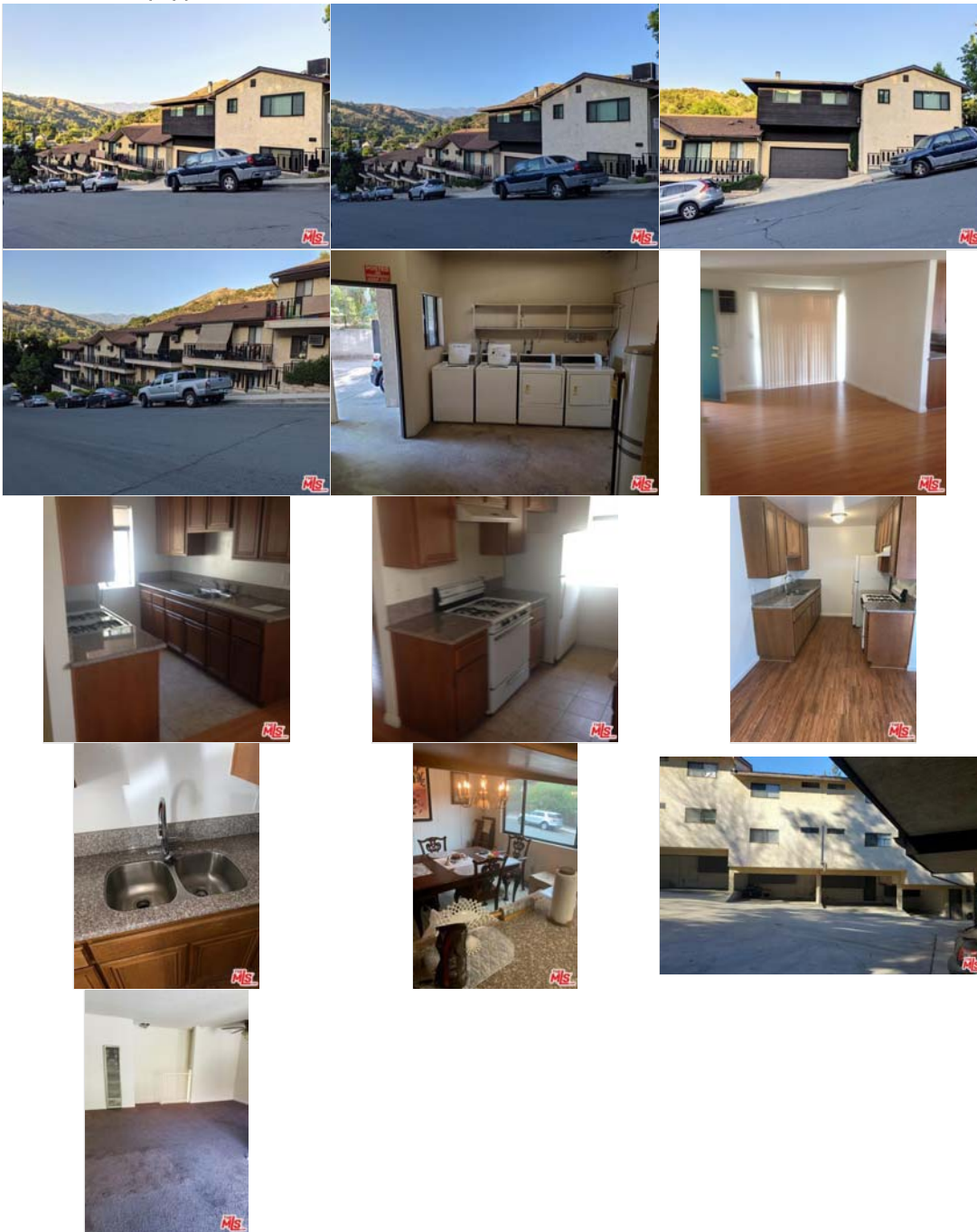
Michael Lembeck

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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