

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GS1	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	SB21036565	S	16513 Osage	LAWN	113	STD	2	\$40,240	4	\$720,000	\$516.13	1395	1951/ASR	5,563/0.1277	
2	SB21028215	S	25538 Lucile AVE	LOM	121	STD	2	\$0		\$870,000	\$537.70	1618	1948/PUB	6,205/0.1424	
3	CV21024839	S	1025 La Cadena AVE	ARCD	605	TRUS	2	\$0		\$1,155,000	\$683.03	1691	1951/ASR	7,490/0.1719	
4	SR21006139	S	1116 N Frederic ST	BBK	610	STD	2	\$0		\$905,000	\$696.15	1300	1940/ASR	6,792/0.1559	
5	21700308	S	1057 Linden AVE	GD	626	STD	2			\$965,000	\$691.26	1396	1927	7,914/0.18	
6	WS21056908	S	6101 Springvale DR	LA	632	STD	2	\$5,400		\$765,000	\$403.48	1896	1964/PUB	6,496/0.1491	
7	21693218	S	5454 Abbott PL	LA	632	STD	2			\$939,615	\$753.50	1247	1923	4,502/0.1	
8	AR20138725	S	419 N Nicholson AVE	MP	641	STD,TRUS	2	\$50,400		\$958,000	\$398.01	2407	2005/ASR	5,927/0.1361	
9	WS20134477	S	2321 Sandra Glen DR	ROW	652	STD	2	\$55,200	3	\$1,060,000	\$358.35	2958	1961/ASR	14,054/0.3226	
10	WS21032620	S	2440 Gehrig ST #A	WCOV	669	STD	2	\$0		\$838,000	\$357.20	2346	1979/ASR	6,050/0.1389	
11	21675566	S	1801 Lucile AVE	LA	671	STD	2			\$1,050,000	\$664.56	1580	1920	5,119/0.11	
12	SR20191845	S	230 N Burlington AVE	ECHO	671	STD	2	\$0		\$1,100,000	\$357.84	3074	1912/ASR	6,000/0.1377	
13	DW20259361	S	3304 E 3rd ST	LA	BOYH	STD	2	\$0		\$500,000	\$277.78	1800	1929/ASR	5,000/0.1148	
14	DW21039011	S	3526 Hunter ST	LA	BOYH	STD	2	\$79,200		\$979,000	\$349.64	2800	1922/BLD	5,061/0.1162	
15	QC201725360	S	2811 Arlington AVE	LA	C16	TRUS	2	\$0		\$745,000	\$371.76	2004	1917/ASR	5,380/0.1235	
16	21703172	S	1708 3rd AVE	LA	C16	STD	2			\$1,143,000	\$599.06	1908	1909	5,963/0.13	
17	SW21033608	S	1298 S Highland AVE	LA	C16	STD,TRUS	2	\$0		\$1,357,000	\$498.49	3322	1928/PUB	5,949/0.1366	
18	20617256	S	1157 Irolo ST	LA	C17	REO	2			\$610,000	\$277.02	2202	1910	3,982/0.09	
19	20666946	S	936 Fedora ST	LA	C17	STD	2			\$1,370,000	\$566.12	2420	1915	6,642/0.15	
20	21698082	S	1300 N June ST	LA	C20	STD	2			\$1,170,000	\$631.75	1852	1921	5,404/0.12	
21	20664472	S	5150 Romaine ST	LA	C20	STD	2			\$1,189,900	\$464.80	2560	1924	2,670/0.06	
22	SR21033200	S	6029 Eleanor #2	HLW	C20	STD	2	\$880,000		\$1,255,000	\$672.92	1865	1904/ASR	4,496/0.1032	
23	SR21005155	S	1206 N Alexandria AVE	LA	C20	STD	2	\$0		\$1,386,000	\$460.16	3012	2021/SLR	6,403/0.147	
24	21693230	S	4164 Lincoln AVE	CULV	C28	STD	2			\$1,550,000	\$870.79	1780	1946	6,751/0.15	
25	21689388	S	6432 W 86th PL	LA	C29	STD	2			\$1,387,500	\$634.14	2188	1944	7,548	
26	CV21016118	S	8102 Alix AVE	LA	C34	STD	2	\$0		\$487,000	\$409.93	1188	1923/ASR	3,504/0.0804	
27	DW21023557	S	1257 W 58th ST	LA	C34	STD	2	\$36,647	20	\$589,000	\$453.43	1299	1924/ASR	3,529/0.081	
28	DW21027534	S	628 E 80th ST	LA	C34	STD	2	\$0		\$650,000	\$326.63	1990	1926/ASR	5,742/0.1318	
29	RS21052950	S	117 W 94th ST	LA	C37	STD	2	\$64,800		\$765,000	\$454.82	1682	2009/ASR	5,429/0.1246	
30	QC21036500	S	135 W 110th ST	LA	C37	STD,TRUS	2	\$61,287	5	\$873,000	\$279.09	3128	2012/ASR	5,321/0.1222	
31	DW20262845	S	1017 Geraghty AVE	ELA	ELA	STD	2	\$39,600		\$525,000	\$491.57	1068	1928/PUB	5,560/0.1276	
32	WS21050692	S	6053 Dennon ST	ELA	ELA	STD	2	\$28,800		\$569,000	\$421.48	1350	1947/ASR	3,957/0.0908	
33	21702562	S	1108 West BLVD	LA	HPK	STD	2			\$1,180,000	\$558.71	2112	1915	7,006/0.16	
34	PW21054701	S	4724 Elmwood AVE	LA	HPK	STD	2	\$0		\$1,520,000	\$715.29	2125	1911/ASR	7,254/0.1665	
35	SR20236774	S	8019 Tampa AVE	RES	RES	STD	2	\$78,000		\$1,085,000	\$434.70	2496	2020/BLD	7,200/0.1653	
36	PW21051418	S	9505 Somerset Blvd	BF	RJ	STD	2	\$15,000		\$760,000	\$433.05	1755	1949/APP	8,170/0.1876	
37	WS21023629	S	6221 Hollenbeck ST	HNPk	T1	STD	2	\$0		\$639,000	\$491.54	1300	1932/ASR	5,717/0.1312	
38	DW21032644	S	6215 Flora AVE	BELL	T6	TRUS	2	\$12,000		\$500,000	\$477.10	1048	1931/ASR	6,430/0.1476	
39	PW21002789	S	10954 Wilmington AVE	LA	WATT	STD	2	\$36,000		\$620,000	\$266.32	2328	2014/ASR	3,253/0.0747	
40	PW21035802	S	3900 Olmsted AVE	LA	WLA	STD	2	\$111,600		\$855,000	\$322.64	2650	1941/ASR	6,006/0.1379	
41	DW21012814	S	725 E 55th St	LA	699	STD,TRUS	2	\$35,424		\$480,000	\$391.52	1226	1913/PUB	5,565/0.1278	
42	RS21034242	S	1129 W 61st ST	LA	699	STD,TRUS	2	\$0		\$588,000	\$411.76	1428	1916/ASR	6,055/0.139	
43	DW20218817	S	9418 Juniper ST	LA	699	STD	2	\$0		\$590,000	\$347.06	1700	1922/ASR	6,636/0.1523	
44	DW21019541	S	611 W 41st DR	LA	699	STD	2	\$0		\$783,000	\$459.24	1705	1912/ASR	235,354,680/5403	
45	SR21029865	S	10426 Helendale AVE	TUJ	659	PRO	3	\$0		\$1,078,000	\$403.14	2674	1930/ASR	12,839/0.2947	
46	PW21020320	S	2002 18th ST	SM	C14	STD	3	\$94,020		\$1,950,000	\$752.02	2593	1948/ASR	6,981/0.1603	
47	CV21030381	S	520 W 50th ST	LA	C23	STD	3	\$120,000		\$1,575,000	\$352.59	4467	2021/SLR	6,110/0.1403	
48	IN21031584	S	11102 Van Buren AVE	LA	C34	TRUS	3	\$18,518		\$460,000	\$194.26	2368	1924/PUB	6,051/0.1389	
49	DW21034039	S	8409 S Central AVE	LA	C34	STD	3	\$58,800	11	\$575,000	\$383.33	1500	1930/ASR	4,002/0.0919	
50	PW20224804	S	447 W 69th ST	LA	C37	STD	3	\$36,408		\$510,000	\$211.44	2412	1929/ASR	5,250/0.1205	
51	PW21038397	S	9101 Margaret ST	DOW	D4	STD	3	\$57,720		\$850,000	\$439.96	1932	1952/ASR	6,643/0.1525	
52	DW21031576	S	1234 S Alma AVE	ELA	ELA	STD	3	\$35,112		\$550,000	\$625.00	880	1922/ASR	5,105/0.1172	
53	DW20216953	S	3920 Perry ST	LA	699	STD	3	\$0		\$680,000	\$384.62	1768	1929/ASR	4,596/0.1055	
54	PF21052261	S	1965 Park Grove AVE	LA	699	STD	3	\$0		\$900,000	\$345.62	2604	1898/ASR	6,564/0.1507	
55	PW20149672	S	12562 BROOKSHIRE AVE	DOW	699	STD	3	\$72,600		\$1,150,000	\$272.90	4214	1965/ASR	5,254/0.1206	
56	PW20236348	S	1849 Juniper AVE	SIGH	8	STD	4	\$88,800	5	\$1,265,000	\$570.85	2216	1929/PUB	5,404/0.1241	
57	SB21037067	S	1136 W 10th ST	SP	183	STD	4	\$33,843		\$1,155,000	\$376.84	3065	1950/ASR	6,752/0.155	
58	TR20219999	S	10425 Garvey AVE	ELM	619	STD	4	\$55,800		\$880,000	\$420.65	2092	1949/ASR	9,341/0.2144	
59	20649994	S	5669 Aldama ST	LA	632	STD	4			\$1,160,000	\$411.93	2816	1913	4,723/0.1	
60	SC21063257	S	3520 Market ST	MTR	635	STD	4	\$78,900		\$1,565,000	\$615.41	2543	1950/PUB	5,241/0.1203	
61	SR20252427	S	751 Santa Barbara ST	PAS	645	STD	4	\$44,580		\$1,515,000	\$434.85	3484	1913/PUB	10,504/0.2411	
62	QC21046131	S	1040 S Dittman AVE	LA	BOYH	STD	4	\$66,480		\$905,000	\$568.47	1592	1923/ASR	6,150/0.1412	
63	21688556	S	3633 Kelton AVE	LA	C13	STD	4			\$1,680,000	\$501.79	3348	1957	4,996/0.11	
64	SR20191668	S	2519 10th ST	SM	C14	STD	4	\$100,470	4	\$1,562,500	\$519.45	3008	1952/ASR	6,586/0.1512	
65	21718688	S	156 N Mariposa AVE	LA	C17	STD	4			\$2,626,000	\$432.12	6077	2021	6,013/0.13	
66	20655294	S	3143 Hollycrest DR	LA	C30	STD	4			\$1,425,000	\$475.32	2998	1954	6,439/0.14	
67	DW21021875	S	150 E 94th ST	LA	C37	STD	4	\$5,330		\$755,000	\$403.53	1871	1927/ASR	5,034/0.1156	
68	SR20195501	S	218 E 82nd PL	LA	C37	STD	4	\$0		\$810,000	\$258.29	3136	1959/ASR	5,045/0.1158	
69	MB21087211	S	6615 Miramonte BLVD	LA	C37	STD	4	\$0		\$1,910,000	\$310.06	6160	2021/BLD	7,497/0.1721	
70	21694448	S	972 S HOOVER ST	LA	C42	STD	4			\$818,000	\$197.20	4148	1915	3,208	
71	DW20210642	S	6633 MARLO AVE	BG	T3	STD	4	\$69,600		\$1,085,000	\$293.56	3696	1964/PUB	5,720/0.1313	
72	DW21040718	S	4822 Live Oak ST	CUD	699	STD	4	\$8,200		\$900,000	\$220.26	4086	1958/ASR	12,323/0.2829	
73	SB21054991	S	14620 146 Berendo AVE	GR	120	STD	5	\$103,800		\$1,691,000	\$231.20	7314	1990/ASR	8,250/0.1894	
74	AR21023022	S	4875 Axtell ST	LA	621	STD	5	\$68,099	5	\$883,138	\$421.34	2096	1924/PUB	6,128/0.1407	
75	QC21025653	S	12001 Valerio ST	NHLW	NHO	STD	5	\$67,895		\$1,015,500	\$236.55	4293	1964/ASR	5,500/0.1263	
76	PW21035209	S	16637 California AVE	BF	RG	TRUS	5	\$11,125		\$2,150,000	\$398.59	5394	1940/ASR	39,322/0.9027	
77	PW20209800	S	4937 W 20th ST	LA	C16	STD	7	\$273,600	5	\$3,670,000	\$416.48	8812	2020/BLD	7,841/0.18	
78	PW20240620	S	647 W 5th ST	SP	189	STD	8	\$110,470	5	\$1,365,000	\$225.84	6044	1918/ASR	5,002/0.1148	
79	21680068	S	1443 N Wilmington BLVD	WILM	195	STD	8			\$1,400,000	\$422.20	3316	1965	5,829/0.13	
80	20602460	S	833 N Martel AVE	LA	C10	STD	8			\$2,775,000	\$1,230.05	2256	1923	7,014/0.16	
81	21686982	S	4065 Duguesne AVE	CULV	C28	STD	8	\$234,800		\$3,100,100	\$515.14	6018	1949	8,105/0.18	
82	SR20185775	S	5821 Sylmar AVE	VNS	VN	STD	8	\$173,610	4	\$2,705,000	\$322.02	8400	1987/ASR	6,747/0.1549	
83	PV21045157	S	719 721 W 31st ST	SP	181	STD	11	\$193,960	4	\$3,000,000	\$306.50				

Closed •

List / Sold: **\$699,000/\$720,000** ↑

16513 Osage • Lawndale 90260

10 days on the market

2 units • \$349,500/unit • 1,395 sqft • 5,563 sqft lot • \$516.13/sqft • Built in 1951

Listing ID: SB21036565

Manhattan Beach Blvd East past Hawthorne Blv, right Osage to 166th



Two separate houses. 4103 W 166th - 2Bd 1Ba Bungalow has all newer dual paned windows, nicely remodeled kitchen and bathroom. Just painted with new carpeting and kitchen flooring. Nice sized private enclosed back yard & fenced in front yard , corner lot. 16513 Osage - 2Bd 1Ba Bungalow has a small enclosed yard, This cozy house has the washer/dryer hook- ups in the kitchen. A nice sized 2 car garage (newer garage door & opener) w/ parking in front of the garage. Close to great shopping & schools. Convenient location in South Lawndale. A short walk to the beautiful City of Lawndale Park , just a half block away! Freeway entrance is one minute w/ access to the 405 Freeway. Just 2 miles to the most beautiful Beaches!! These units are priced to sell.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$699,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: In Garage
- Cap Rate: 3.5
- \$40240 Gross Scheduled Income
- \$24240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric: \$0.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	2	Partially	\$1,570	\$1,570	\$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
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4074015009

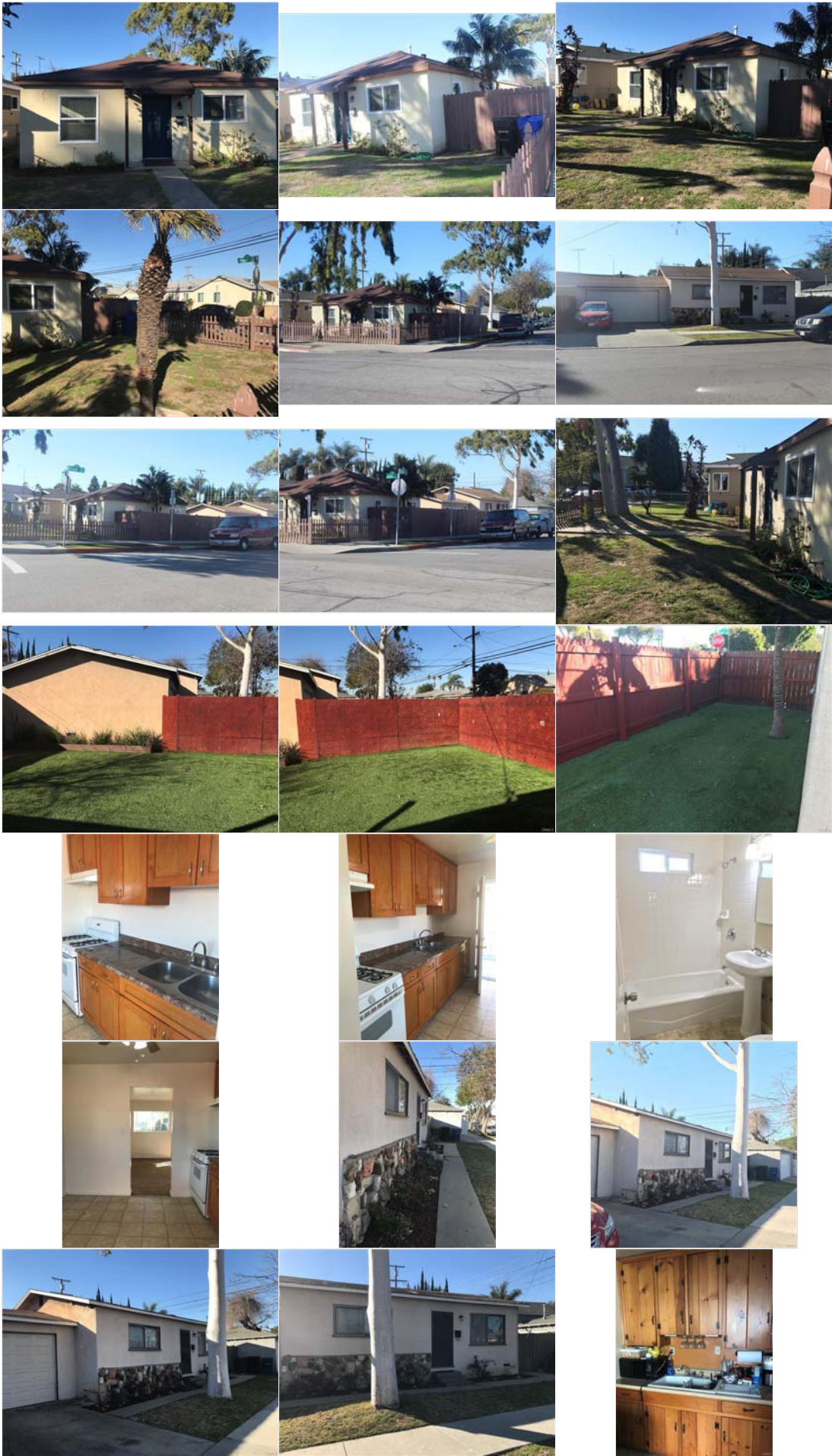
Michael Lembeck

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: SB21036565

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Closed • Duplex

List / Sold: \$875,000/\$870,000 ↑

25538 Lucille Ave • Lomita 90717

12 days on the market

2 units • \$437,500/unit • 1,618 sqft • 6,205 sqft lot • \$537.70/sqft • Built in 1948

Listing ID: SB21028215

250th St & Lucille Ave



Gorgeous Duplex (2 on a lot detached) located on a tree lined street. A long driveway with flower beds affords for tons of parking spaces. Front unit has 2 spacious bedrooms and 1 full bath. Large living room window allows for plenty of light and a feeling of openness. Well appointed kitchen has newer cabinets and flows into a separate laundry area. A very lovely covered side decking is situated at the side of the home and a terrific place to relax in. Two bright and breezy bedrooms are central to the recently painted full bathroom. Rear unit is approx 600 sqft with 1 bedroom 1 bath and is very bright and spacious. Rear unit has it's own gas and electric meters. Newer windows throughout the entire property. 2 car garage also has another very spacious room attached with a guest restroom. An additional permitted 160 sqft bonus room (not included in sqft) is attached to the garage with toilet room and washer / dryer hook ups. It would make a perfect office. A covered area with a newer Spa is located at rear of property and is a great place to relax in on those hot evenings. Property is in terrific condition with no maintenance issues. Close to shopping, restaurants, medical centers and lots more. Live in one and rent out the other. Make this a must see on your list of viewings.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$860,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Disposal, Gas Oven, Gas Range, Microwave
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Corian Counters

Exterior

- Lot Features: Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7373009026

Michael Lembeck

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

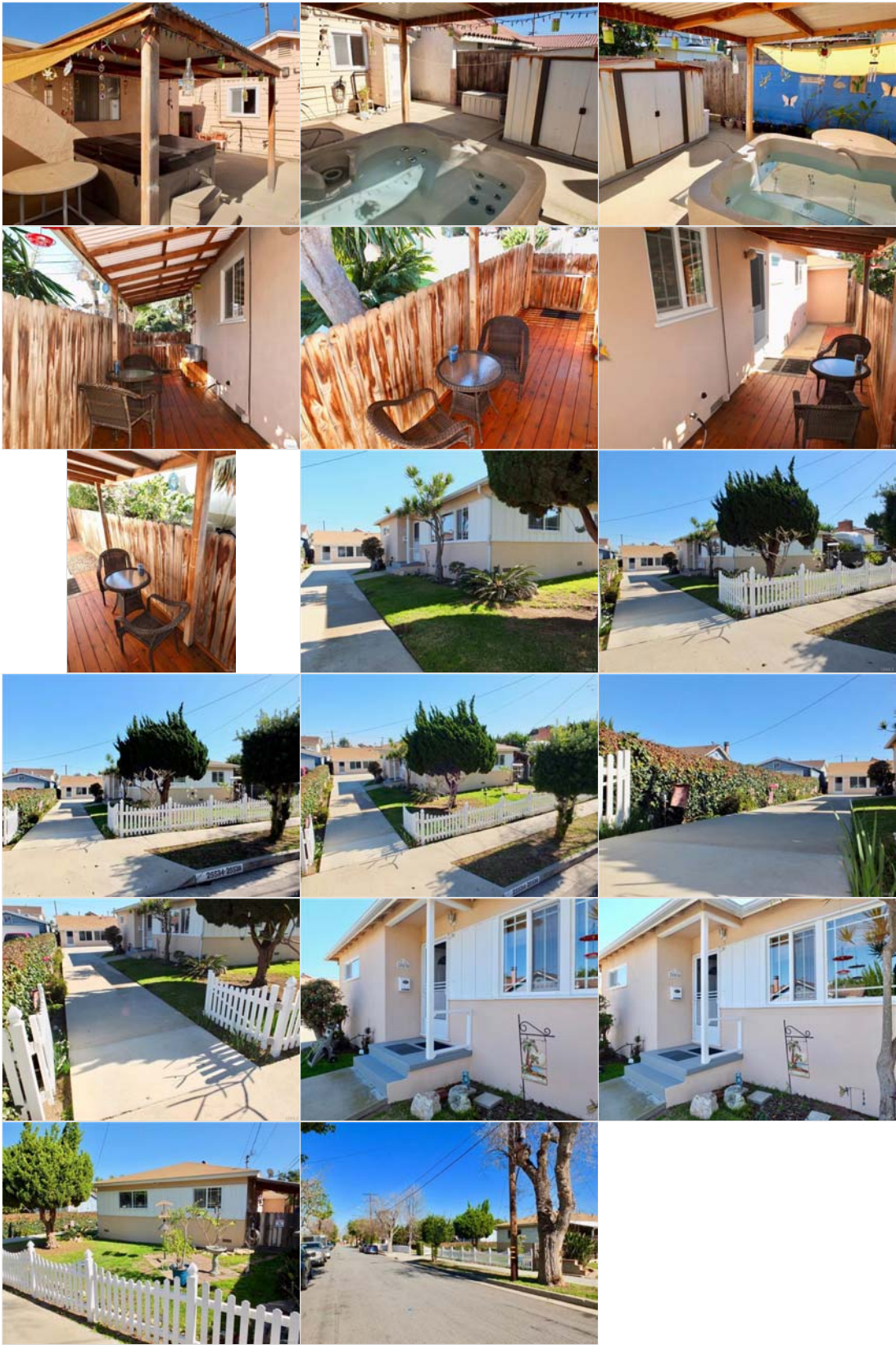
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21028215

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Closed • Duplex

List / Sold:
\$1,099,000/\$1,155,000 ↑

8 days on the market

Listing ID: CV21024839

1025 La Cadena Ave • Arcadia 91007
2 units • **\$549,500/unit** • **1,691 sqft** • **7,490 sqft lot** • **\$683.03/sqft** •
Built in 1951
La Cadena and Duarte Road



Amazing opportunity to own this duplex located in the heart of the city of Arcadia, with Award-Winning Arcadia Unified School District. This property features 2-separate houses on a 7,490 SQFT lot, 2-separate addresses #1025 and #1025½. Each has individual power and gas meters. Both units feature 2-bedrooms and 1-bathroom each, with indoor laundry space. Unit 1 offers a cozy fireplace in the living room, newly installed carpet and a fresh coat of paint. Outdoors, unit 1 feels like a single family home with its own ample sized front and back yards. Unit 2 is attached to a two-car garage and offers its own backyard with patio and dog run. The property offers plenty of parking with a large driveway and single car carport. Well situated in the City of Arcadia, near the Santa Anita Mall and Racetrack, it is a must see to appreciate in a prime and tranquil location, perfect for owner use or investors.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry
- Appliances: Free-Standing Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5778005008

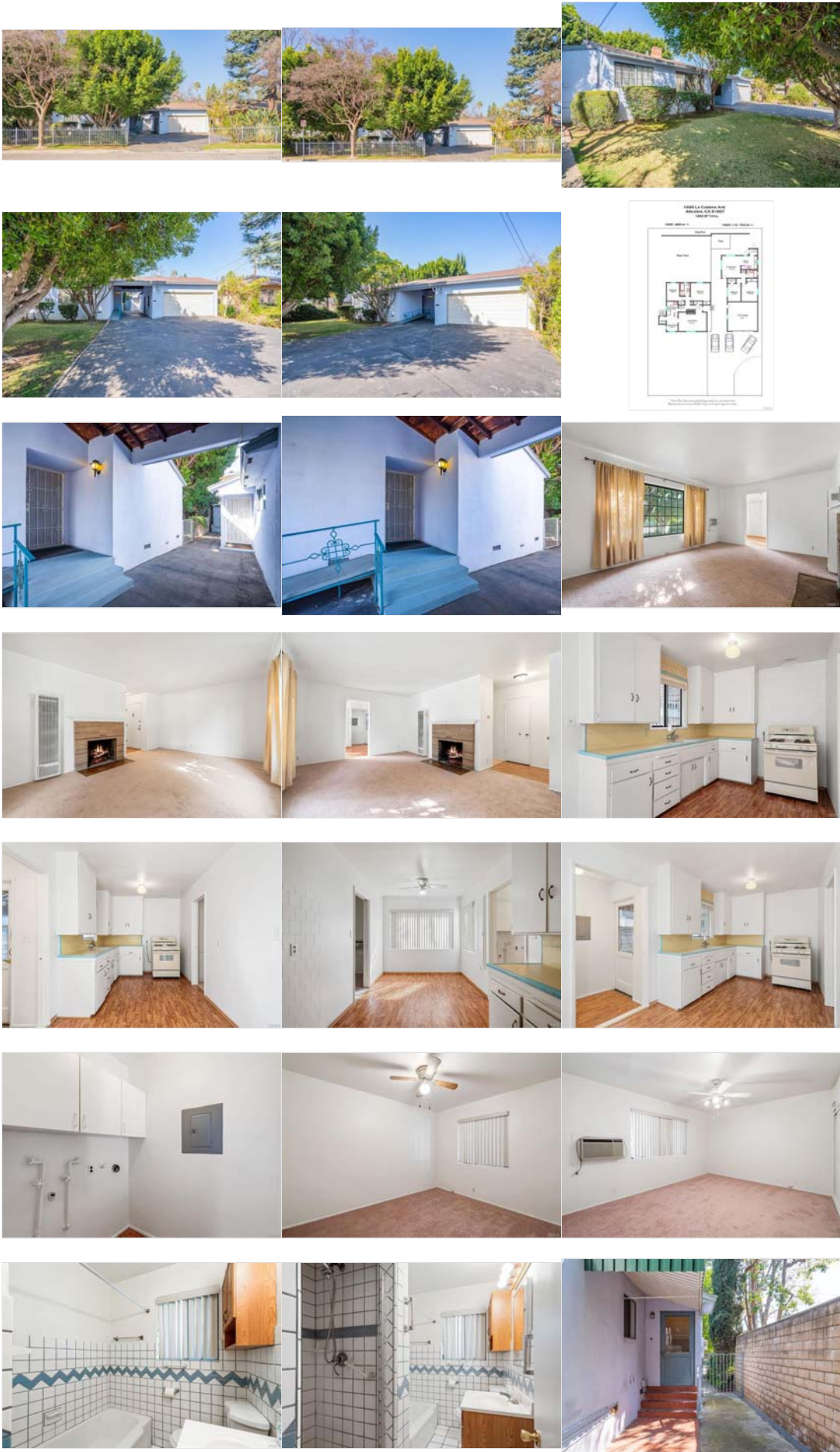
Michael Lembeck

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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21024839

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Closed • **Single Family Residence**

List / Sold: **\$898,000/\$905,000** ↓

1116 N Frederic St • **Burbank 91505**

43 days on the market

2 units • **\$449,000/unit** • **1,300 sqft** • **6,792 sqft lot** • **\$696.15/sqft** • **Built in 1940**

Listing ID: SR21006139

Between Buena Vista and Hollywood Way and Chandler and Burbank Blvd.



Amazing opportunity in this classic Burbank Bungalow plus guest unit permitted as rec. room. First time on the market in 37 years. Here you have a 912 sq. ft. 2 bedrooms 1 bath Front House with its own single attached garage plus a permitted detached approximately 400+ sq. ft. building with its own single car garage and alley access. The property lay out is ideal for Investors and/or Buyers with an imagination. Build your ADU without sharing a driveway making front and back units more independent and private. (Buyer to verify with city of Burbank) Front house has central AC and Heating, copper plumbing, newer electrical, remodeled kitchen and bath, new windows, new outside paint. Front house has its own laundry area in kitchen and rear building has its own separate laundry area in back garage. Good size lot with large backyard to accommodate both units, fully fenced and safe for children and pets. Property sits 1/2 block North of Chandler Bike Path. Conveniently located walking distance to Porto's Bakery, grocery store, transportation, restaurants and so much more the sought-after city of Burbank has to offer.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, See Remarks, Washer Included
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Walk-In Closet
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Level with Street, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521876
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2478001019

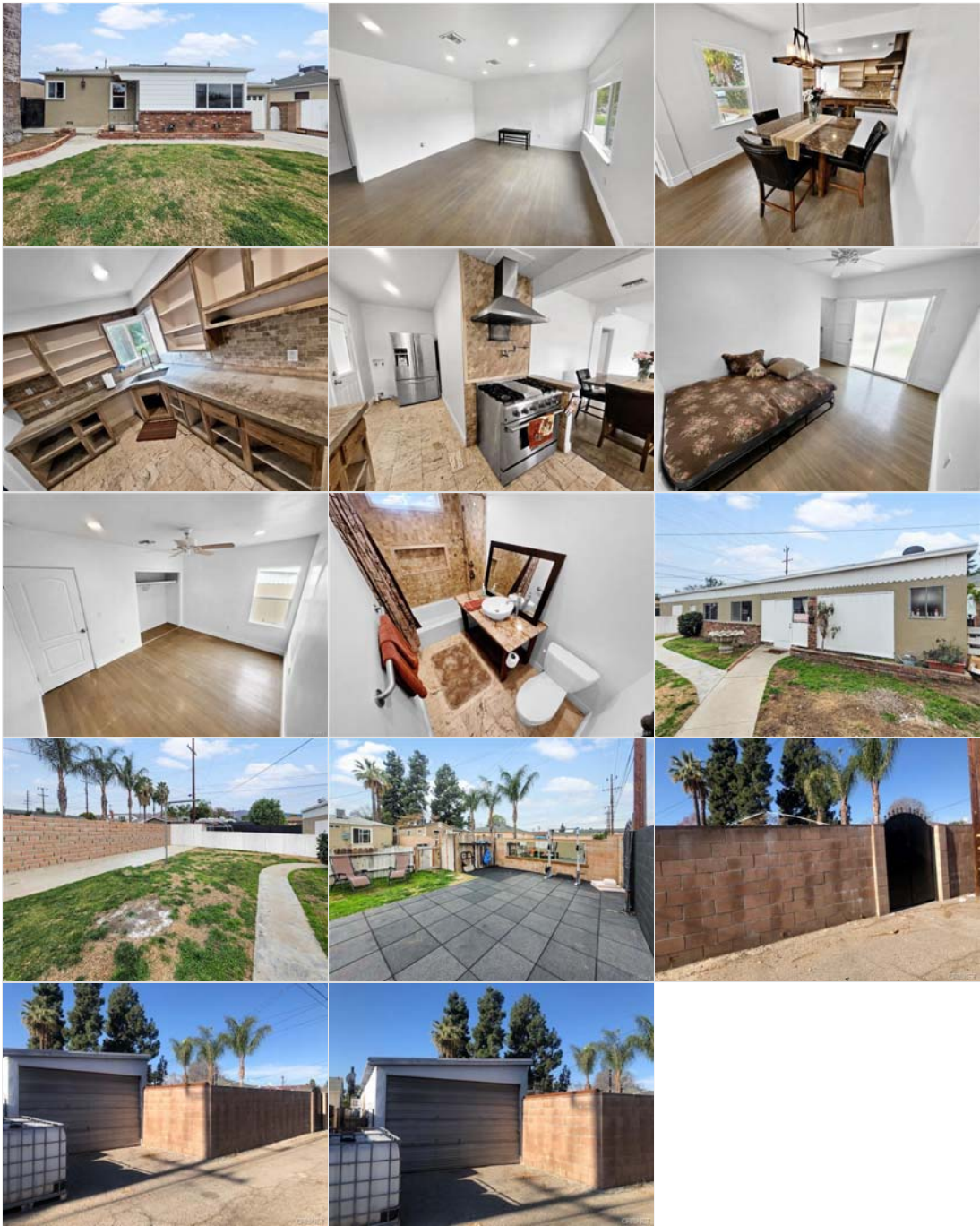
Michael Lembeck

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: SR21006139

Printed: 04/25/2021 7:16:19 PM

Closed •

List / Sold: **\$899,000/\$965,000** ↑

1057 Linden Ave • Glendale 91201

7 days on the market

2 units • \$449,500/unit • 1,396 sqft • 7,914 sqft lot • \$691.26/sqft • Built in 1927

Listing ID: 21700308

W. Glenoaks Blvd, Right on Linden Ave.



Stunning Duplex in the heart of Glendale with tons of old world charm and character. The front house consist of 2 bed 1 bath with an open floor plan of 824 square ft, decorative fireplace, hardwood flooring, eat-in kitchen boasting mounds of natural light. Inside laundry and fully fenced yard with plenty of off street parking. The back house is a beautifully restored 1 bed 1 bath spacious 572 square ft, oversized kitchen, inside laundry and its own fenced yard space. This duplex features a 2 car garage, 4 car front driveway and 2 car back driveway. Around the corner from Trader Joes and walking distance to the Burbank Promenade, eateries and shops. Do not miss this great investment opportunity!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$41262 Net Operating Income

Interior

- Floor: Wood
- Appliances: Range

Exterior

Annual Expenses

- Total Operating Expense: \$15,738
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,400	\$2,400	\$2,900
2:	2	1	1		Unfurnished	\$2,100	\$2,100	\$2,100
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 # 5624006004

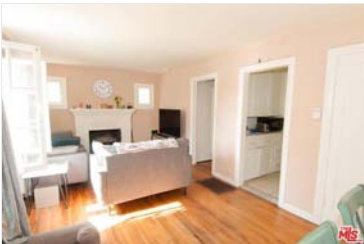
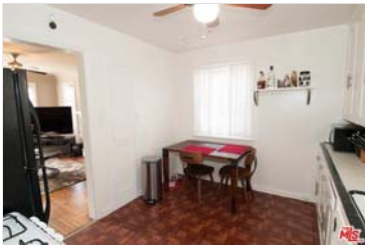
Michael Lembeck

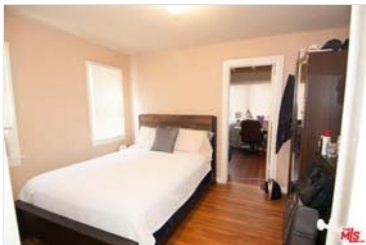
State License #: 01019397
Cell Phone: 714-742-3700

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: 21700308

Printed: 04/25/2021 7:16:19 PM

Closed • Duplex

List / Sold: \$799,000/\$765,000 ↓

6101 Springvale Dr • Los Angeles 90042
2 units • \$399,500/unit • 1,896 sqft • 6,496 sqft lot • \$403.48/sqft •
Built in 1964
Xst West of Figueroa St

6 days on the market

Listing ID: WS21056908



CALLING ALL INVESTORS to this excellent opportunity in Highland Park. Two units on a lot, the front unit was burned approx.80%, the rear unit is a three-bedroom, one-bath. To be sold "AS IS PRESENT CONDITION"

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- \$5400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,258
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01872176
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$400
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5486007001

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: WS21056908

Printed: 04/25/2021 7:16:19 PM

Closed •

List / Sold: **\$839,000/\$939,615** ↑

5454 Abbott Pl • Los Angeles 90042

15 days on the market

2 units • \$419,500/unit • 1,247 sqft • 4,502 sqft lot • \$753.50/sqft • Built in 1923

Listing ID: 21693218

N on N Ave 54 right on Abbott Pl. S on N Ave 54 left on Abbott Pl



Looking for a cash flow-positive duplex in prime Highland Park? Meticulously restored hacienda-style duplex nestled in the heart of this hipster hotbed. Live in one (vacant) and rent the other (currently rented for \$2392) or rent out both for great cash flow. Both units are 1BD 1BA with light-filled living and dining rooms, boasting period details throughout including gleaming wood floor, fresh paint, crown molding, a decorative Batchelder fireplace and period tile in the kitchens and bathrooms. Located at the end of a cul-de-sac, you enter the private gate into a private grassy front yard. Each unit has its own private back patio with room to garden and each unit comes with parking. You can walk to all the happenings on Figueroa - Lodge Room, Highland Park Bowl, Home State - AND York - The York, Taro, Highland Park Cafe. 5456 is vacant and will be shown. 5454 is occupied and will be shown with accepted offer.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$839,000
- 1 Buildings
- Levels: One
- Heating: Wall Furnace
- Laundry: Inside
- \$44220 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood, Tile
- Appliances: None
- Other Interior Features: Crown Molding

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$13,284
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01514230
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,296
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$2,400
2:	1	1	1		Unfurnished	\$2,392	\$2,392	\$2,392
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5469028024

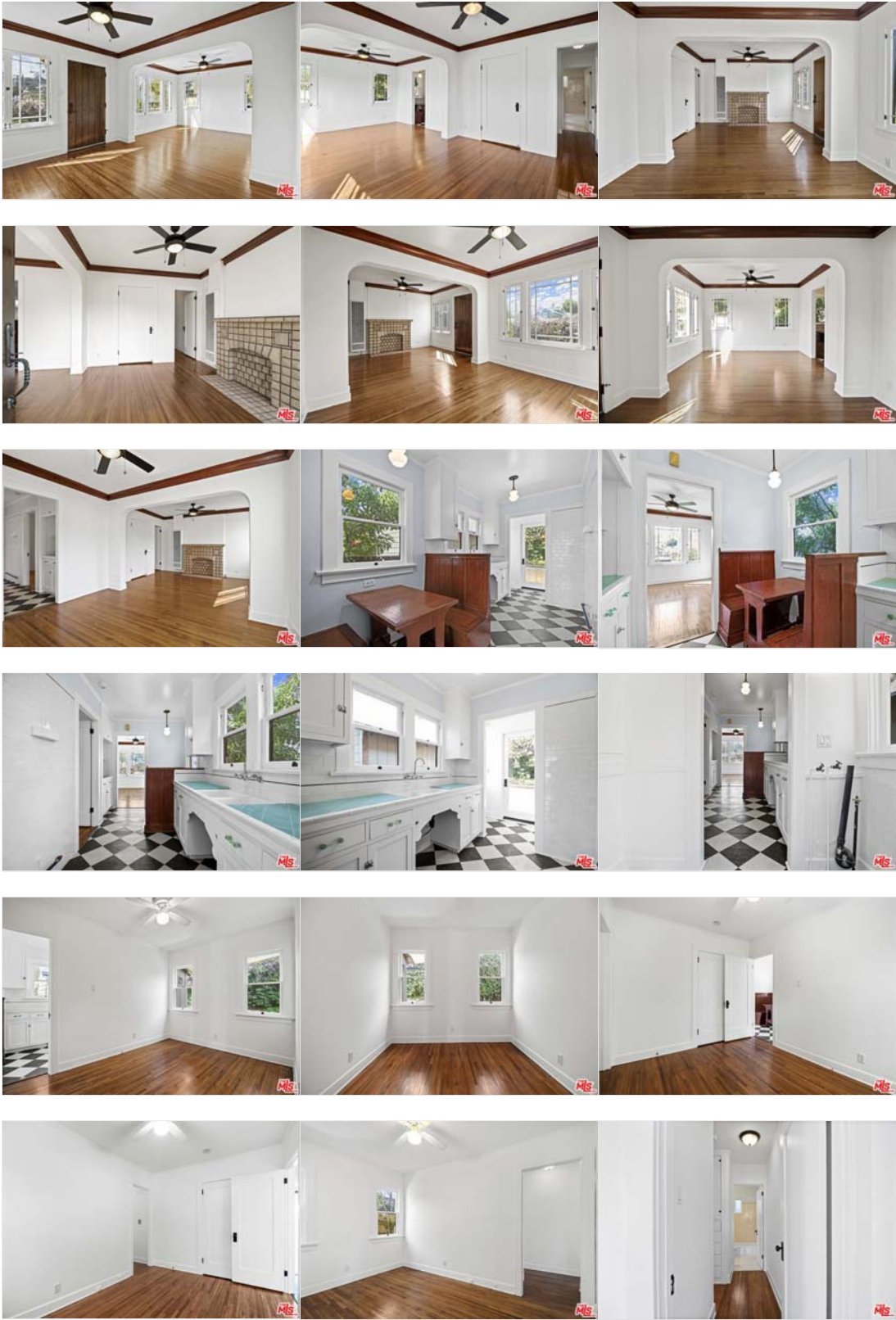
Michael Lembeck

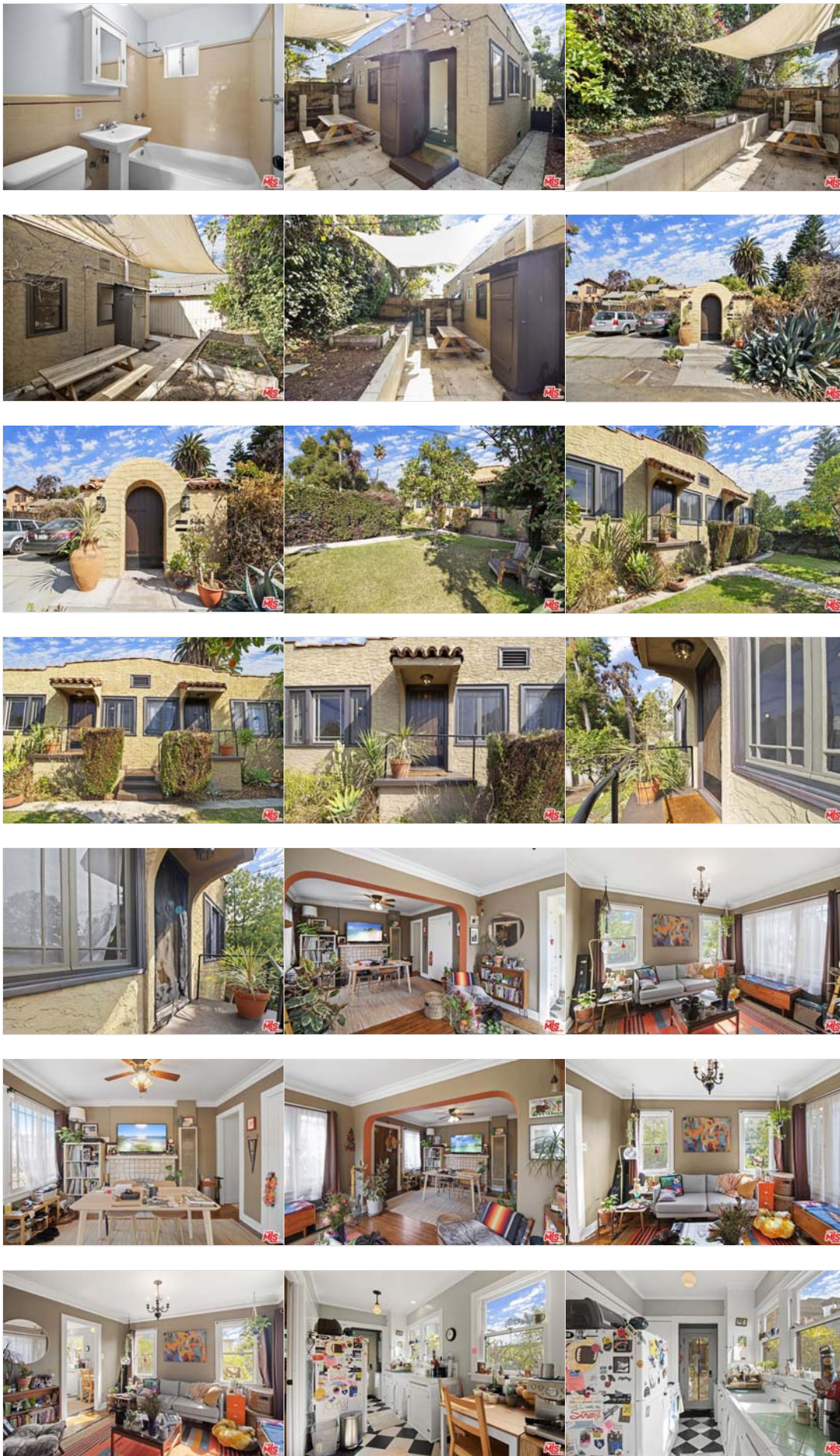
Re/Max Property Connection

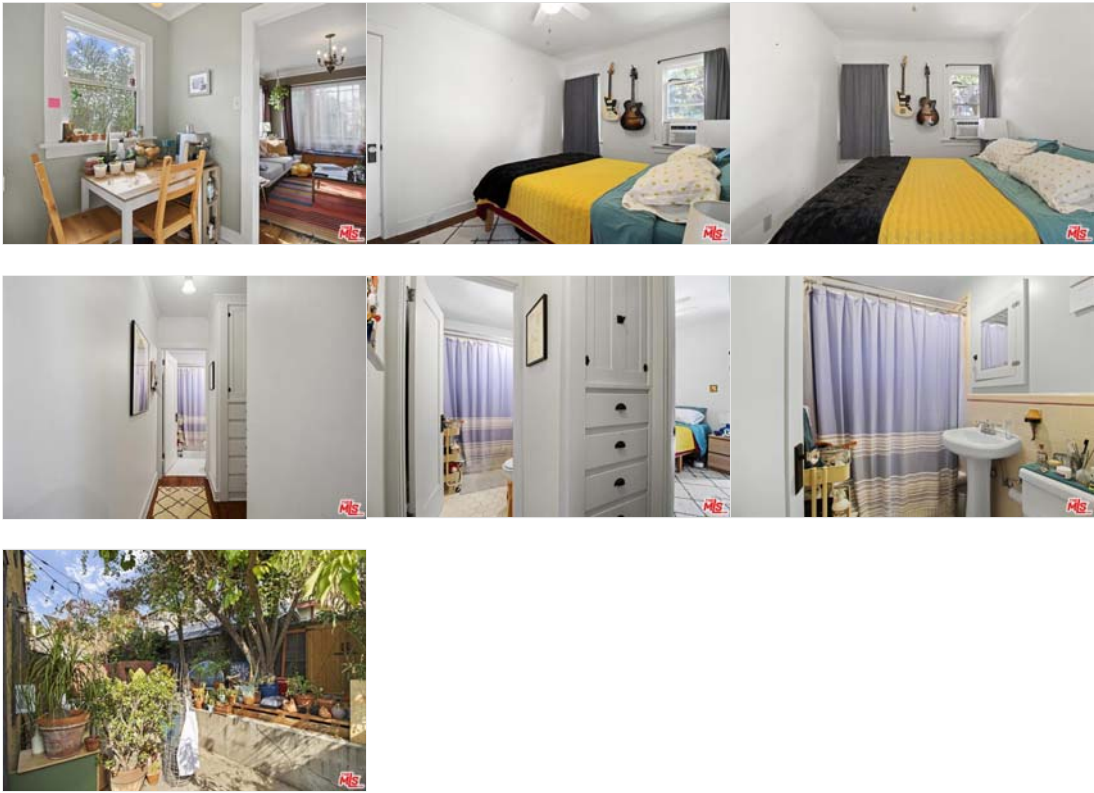
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State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21693218

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Closed • Duplex

List / Sold: \$985,000/\$958,000 ↓

419 N Nicholson Ave • Monterey Park 91755
2 units • \$492,500/unit • 2,407 sqft • 5,927 sqft lot • \$398.01/sqft •
Built in 2005
East of Garfield Ave / South of Hellman Ave & I-10 Freeway

172 days on the market
Listing ID: AR20138725



Attractive & rare Duplex with Guest house new to market ~One of the best and most attractive MultiFamily for sale in Monterey Park! Main house features 5 Bedrooms & 4 Baths / Guest House is approx 240SF with kitchenette & bath. Duplex was constructed in 2005 and has been well-maintained by Owners and Tenants, professionally fumigated in 2018. Property features full copper plumbing, (2) Central AC & Heat systems, durable tiled roof in good shape, dual-pane windows, (2) Tankless water heaters, spacious front & rear yard, (2) electrical panels, (2) gas meters, (2) separate addresses, Automatic Sprinklers, Rain gutters, automatic gated entry for fully private parking. 2-car attached Garage with direct access inside, and additional 3 uncovered parking spaces with potential room for more. Interior features include laminate wood flooring in good condition, spacious kitchen with plenty of cabinetry and granite counter tops in all unit(s) and bathrooms, walk-in pantry & walk-in closet, recessed lighting, cute sun tube in bath, the list goes on! Property management is simple when tenants pay all own utilities expense. Gross income \$4200/mo and a nice performing asset with long-term potential. Property is located in a R-3 zoning neighborhood and close to I-10 Fwy and so many nearby amenities and great restaurants. Alhambra unified Schools!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$985,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- Laundry: In Garage
- \$50400 Gross Scheduled Income
- \$45023 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Walk-In Closet, Walk-In Pantry
- Floor: Laminate, Tile
- Appliances: Gas Oven, Gas Range, Range Hood, Tankless Water Heater, Water Purifier
- Other Interior Features: Copper Plumbing Full, Granite Counters, Pantry, Recessed Lighting, Storage, Wood Product Walls

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Near Public Transit, Sprinkler System, Value In Land
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Privacy, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$12,227
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$867
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	4	2	Unfurnished	\$3,550	\$3,550	\$3,750
2:	1	0	1	0	Unfurnished	\$650	\$650	\$850

Of Units With:

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

Additional Information

- Standard, Trust sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5255015006

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

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

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Closed • Duplex

List / Sold:

\$1,099,999/\$1,060,000 ↓

200 days on the market

Listing ID: WS20134477

2321 Sandra Glen Dr • Rowland Heights 91748
2 units • \$550,000/unit • 2,958 sqft • 14,054 sqft lot • \$358.35/sqft •
Built in 1961
East of Fullerton, North of Mescal St



Back to Market! New Price!*****A CASH COW!! Welcome To The Great Remodeled Duplex 2321 & 2325 Sandra Glen Conveniently Located In The Heart Of Rowland Heights. Two Separate Houses Sitting On The Very Large Flat Lot 14,054 Sqft With Multiple ADU Potential. *****The Fantastic 2156 Sqft Main House Was Built In 1961 And Fully Remolded In 2012, Re-Piped In 2018. The Home Has A Nice Floor Plan With Large Living Room, Family Room, 2 Fireplaces, 4 Large Bedrooms, 4 Bathrooms, Laundry Room , Dining Area, and 2 Bonus Room. The Beautiful Kitchen Is Updated Recently With Brand New Cabinets, Quartz Counter Top, Range With Oven, Range Hood, Dishwasher And New Tile Floor. Nicely New Painted Interior. New Front Door And Kitchen Doors. Double Pane Windows Through Out. Ceiling Fans In Rooms.Newer Roof About 10 Years. *****The Elegant 802 Sqft Back House Was Built In 2011 With 2 Bedrooms & 2 Bathrooms, Living Room And Laundry Room. The Nice Kitchen Has Newer Cabinets , Granite Counter Tops, And Cute Dining Area. All Exterior of Duplex, Garage are New Painted . *****There's Plenty Of Parking Space In The 460 Sqft Two-Car Garage And Expansive Driveway. Spacious Front & Back Yard With Fruit Trees And Sprinkler System. ***** Enjoy the Beautiful Mountain View. Close To Park, Shopping, Schools, Colleges And Easy Access To The 60 & 57 Freeways! Perfect For A Growing Family Or Investor . Please Schedule For Your Private Tour ASAP! Subject To Cancellation Of Existing Escrow.

Facts & Features

- Sold On 04/22/2021
 - Original List Price of \$1,198,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Forced Air, Electric
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, Individual Room
 - Cap Rate: 3.13
 - \$55200 Gross Scheduled Income
 - \$37510 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Separate Family Room
 - Floor: Laminate, Tile
- Appliances: Dishwasher, Electric Oven, Gas Oven
 - Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Park Nearby, Sprinklers In Front, Sprinklers In Rear
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,690
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$265
 - Cable TV: 01379606
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$950
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

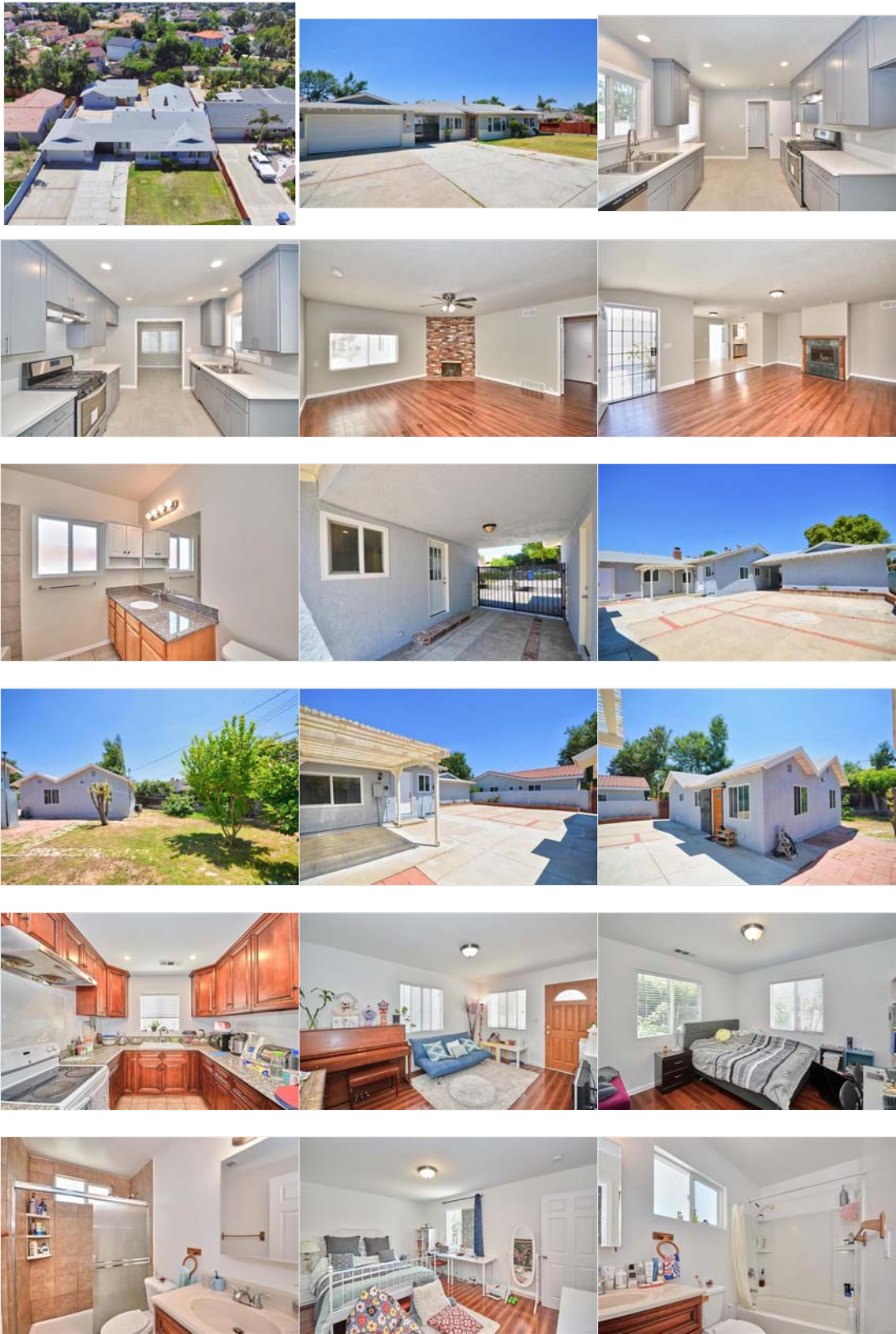
- Standard sale
- 652 - Rowland Heights area

- Los Angeles County
- Parcel # 8253013031

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: WS20134477

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Closed • Duplex

List / Sold: \$835,000/\$838,000 ↑

2440 Gehrig St # A • West Covina 91792

19 days on the market

2 units • \$417,500/unit • 2,346 sqft • 6,050 sqft lot • \$357.20/sqft • Built in 1979

Listing ID: WS21032620

Cross Streets: Shakespear



Great Opportunity to own this Two Story Duplex (2 units) in West Covina, excellent location in a rapidly appreciating neighborhood close to Rowland Heights, Walnut, and La Puente. Good for first time Buyers/ Investors, Low HOA fee with community swimming pool. Total 2,346 sqft living space, built in year 1979, approximately 1,175 sqft each Unit. Front Unit features 3-bedrooms 2-baths, (1 bed/1bath on the main floor), direct access from private 2 car-garage. Back Unit features 3-bedrooms 2-baths, all bedrooms on the 2nd floor and includes a View, direct access from private 2 car-garage. Each unit has its own private, fenced outside yard space. Close to super markets, restaurants, shopping centers, schools, and parks, as well as easy access to the 60 Freeway. **Don't miss this opportunity** Must see to appreciate!!! . Priced to quick sell. *****Hurry up!!

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$835,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Laundry: In Garage
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- 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	\$2,400
2:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$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
- \$138 HOA dues Monthly
- 669 - West Covina area
- Los Angeles County
- Parcel # 8733019007

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: WS21032620

Printed: 04/25/2021 7:16:19 PM

Closed •

1801 Lucile Ave • Los Angeles 90026
2 units • \$570,000/unit • 1,580 sqft • 5,119 sqft lot • \$664.56/sqft •
Built in 1920
On Lucile Ave between Effie St and Landa St

List / Sold:
\$1,140,000/\$1,050,000 ↑
5 days on the market
Listing ID: 21675566



Prime location!!! Silver Lake Duplex with panoramic views available for first time in decades. Upstairs 1-bedroom unit delivered vacant. Downstairs studio rented for \$1,000/mo. Property needs work and has incredible upside potential due to location, views and lot size. Walking distance to Sunset Junction and Hyperion and surrounded by multi-million dollar homes this home offers untapped equity for the right buyer. Priced to sell!!!!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$799,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, Outside

Interior

- Floor: Wood

Exterior

- Sewer: Cesspool

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

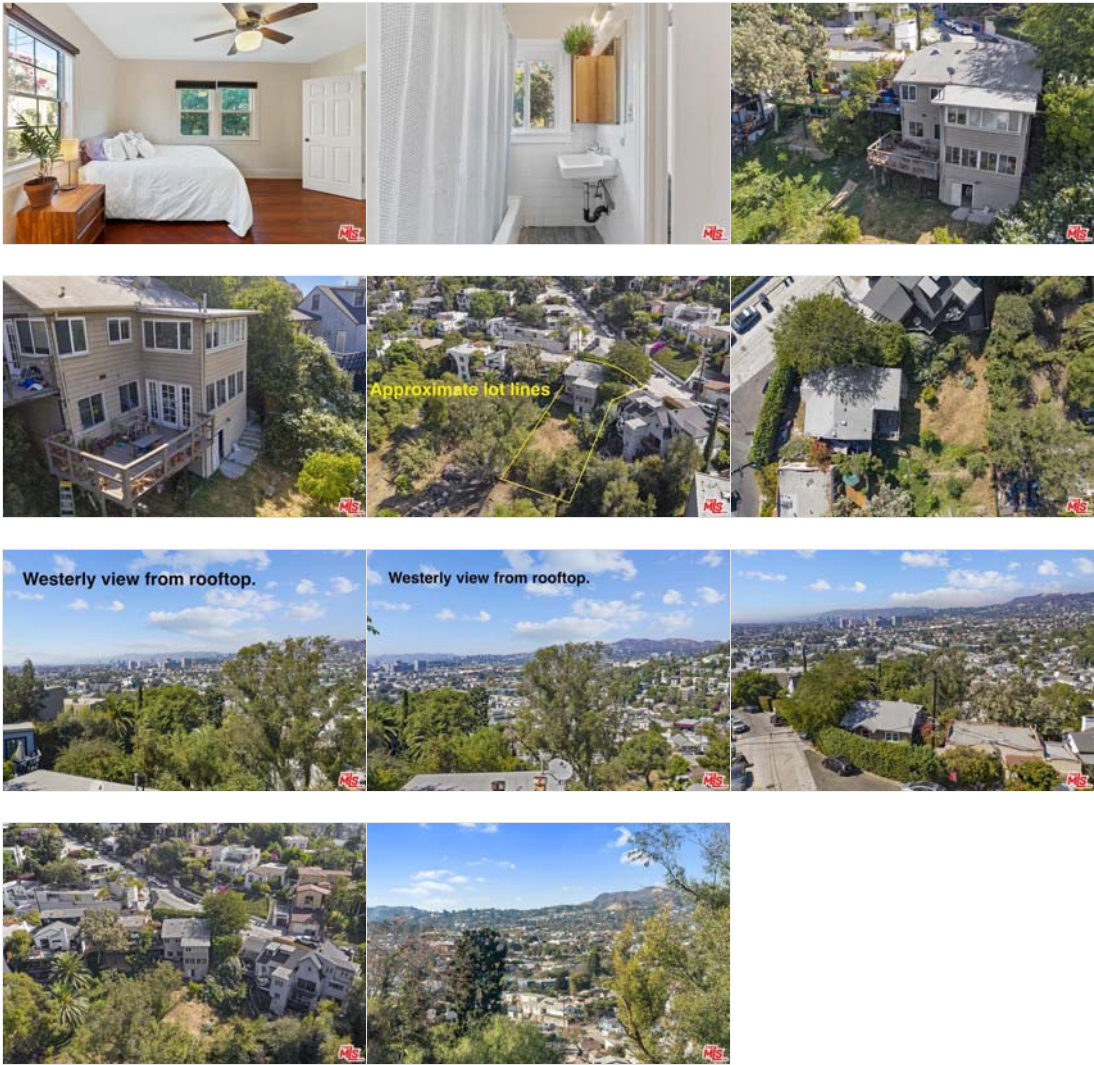
- Standard sale
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5429017025

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: 21675566

Printed: 04/25/2021 7:16:19 PM

Closed • Duplex

230 N Burlington Ave • Echo Park 90026
2 units • **\$587,500/unit** • **3,074 sqft** • **6,000 sqft lot** • **\$357.84/sqft** •
Built in 1912
Between W Temple St and N Burlington Ave

List / Sold:
\$1,175,000/\$1,100,000 ↓

162 days on the market

Listing ID: SR20191845



REDUCED PRICED....! Fantastic opportunity for investment or for owner occupied...! This multifamily residential property has 2 units with 3,074 square footage of living space, but the zoning is LARD1.5. You have a duplex for \$390 per square footage. It's centrally located a few blocks to Echo Lake and close to restaurants, shopping stores, and schools. Echo Park is only 3 miles from downtown LA. The first unit in the first floor consist of 2 bedrooms and 2 bathrooms , with a spacious kitchen, living room, and a formal dinning room area. The second unit is located on the second floor with 2 good size bedrooms and 2 bathrooms and a remodeled kitchen with granite counter tops and a breakfast nook, and a formal dinning room with hardwood flooring. In addition, there is a bonus room, in the first floor with permits. The back side of the house has a garage for a potential ADU. Finally there is plenty space for parking up to 6 cars. Both units will be delivery vacant. Hurry up and make an appointment now for showing...!

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$1,200,000
- 1 Buildings
- 1 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02124017
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5159009004

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: SR20191845

Printed: 04/25/2021 7:16:19 PM

Closed •

List / Sold: **\$599,000/\$500,000** ↓

3304 E 3rd St • Los Angeles 90063
2 units • \$299,500/unit • 1,800 sqft • 5,000 sqft lot • \$277.78/sqft •
Built in 1929
Concord St

105 days on the market
Listing ID: DW20259361



Just listed great income property front unit consist of 2 bedroom 2 bath back unit 2 bedroom 1bath close to shops metro line just a great property

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$650,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den
- Floor: Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00877805
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,657	\$1,657	\$2,200
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179012030

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: DW20259361

Printed: 04/25/2021 7:16:19 PM

Closed •

List / Sold: **\$985,000/\$979,000** ↓

3526 Hunter St • Los Angeles 90023

0 days on the market

2 units • \$492,500/unit • 2,800 sqft • 5,061 sqft lot • \$349.64/sqft • Built in 1922

Listing ID: DW21039011

East of Lorena/ North of Olympic



BRAND NEW DUPLEX IN THE HEART OF BOYLE HEIGHTS. BOTH UNITS ARE 4 BEDS AND 3.5 BATHS WITH TWO CAR DETACHED GARAGE. TRENDY MODERN CABINETRY WITH COLORFUL BACK SPLASH WITH APPLIANCES. OPEN FLOOR PLAN AND LAMINATE FLOORS THROUGHOUT. MIRRORRED CLOSET DOORS, INDOOR WASH FACILITIES. CENTRAL AIR AND HEAT. NICELY LANDSCAPED IN FRONT YARD WITH NEW WROUGHT IRON FENCE. NEW WOOD FENCE AND EXTRA LARGE GATE FOR PRIVACY IN THE BACK AND AMPLE CEMENT DRIVEWAY. UNITS HAVE 2 GAS, 2 ELECTRIC METERS, 1 WATER METER. CLOSE TO ALL SCHOOLS, SHOPPING AND FREEWAYS. BEST OF ALL NO RENT CONTROL. READY TO OCCUPY.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$985,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$79200 Gross Scheduled Income
- \$59400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Oven, Refrigerator, Vented Exhaust Fan

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 3362
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5191019006

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: DW21039011

Printed: 04/25/2021 7:16:19 PM

Closed • Duplex

2811 Arlington Ave • Los Angeles 90018

2 units • \$374,500/unit • 2,004 sqft • 5,380 sqft lot • \$371.76/sqft • Built in 1912

Arlington and Cimarron

List / Sold: \$749,000/\$745,000 ↓

134 days on the market

Listing ID: OC20175360



This home will be delivered with no occupants!!! Live in the front unit and rent the back unit - great duplex located near the Jefferson Park District. Great location just minutes from DTLA, The Colosseum, LAFC, Century City, New Football Stadium, USC, Metro Gold line, and much more. The property 2811 Arlington Ave is located near Leslie N Shaw Park, Benny H. Potter West Adams Avenues Memorial Park, and Loren Miller Park.

Facts & Features

- Sold On 04/21/2021
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: See Remarks
 - Heating: See Remarks
- Laundry: Dryer Included, Individual Room, Inside, Washer Included
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
 - Floor: Carpet, Tile
- Appliances: Electric Water Heater, Gas Range, Microwave, Refrigerator

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01909400
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5052010022

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: OC20175360

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Closed •

List / Sold:

\$1,050,000/\$1,143,000 ↑

9 days on the market

Listing ID: 21703172

1708 3rd Ave • Los Angeles 90019
2 units • \$525,000/unit • 1,908 sqft • 5,963 sqft lot • \$599.06/sqft •
Built in 1909
South of Venice Blvd, east of Crenshaw.



Extensively updated craftsman style duplex with much of its original character intact will be delivered vacant. Perfect for investors or end users. Front unit is a large 3 bedroom, two bathroom, formal living room with decorative fireplace and crown moldings, dining room with original detailed ceiling, separate office, and large bonus 2nd story. Rear apartment is one bedroom, one bathroom, and potential bonus room (permitted storage space) attached to garage. Wonderful exterior layout with two separate outdoor spaces, a private oasis perfect for family, kids, and entertaining. New roof. Many upgrades. Plenty of off street parking.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$1,050,000
- 2 Buildings
- 1 Total parking spaces
- \$55000 Net Operating Income

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$4,000
- 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	3	2		Unfurnished	\$0	\$0	\$4,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,000
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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5072031016

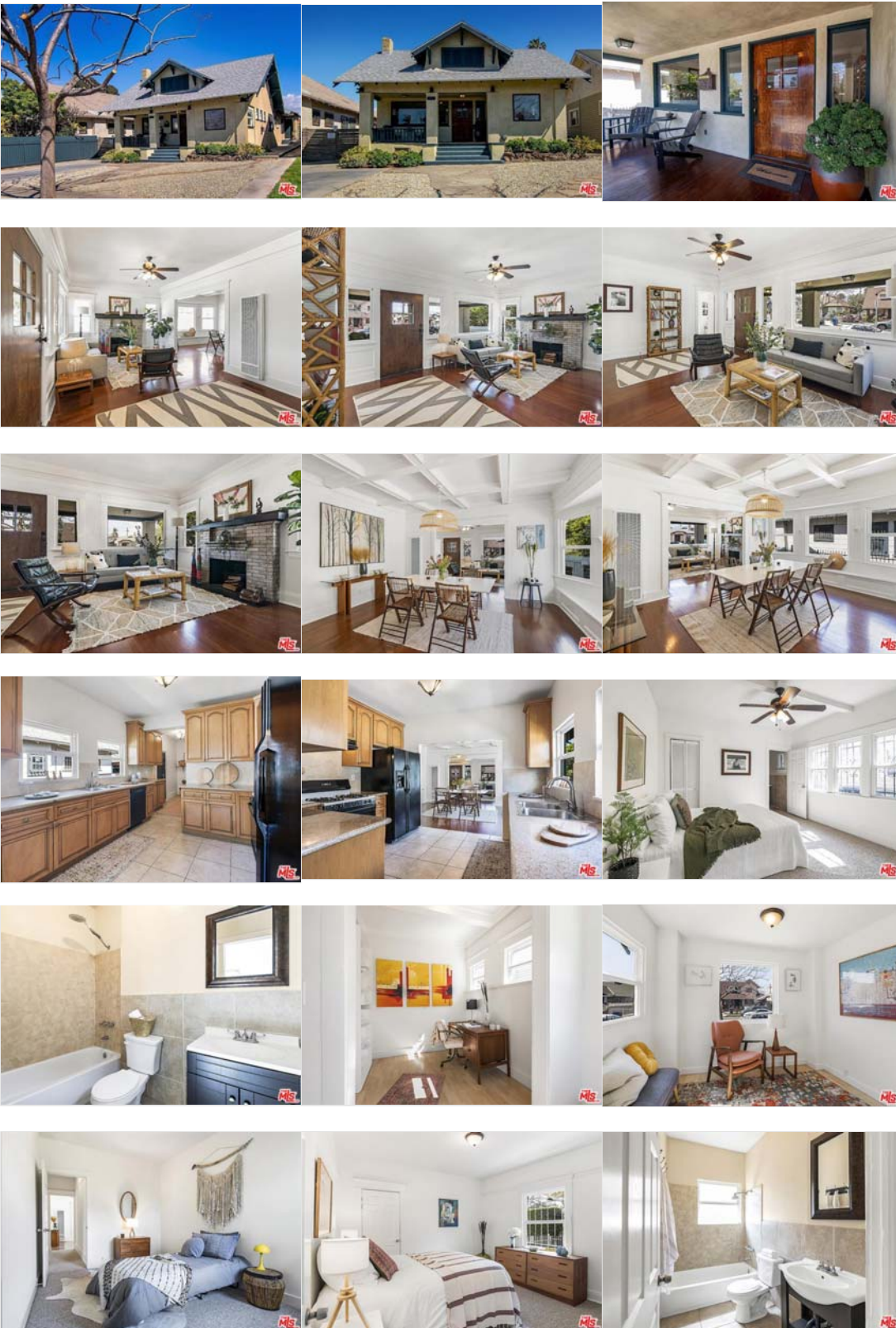
Michael Lembeck

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: 21703172

Printed: 04/25/2021 7:16:19 PM

Closed •

1298 S Highland Ave • Los Angeles 90019
2 units • \$697,500/unit • 3,322 sqft • 5,949 sqft lot • \$408.49/sqft •
Built in 1928

Cross streets San Vicente Blvd. & Venice Blvd. Property located at corner of San Vicente & S. Highland Ave.



List / Sold:
\$1,395,000/\$1,357,000 ↓

6 days on the market

Listing ID: SW21033608

Welcome home to this charming and beautiful 2-story Spanish style duplex in an amazing location situated on a lovely tree lined street! It features two units and each unit has 2 bedrooms, 2 bathrooms, laundry room, formal dining with arched entry, breakfast nook, and hardwood flooring throughout. Both units provide tons of natural sunlight and character throughout. On the way to your garage (detached) you will find a beautifully maintained, private, gated outdoor grassy space for gardening, playing with the kids, or just lounging. There is one 2 car garage and a single car garage. The downstairs master suite has French doors that lead to a sit out balcony. HIGH DEMAND area! Shopping area with Target, Sprouts, and Michael's across the street. Wonderful Mid-City LA location adjacent to Miracle Mile/Hancock Park/Beverly Hills/Larchmont areas with easy commute to downtown and/or the valley. High priced rent area offers a great opportunity for any buyer or investor!!

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Floor: Wood

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Level, Near Public Transit
- 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	2	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	2	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5084025012

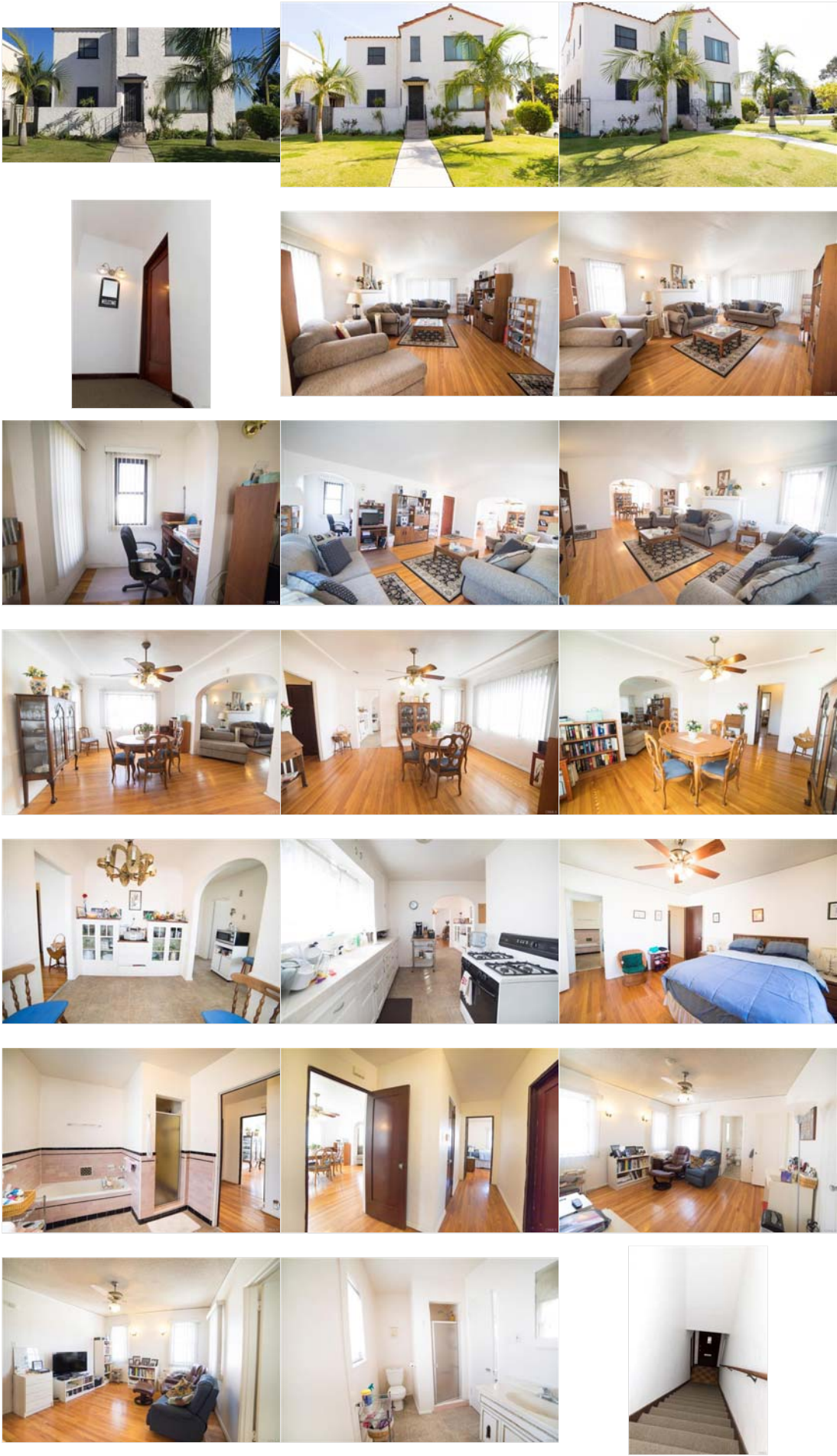
Michael Lembeck

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: SW21033608

Printed: 04/25/2021 7:16:19 PM

Closed •

List / Sold: **\$649,900/\$610,000** ↓

1157 Irolo St • Los Angeles 90006

193 days on the market

2 units • \$324,950/unit • 2,202 sqft • 3,982 sqft lot • \$277.02/sqft • Built in 1910

Listing ID: 20617256

N of Pico Blvd., W of Normandie Ave.



BOM!!**REO Duplex at Great Price!*** Calling all Investors. Tons of potential for right buyer. Property has substandard violations with the city (see documents). County records show as 4+2 however lower unit is 2+2 and upper unit is 3+1. Seller and/or seller's agent makes no representation regarding status of permits, compliance, room count, square footage, etc. Buyer to investigate and satisfy self. **Subject to cancellation of existing escrow.**

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$719,900
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00655385
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5080034028

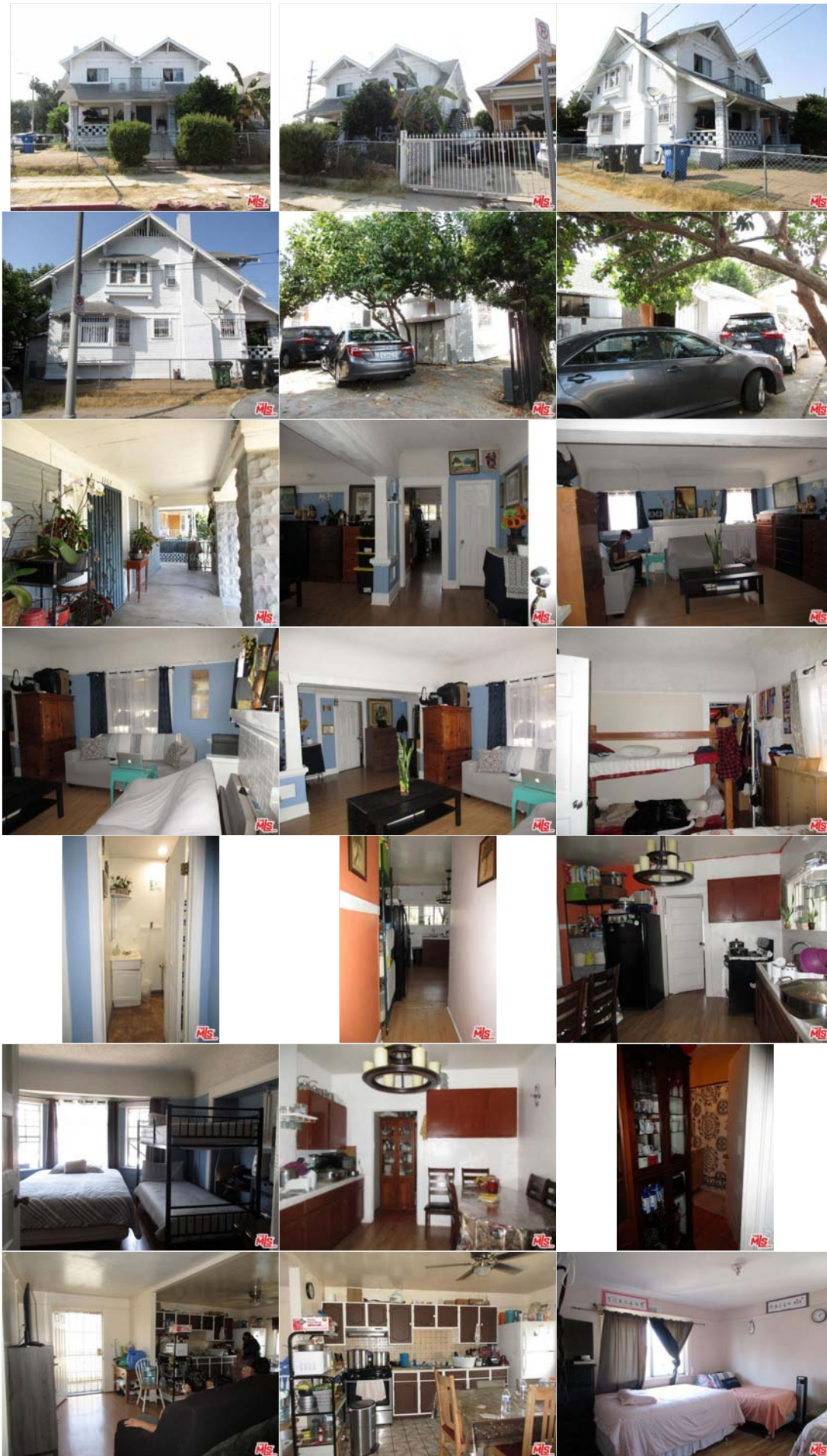
Michael Lembeck

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: 20617256

Printed: 04/25/2021 7:16:19 PM

Closed •

936 Fedora St • Los Angeles 90006
2 units • \$775,000/unit • 2,420 sqft • 6,642 sqft lot • \$566.12/sqft •
Built in 1915
West of Vermont Avenue; south of 8th Street

List / Sold:
\$1,550,000/\$1,370,000 ↓
97 days on the market
Listing ID: 20666946



We are proud to present this value add opportunity in Koreatown. The two unit building sits on a 6,641 square foot LAR4 zoned lot. Its located on a hard corner on Fedora Avenue just west of Western Avenue and north of Olympic Blvd. A new Buyer has the ability to build up 17 units by right and up to 23 with the density bonus. If you maximize the sites potential, you can build for as low as \$67,391 per unit. A new Buyer may be able to obtain favorable financing options. One unit delivered vacant at close of escrow.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,550,000
- 1 Buildings
- Heating: Central

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02119229
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	3	1		Unfurnished	\$1,552	\$1,552	\$2,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5094023011

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: 20666946

Printed: 04/25/2021 7:16:19 PM

List / Sold:

Closed •**\$1,150,000/\$1,170,000** ↑

23 days on the market

Listing ID: 21698082

1300 N June St • Los Angeles 90028**2 units** • **\$575,000/unit** • **1,852 sqft** • **5,404 sqft lot** • **\$631.75/sqft** •
Built in 1921**Corner of June & Fountain, east of Highland, west of Seward, south of Sunset**

ATTENTION INVESTORS. 2 HOUSES ON 1 LOT. GREAT OPPORTUNITY AND LOCATION. Fantastic Investment/Income Opportunity in the middle of Hollywood. Incredible location near trendy Restaurants, Shopping, Nightclubs, Theaters, ArcLight Cinema, Farmers Market, Delongpre Park and all the Hollywood happenings! Classic Hollywood Bungalow Duplex on corner lot zoned LAR-3. Main House is: 2 bed + office, 1.5 bath with a great floor plan. Many original details. Wood burning fireplace. Detached 2nd House 6615 Fountain: 1 bed, 1 bath, with hardwood floors, sky lights, faux fireplace and large kitchen. Currently rented at \$2250/month. Tenant pays utilities. Detached (former) Garage structure could be converted into a great office/studio. Large front yard that can be transformed into a private oasis. 2 car parking.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside
- \$27000 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, None

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	1	1	1		Unfurnished	\$2,250	\$2,250	\$2,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547029018

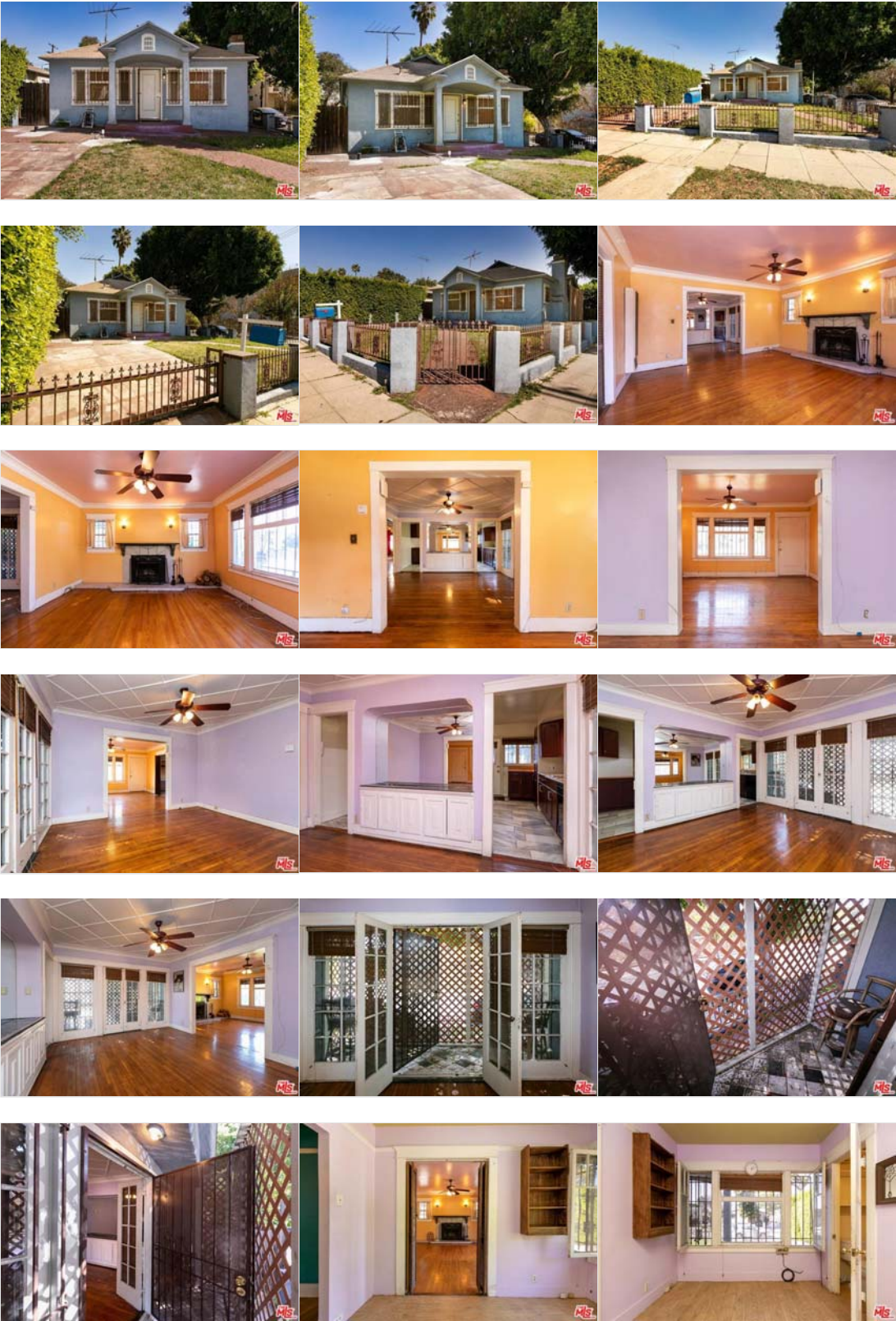
Michael Lembeck

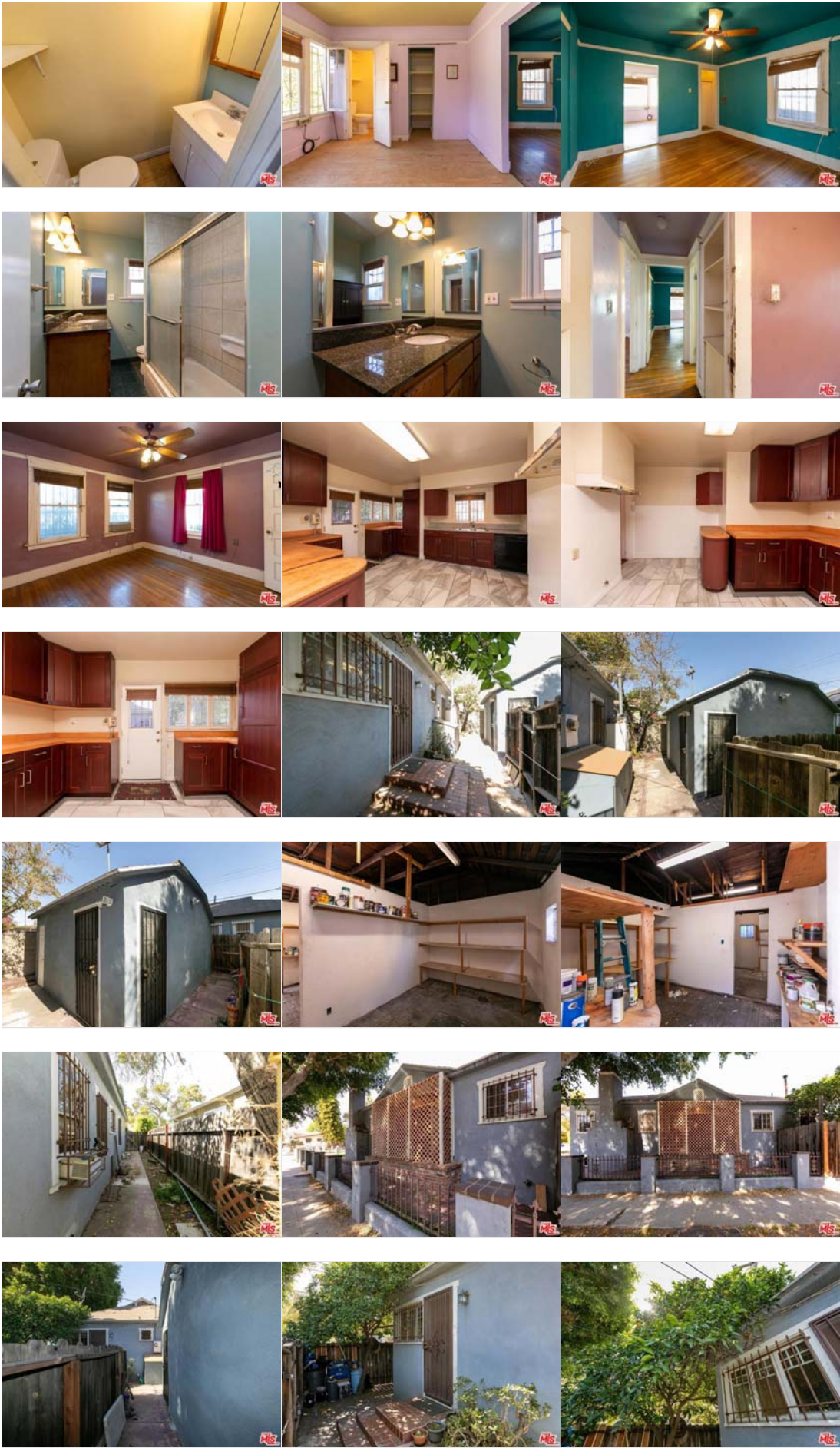
State License #: 01019397

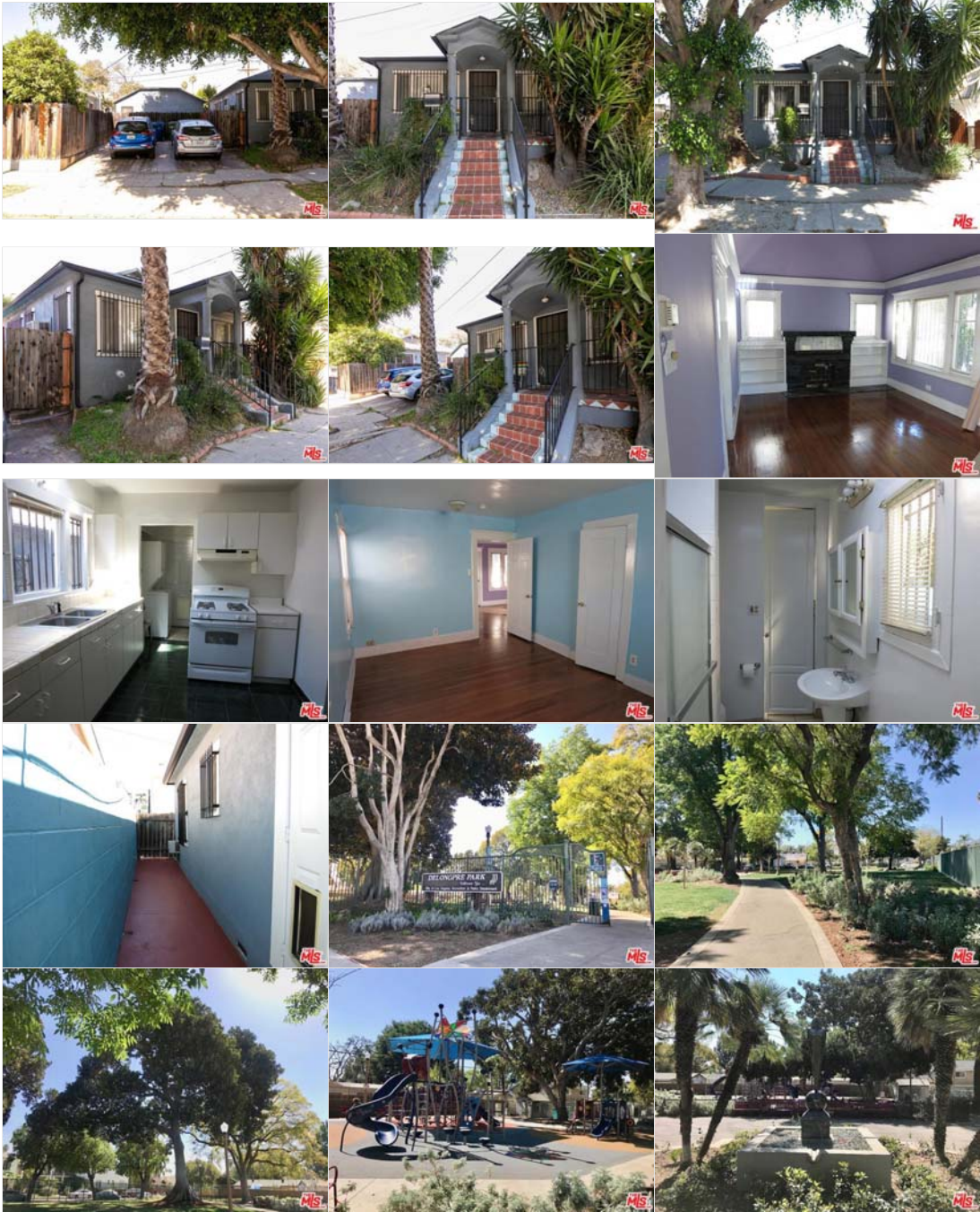
Re/Max Property Connection

State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 21698082

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Closed •

List / Sold:

\$1,199,900/\$1,189,900 ↓

93 days on the market

Listing ID: 20664472

5150 Romaine St • Los Angeles 90029
2 units • \$599,950/unit • 2,560 sqft • 2,670 sqft lot • \$464.80/sqft •
Built in 1924
2 Blocks South of Santa Monica Blvd, 3 blocks West of Normandie Ave.



This beautifully redone duplex is perfect for someone looking for a turnkey property that can generate solid market rents. Live in one and have your mortgage offset, or rent both out and let the tenants buy the building for you. The property will be delivered vacant, allowing the new owner to choose tenants and take advantage of strong rents in the area, projected at \$3900 per unit (\$7,900 total). Each unit features 3 bedrooms and 2 bathrooms, in a side-by-side townhouse configuration. Both units have recently been completely redone in a contemporary style with plenty of original character. Ample parking, private outdoor spaces for both units, and in-unit laundry make these perfect for families or professionals who need a home office. Charming, stylish, and spacious with a great location close to everything Hollywood has to offer. Minutes to hiking in Runyon Canyon or Griffith Park!

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,349,900
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Electric
- Heating: Floor Furnace

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Gas Oven
- Other Interior Features: Furnished

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County

• Parcel # 5537023003

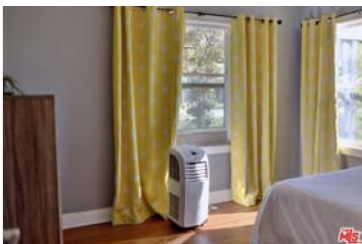
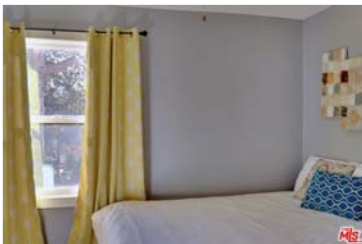
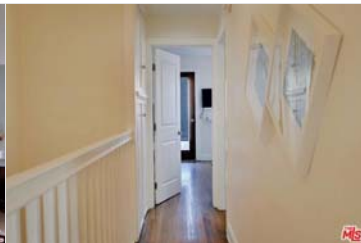
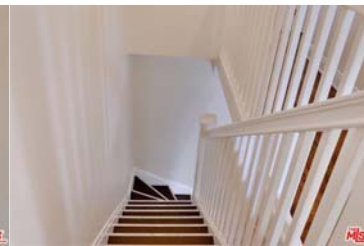
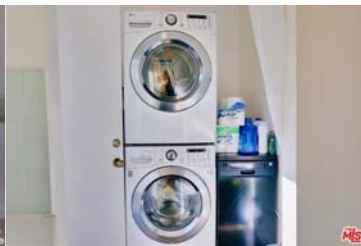
Michael Lembeck

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: 20664472

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List / Sold:

Closed • Duplex**\$1,260,000/\$1,255,000 ↓****27 days on the market****6029 Eleanor # 2 • Hollywood 90038****2 units • \$630,000/unit • 1,865 sqft • 4,496 sqft lot • \$672.92/sqft • Built in 1904****Listing ID: SR21033200****Santa Monica to Gower to Eleanor**

Massive Reduction. Here is a Rare Opportunity for your client to own a Beautifully and completely renovated Duplex income property. All work has been done with PERMITS. Both Units shall be delivered with no tenants.. Great for Owner use or income property. Location, Quality and Beauty are the Best descriptions for this property located in the Heart of Hollywood Media District. Entering into the wood gated property you will be delighted. The Front (1116sqft) Unit has been completely renovated with new copper Plumbing, Electrical, Roof plus much more. The open floor plan offers White Oak flooring , Recessed lights and Black framed dual Pane windows throughout the home. The lovely Living room leads to a Custom Designed kitchen featuring White Shaker Cabinets , Calcutta marble counter top, Black Onyx Fixtures throughout the kitchen. Brand New appliances plus a beautiful light fixture all that will delight and excite any cook. The bathrooms are completed with beautiful design tiles, faucets and sinks. The fully independent custom designed (749sqft) back Unit is as complete as the main house, with Two bedrooms, Full bath and complete kitchen with individual utilities. A Truly Fantastic opportunity for rental income. Do not miss out on this great property that has Character, Charm and Design , located in a Great Central Neighborhood where inventory is extremely tight, PLUS making income . Nothing comparable in price or opportunity

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$880000 Gross Scheduled Income
- \$68000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Master Bedroom, Master Bathroom, Walk-In Closet
- Appliances: Self Cleaning Oven, Dishwasher, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534021019

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: SR21033200

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List / Sold:

Closed • **Single Family Residence****\$1,349,999/\$1,386,000** ↑**33 days on the market****Listing ID: SR21005155****1206 N Alexandria Ave** • Los Angeles 90029**2 units** • **\$675,000/unit** • **3,012 sqft** • **6,403 sqft lot** • **\$460.16/sqft** •**Built in 2021****Santa Monica Boulevard, north on N Alexandria**

Back on the market as of 2/19/21 * NO MORE FLAKY BUYERS--PLEASE* MAIN HOUSE IS FRESHLY REMODELED TOP TO BOTTOM with a 2021 CONSTRUCTED ADU/ACCESSORY DWELLING UNIT/GUEST HOUSE/IN-LAW QUARTERS/DUPLEX in EAST HOLLYWOOD. ALL COMPLETED IN 2021! Perfect for families, extended families or investors. Seller spared no expense. Over \$500K spent on these stunning properties with dynamic amenities and finishes. Main house is a single story 5 bed 3 bath with approximately 1,822 sq. ft. ADU is a two story 3 bed 2.5 bath with approximately 1,190 sq. ft. THIS IS A MUST SEE! A few of the remarkable highlights include ALL NEW: Sod, sprinklers/timer, redwood fencing, remote controlled security gate, PEX plumbing, main line to sewer, gas line, concrete driveway/walkway and landing, premium dual pane windows, electrical, HVAC, roof, rain gutters, ducting, insulation, level 5 smooth drywall finish, interior/exterior doors, recessed lights, light fixtures, tankless water heater, engineered bamboo floors, striking designer tile in kitchens/bathrooms, custom designed/handcrafted kitchen cabinets, quartz countertops, center island/breakfast bar, stainless steel Kitchenaid appliances, pantry, faucets/hardware, sliding barn door, freestanding soaking tub, dual flush commode, indoor laundry room, Main house has new 95 linear feet foundation. Close to hospitals, 101 freeway, public transportation, shopping and restaurants.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,349,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, SEER Rated 13-15
- Heating: Central, Forced Air, Heat Pump, Natural Gas
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Upper Level, See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Suite, See Remarks
- Floor: Bamboo, Tile
- Appliances: Self Cleaning Oven, Dishwasher, Double Oven, Disposal, Gas Range, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Storage, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Security Features: Automatic Gate, Carbon Monoxide Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	0	Unfurnished	\$0	\$0	\$6,000
2:	1	3	3	0	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

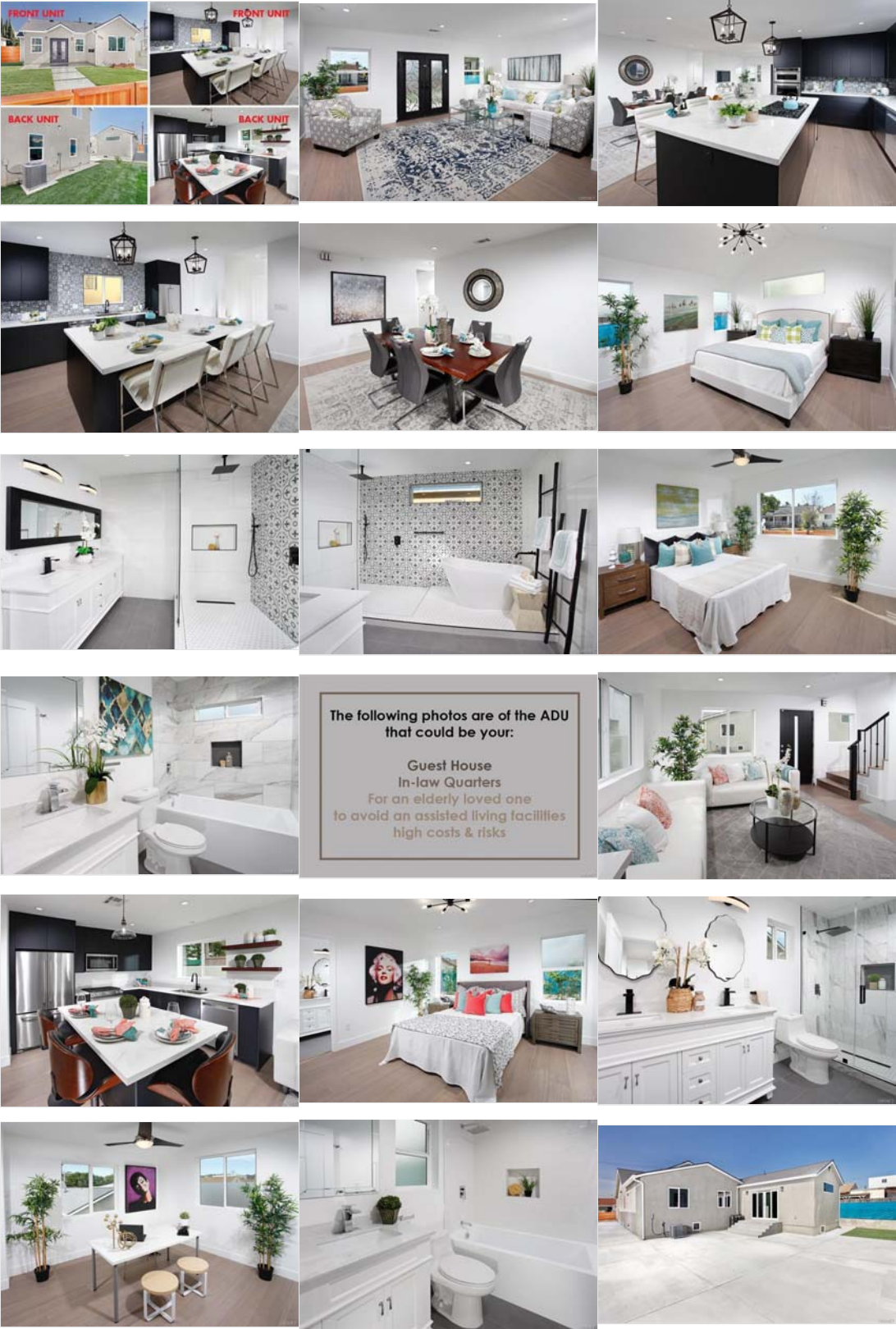
Additional Information

- Standard sale
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5540008001

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: SR21005155

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Closed •

4164 Lincoln Ave • Culver City 90232
2 units • \$825,000/unit • 1,780 sqft • 6,751 sqft lot • \$870.79/sqft •
Built in 1946
Overland to Eastbound Culver. Right on Lincoln Avenue

List / Sold:
\$1,650,000/\$1,550,000 ↓
7 days on the market
Listing ID: 21693230



Gorgeous tree-lined street! Two 2bd/1ba homes on the lot. Long-term tenants in place. Do not disturb. Drive by only. Do not walk property. Inside with accepted offer only. This property and the lot next door are both available. Two SFRs on this lot (4164 & 4166) and three on the neighboring lot (a duplex and a separate stand-alone unit). Bring your contractors / developers. These are not to be missed!

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$1,650,000
- 2 Buildings
- Laundry: Inside
- \$38400 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: Refrigerator

Exterior

- Lot Features: Front Yard, Yard

Annual Expenses

- Total Operating Expense: \$4,800
- 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	2	1		Unfurnished	\$2,400	\$2,400	\$3,000
2:	1	2	1		Unfurnished	\$1,200	\$1,200	\$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:

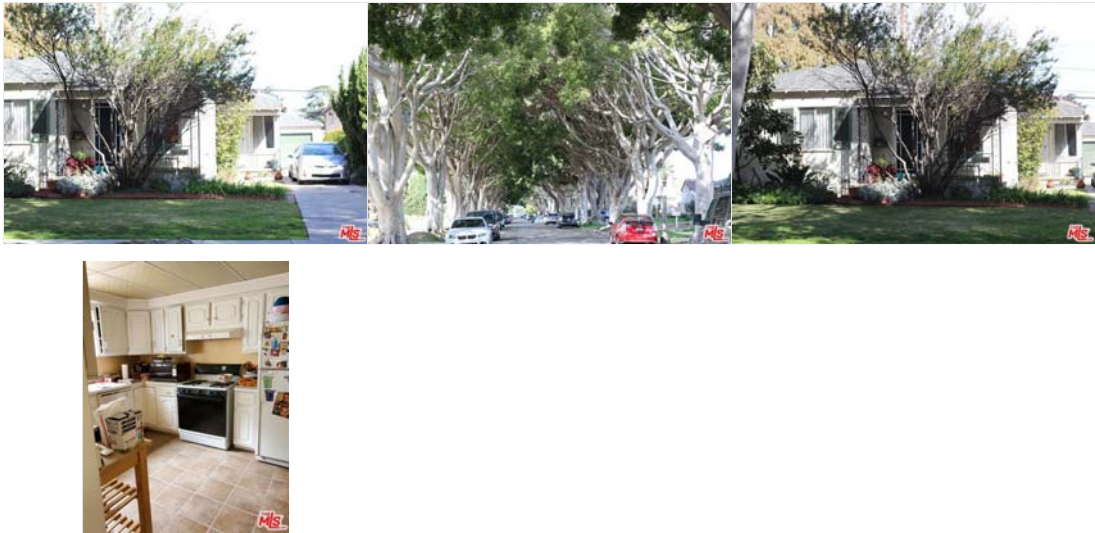
Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207017032

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: 21693230

Printed: 04/25/2021 7:16:19 PM

List / Sold:

Closed •**\$1,289,000/\$1,387,500** ↑

10 days on the market

Listing ID: 21689388

6432 W 86th Pl • Los Angeles 90045**2 units** • **\$644,500/unit** • **2,188 sqft** • **No lot size data** • **\$634.14/sqft** • **Built in 1944****South of Manchester Ave., West of Sepulveda Blvd.**

Beautifully updated Silicon Beach duplex offering two homes on one lushly landscaped corner lot with separate gated back yards and detached two-car garage. Great income potential, live in one, while the other pays part of your mortgage. A three-bedroom two-bath owners unit + den is perfect for working - or schooling - from home, and will be delivered vacant at the COE. The currently occupied two-bedroom one-bath second unit is just as appealing. Both units offer open floor plans with ample windows for a welcoming light, bright, and airy ambience as well as wood flooring, tile, and plush carpeting. Numerous updates, large closets, private laundry in each home, and charming private outdoor space, adds a fine touch to this promising duplex property where you can enjoy the best of indoor-outdoor living. Centrally located, the property boasts easy freeway access for exploring the greater Los Angeles area while simultaneously perched a mere bike ride away from the strand, sand, and waves!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,289,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$25200 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Carpet, Wood, Laminate
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Oven, Gas Cooktop

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

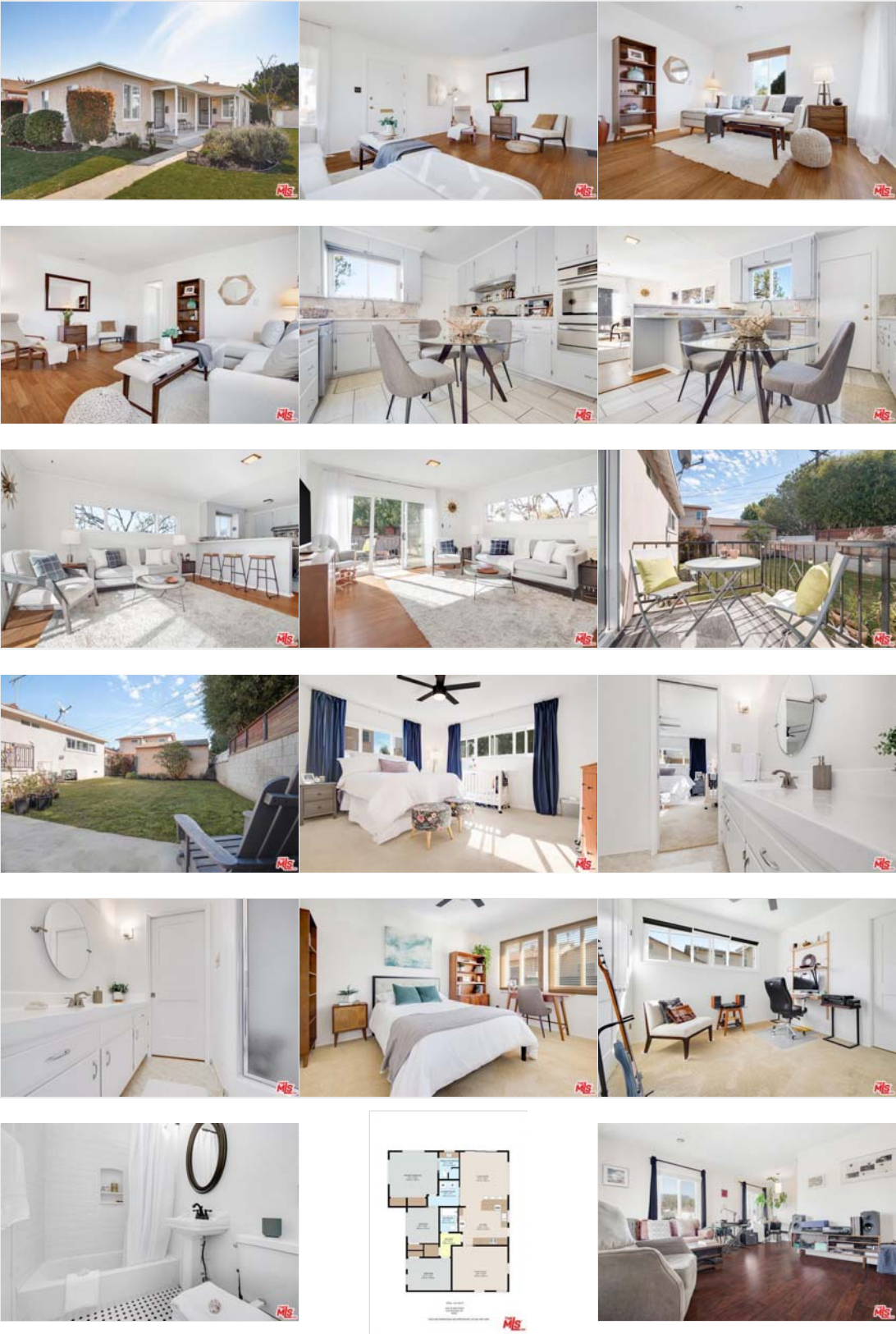
- Standard sale
- C29 - Westchester area
- Los Angeles County

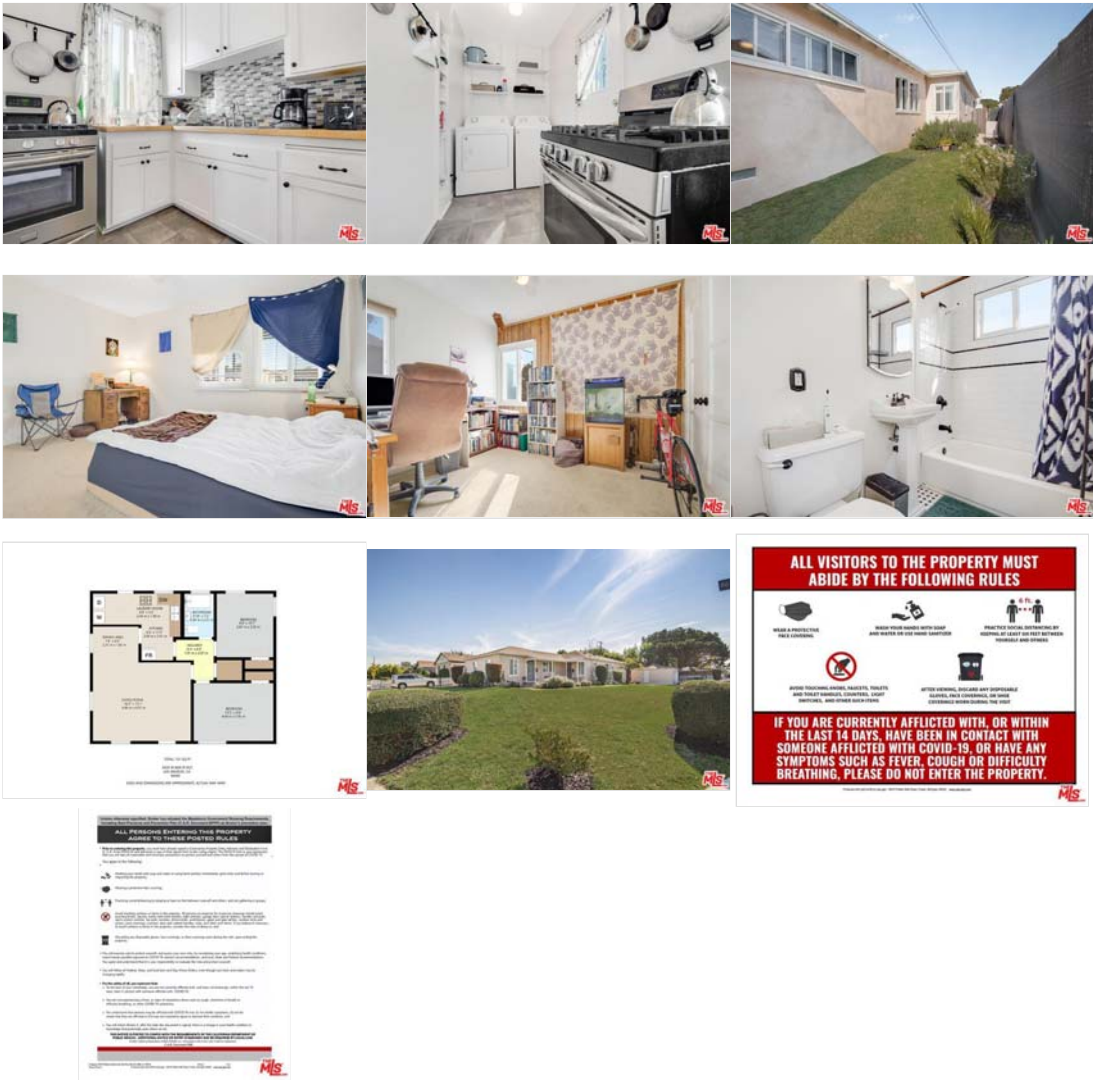
• Parcel # UNAVAILABLE

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: 21689388

Printed: 04/25/2021 7:16:20 PM

Closed •

List / Sold: **\$499,000/\$487,000** ↓

8102 Alix Ave • Los Angeles 90001

63 days on the market

2 units • \$249,500/unit • 1,188 sqft • 3,504 sqft lot • \$409.93/sqft • Built in 1923

Listing ID: CV21016118

South/Nadeau St North/Firestone



Back on the Market! Attention first time buyers or a recently retired couple looking to live in one and rent the other, this is a great opportunity to own a great duplex (zoning LCR2) in a nice area, close to schools, parks, freeways, businesses and a short distance from downtown Los Angeles, plus there isn't rent control. Property features 2 separated homes on a low maintenance lot. Both units have 1 bed & 1 bath each. First time on the market in 40 years.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$499,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897136
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$0
2:	1	1	1	0	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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6026016001

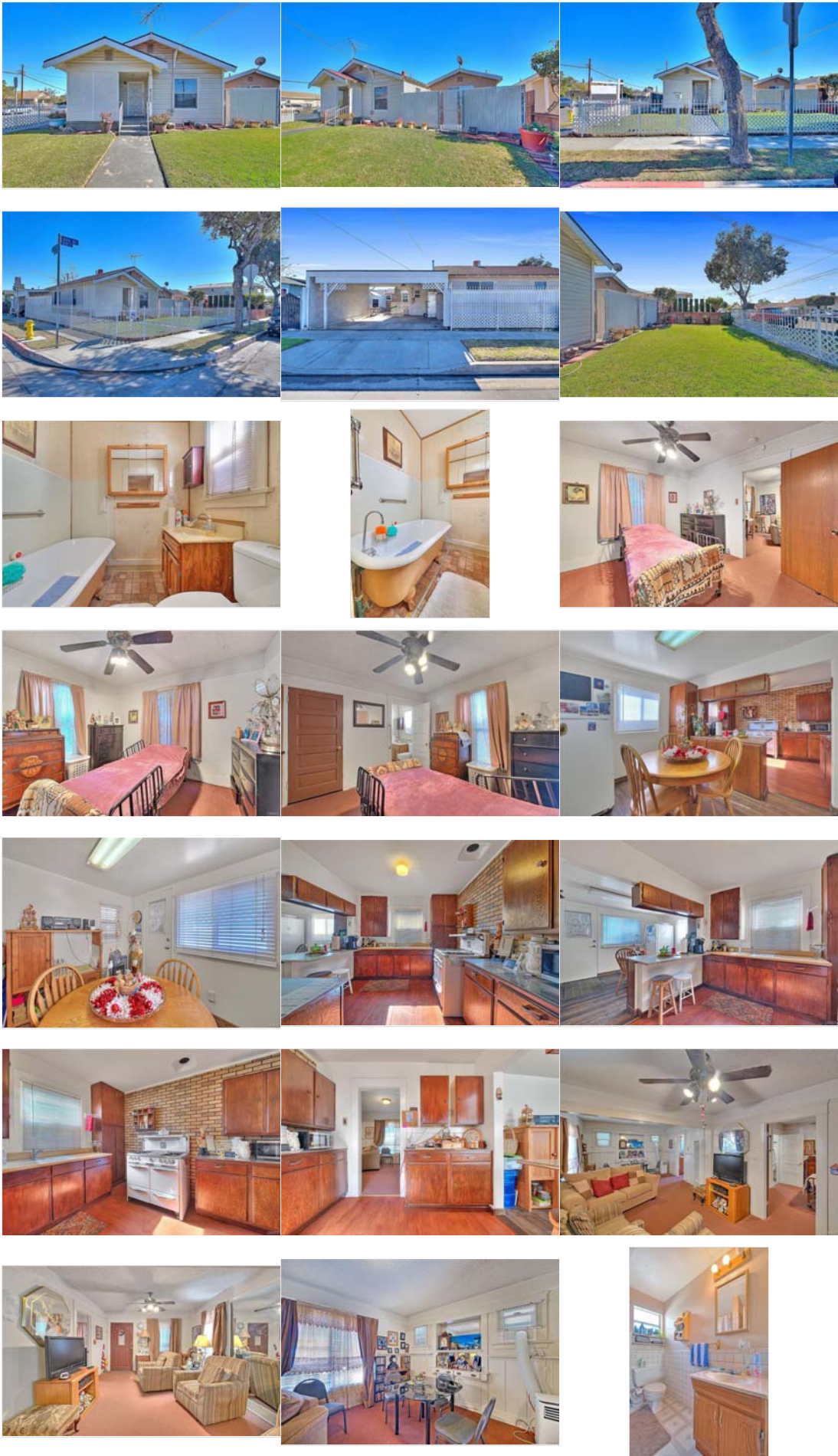
Michael Lembeck

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: CV21016118

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Closed •List / Sold: **\$589,000/\$589,000****0 days on the market****1257 W 56th St • Los Angeles 90037****2 units • \$294,500/unit • 1,299 sqft • 3,529 sqft lot • \$453.43/sqft • Built in 1924****Listing ID: DW21023557****Between Normandie Ave and Budlong Ave**

Nice clean units ready for owner user or for a great rental keeper. Property is located just minutes from USC, LAFC, La Coliseum, Downtown Los Angeles and much much more. This property was fully remodeled just a few years ago with all new plumbing, windows, new roof, electrical upgrades and full rewire, new bathrooms upgrades, new kitchens cabinets, counter tops, drywall, paint, stucco, floors and much more. Termite completion is done as well as a home inspection along with repairs from previous buyer who could not perform. Location for these units is very ideal for a rental landlord or owner user. One unit is already vacant for owner user. Property has a total of 4 bedrooms and 2 baths. Buyer to verify all permits. Agent related to seller. Any questions regarding the sale please reach out to agent directly.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$589,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 20.36
- \$36647 Gross Scheduled Income
- \$29423 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,224
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527225
- Gardener:
- Licenses:
- Insurance: \$80
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$95
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Furnished	\$1,485	\$1,485	\$2,000
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002010001

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: DW21023557

Printed: 04/25/2021 7:16:20 PM

Closed •

List / Sold: **\$629,000/\$650,000** ↑

628 E 80th St • Los Angeles 90001
2 units • \$314,500/unit • 1,990 sqft • 5,742 sqft lot • \$326.63/sqft •
Built in 1926
EAST OF AVALON

9 days on the market

Listing ID: DW21027534



WELCOME TO THIS EXELENT UNITS FRONT UNIT CONSIST OF 3 BED 1 BATH AND THE BACK IS A NEW ADU COMPLETED LAST YEAR IT CONSIST OF 2 BED 1 BATH HAS SEPERATE ALLEY ENTRANCE THIS UNITS ARE CLOSE TO EVERYTHING SCHOOLS, SHOOPING BRING YOUR BUYERS THEY WILL NOT BE DISAPPOINTED AND JUST TO MENTIONED BOTH UNITS WILL BE VACANT AT CLOSE OFF ESCROW.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$629,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02041452
- 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	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6029008026

Michael Lembeck

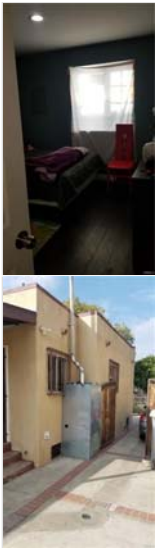
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: DW21027534

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Closed •

List / Sold: **\$775,000/\$765,000** ↓

117 W 94th St • Los Angeles 90003
2 units • \$387,500/unit • 1,682 sqft • 5,429 sqft lot • \$454.82/sqft •
Built in 2009

1 days on the market

Listing ID: RS21052950

From Manchester, South on Main, Right on 94th



Duplex built in 2009. Front unit has 3 bed / 2 bath and rear unit has 3 bed / 1 bath. Central heat, granite counters and carpet throughout.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$775,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- \$64800 Gross Scheduled Income
- \$48850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,950
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6053001020

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: RS21052950

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Closed • DuplexList / Sold: **\$888,000/\$873,000** ↓**19 days on the market****135 W 110th St • Los Angeles 90061****2 units • \$444,000/unit • 3,128 sqft • 5,321 sqft lot • \$279.09/sqft •****Built in 2012****Listing ID: OC21036500****From Imperial Highway, head North on Main, left onto W 110th Street, property is on the right hand side**

Built in 2012, this newer construction offers modern living for you or your tenants on a charming tree-lined street in the Century Palms neighborhood of Southeast Los Angeles. Both units enjoy an open floor plan, downstairs bedroom and bathroom and in-unit washer/dryer hookups. The property has garage space for 3 cars. Large windows let the California sunshine in, creating a light and bright living space. Good sized bedrooms make these homes flexible for life, whether that means multi-family living, multi-generational living, office or study space, room for a gym, transitional living...the choice is yours. Conveniently located near transit, highways, LAX and shopping.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$888,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.33
- \$61287 Gross Scheduled Income
- \$49853 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Living Room, Main Floor Bedroom, Master Suite
- Floor: Carpet, Tile
- Appliances: Free-Standing Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Unfurnished

Exterior

- Lot Features: Front Yard, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Sprinkler System, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Fair Condition, Good Condition, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$11,434
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01259783
- Gardener:
- Licenses:
- Insurance: \$780
- Maintenance: \$354
- Workman's Comp:
- Professional Management: 4200
- Water/Sewer: \$1,683
- Other Expense: \$120
- Other Expense Description: Cleaning

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$0	\$30,643	\$3,000
2:	1	5	3	2	Unfurnished	\$2,905	\$30,644	\$3,200

Of Units With:

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

Additional Information

- Standard, Trust sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6074016028

Michael Lembeck

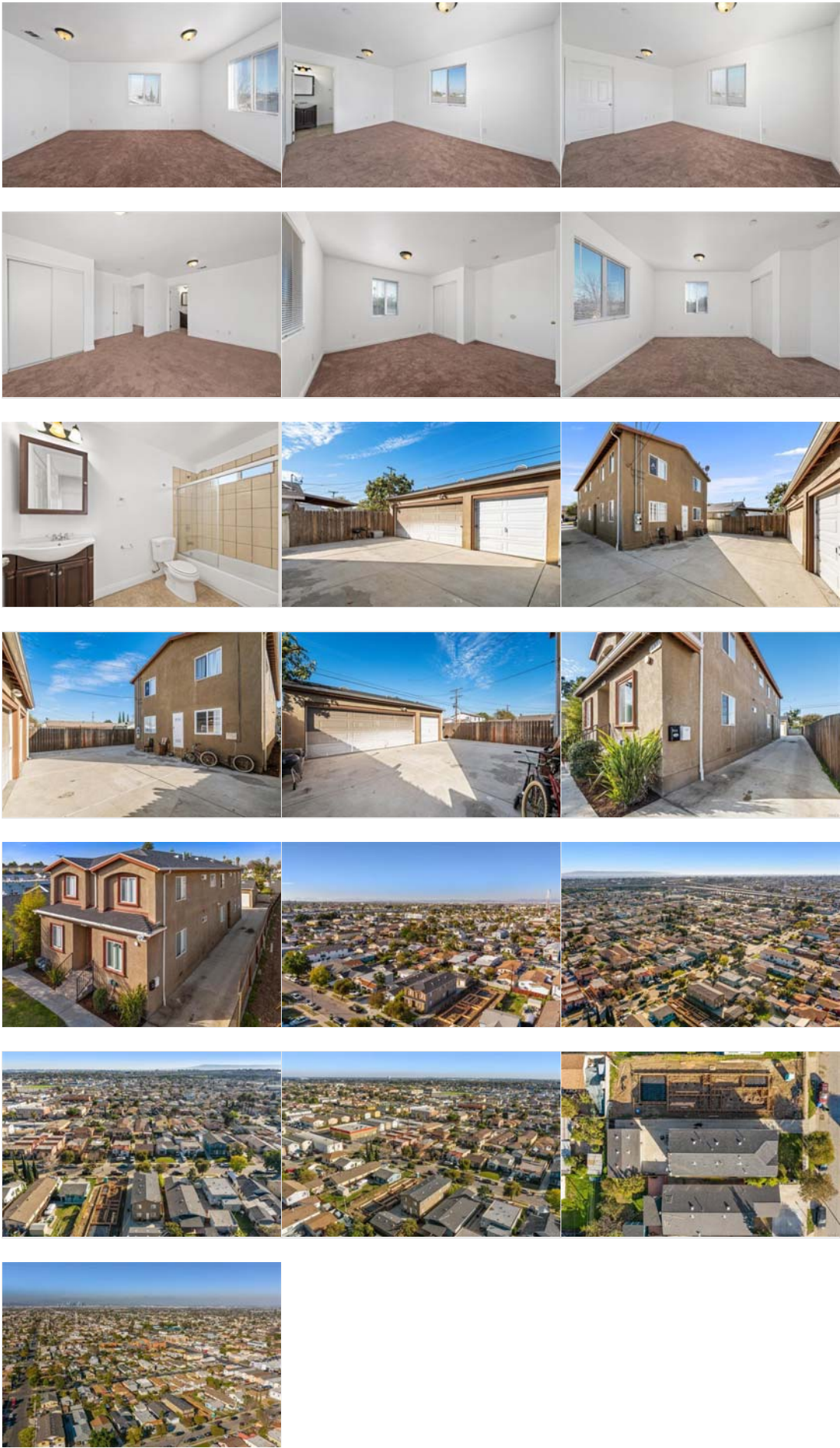
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Re/Max Property Connection

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

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Closed •List / Sold: **\$549,500/\$525,000** ↓**14 days on the market**

1017 Geraghty Ave • East Los Angeles 90063
2 units • \$274,750/unit • 1,068 sqft • 5,560 sqft lot • \$491.57/sqft •
Built in 1928

Listing ID: DW20262845**Geraghty Ave. runs parallel to Gage Ave, (2 blocks East)**

Property consists of a two-story structure (2/Beds & 1/Bath upstairs, and 1Bed/ & 1/Bath downstairs) + a 12' x 15' detached recreation room with 3/4 bath located toward the back. Five years ago the entire interior was completely rehabbed, and compliance with required Structural Updating took place. The exterior appearance will certainly fool anyone, but this property requires minimum maintenance. There's only one electrical and one gas meters for both units. Downstairs unit located next to unused basement.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$549,500
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Outside
- \$39600 Gross Scheduled Income
- \$35360 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Sloped Down, Rectangular Lot, Near Public Transit, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,115
- Electric: \$900.00
- Gas: \$480
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00989610
- Gardener:
- Licenses:
- Insurance: \$460
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5227018025

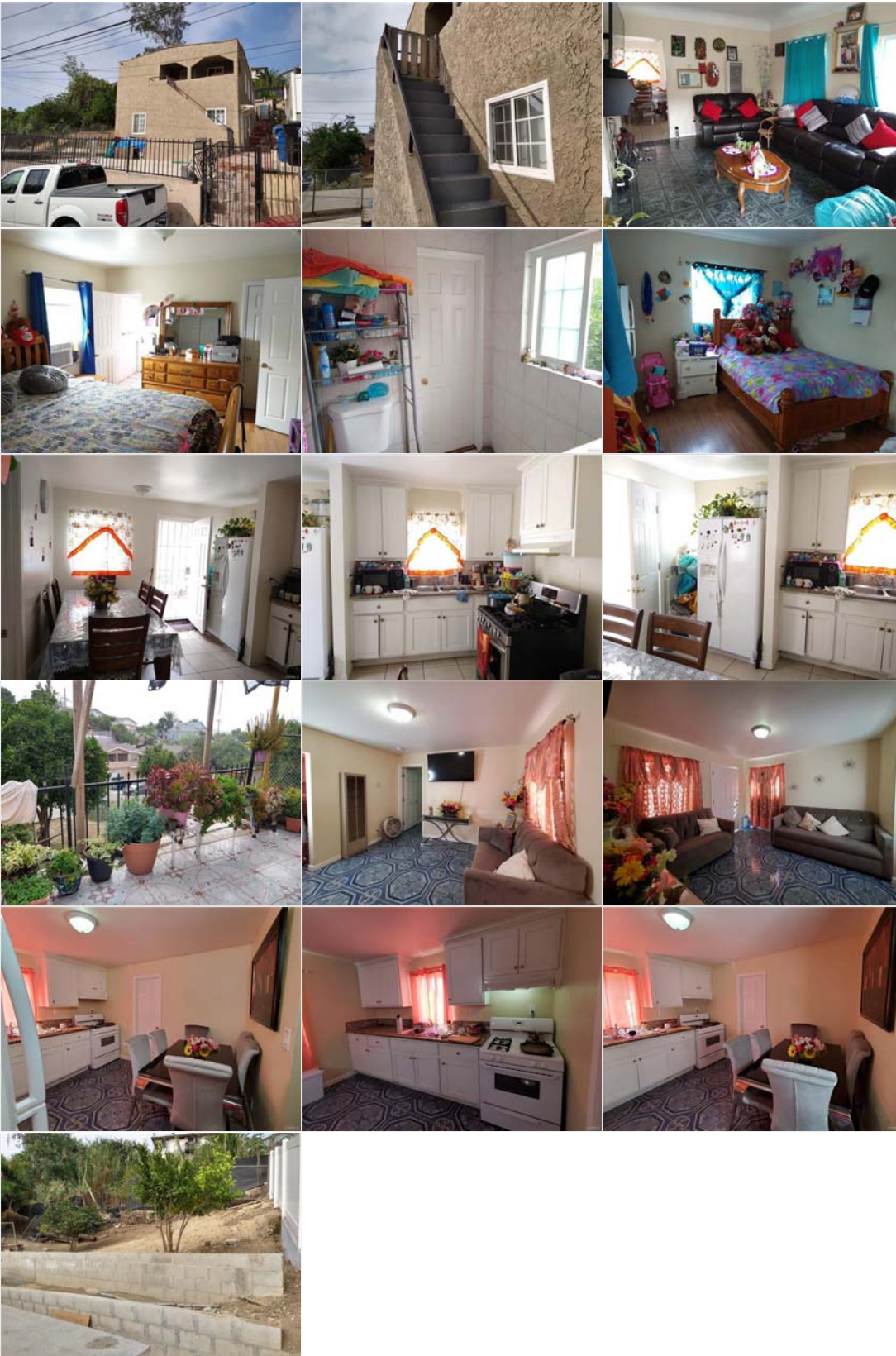
Michael Lembeck

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

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: DW20262845

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Closed • Duplex

List / Sold: \$589,999/\$569,000 ↓

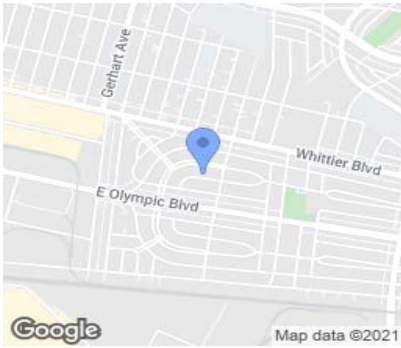
6053 Dennison St • East Los Angeles 90022

12 days on the market

2 units • \$295,000/unit • 1,350 sqft • 3,957 sqft lot • \$421.48/sqft • Built in 1947

Listing ID: WS21050692

Whittier and Garfield



Sweet starter investment property located in East Los Angeles near Montebello and minutes to Downtown LA. Side by side DUPLEX. A 2 Bedroom, 1 bath AND a 1 bedroom, 1 bathroom. This property features upgraded windows, 2 car detached garage(with laundry hookups for each unit), enclosed yard. Centralized location with tons to offer. Make your appointment TODAY!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$589,999
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$28800 Gross Scheduled Income
- \$26300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 00778734
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6339015009

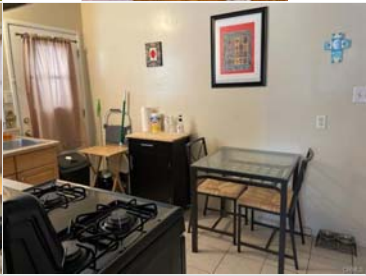
Michael Lembeck

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: WS21050692

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Closed •

1108 West Blvd • Los Angeles 90019
2 units • \$575,000/unit • 2,112 sqft • 7,006 sqft lot • \$558.71/sqft •
Built in 1915
Just south of Hancock Park. East of Rimpau Blvd.

List / Sold:

\$1,150,000/\$1,180,000 ↑

3 days on the market

Listing ID: 21702562



First time on the market in 30+ years, this Mid-City duplex is calling on investors and owner occupiers to make it into their own. This charming property offers two, fully vacant units that can be set to market rents- the bottom unit is a 2 bed/1bath, while the upstairs unit is a 2bed/1bath + bonus that can be used as a third bedroom or more. The upstairs unit also offers city views of DTLA. Character details include period moldings, arches, built ins, and formal dining areas. There is plenty of parking via garage and a sizable driveway. The lot is expansive at 7,000 SF, providing plenty of space to relax and have a picnic in the sun. Buyers can also opt to make the most of LAR3 zoning. This duplex is centrally located to provide quick access to West LA, Beverly Hills, DTLA, Century City, Culver City, and more. Walking distance to the award winning Queen Anne Elementary School, local tennis courts, and library. Minutes from midtown shopping center, The Grove, and exceptional eateries.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,150,000
- 2 Buildings
- Heating: Floor Furnace, Wall Furnace
- Laundry: See Remarks

Interior

- Floor: Wood, Carpet, Tile

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	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$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
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5082006037

Michael Lembeck

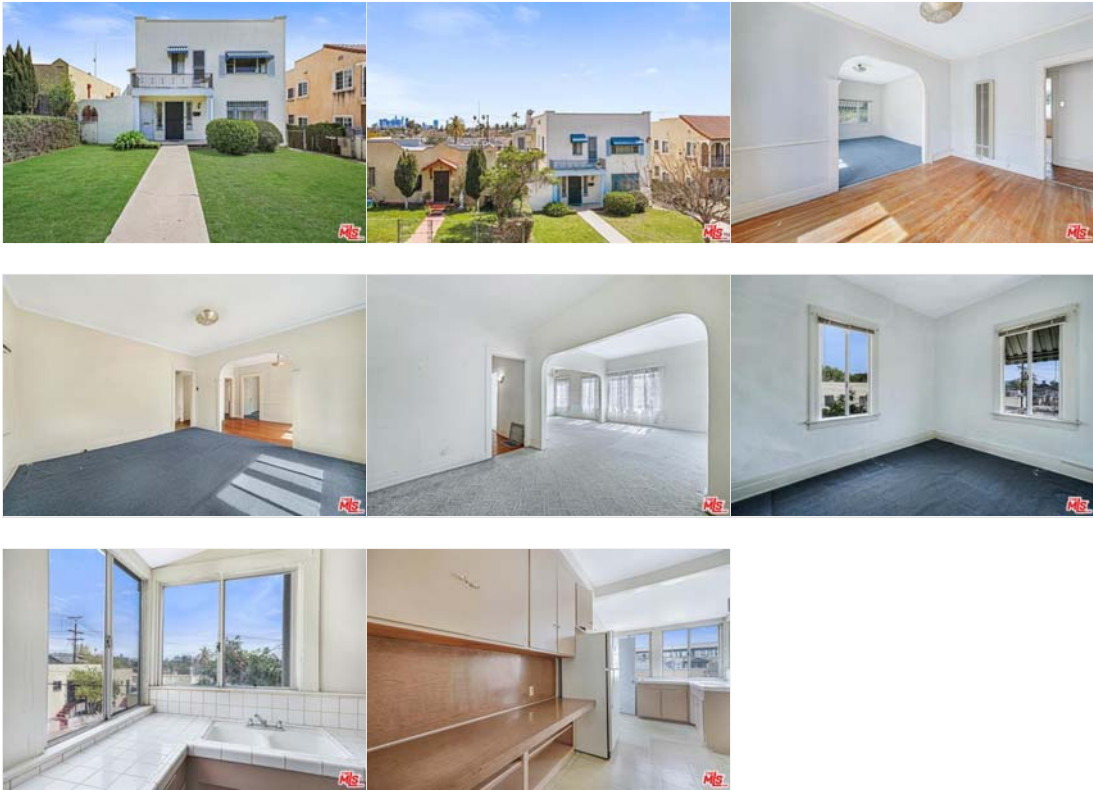
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Re/Max Property Connection

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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21702562

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Closed •

4724 Elmwood Ave • Los Angeles 90004
2 units • \$725,000/unit • 2,125 sqft • 7,254 sqft lot • \$715.29/sqft •
Built in 1911
West of Western Ave and North of Beverly Blvd

List / Sold:
\$1,450,000/\$1,520,000 ↑
8 days on the market
Listing ID: PW21054701



Prime Location in a highly desired area, duplex property on 7250 square feet lot with LAR3 zone! Located on a wide street, quiet neighborhood, and just blocks from shopping, dining, parks, and public transit. Incredible opportunity for developer, investor, or owner occupied with rental income. Close to Larchmont Village, Koreatown, Hollywood, Downtown, and 101 freeway. Buyer to verify all information about the property including zoning, permits, square footage, and condition. Property sold "AS Is" and both units will be vacated at close of escrow.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,450,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Level
- Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01503134
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5522031016

Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed**\$1,095,000/\$1,085,000** ↓**109 days on the market****Listing ID: SR20236774****8019 Tampa Ave • Reseda 91335****2 units • \$547,500/unit • 2,496 sqft • 7,200 sqft lot • \$434.70/sqft • Built in 2020****South of Roscoe / North of Strathern**

Excellent Location / Close to All. Total Rehab Front Unit 4 Beds - 2 Baths 1,296 S/F [New Electrical/Plumbing/AC-HT/Sewer Lines/Kitchen-Baths] Open Concept Kitchen / Dining - 1-Tank-Less Water Heater. All Appliances included in asking, They shall be installed prior to COE. [Stove/Ref/Dishwasher/Microwave/Washer-Dryer] Brand New Rear House is a 1,200 S/F ADU with separate Electrical and Gas Meters. Both Houses share a Garage with 2 cover Parking Spaces + 2 Additional Open parking Spaces. Above average finishes for the area.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, In Closet, In Kitchen, Washer Included
- \$78000 Gross Scheduled Income
- \$60000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Free-Standing Range, Ice Maker, Refrigerator, Water Line to Refrigerator

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Utilities - Overhead, Yard
- Fencing: Average Condition, Stone, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$3,300	\$3,300	\$3,300
2:	1	3	2	1	Unfurnished	\$3,200	\$3,200	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- RES - Reseda area
- Los Angeles County
- Parcel # 2105021004

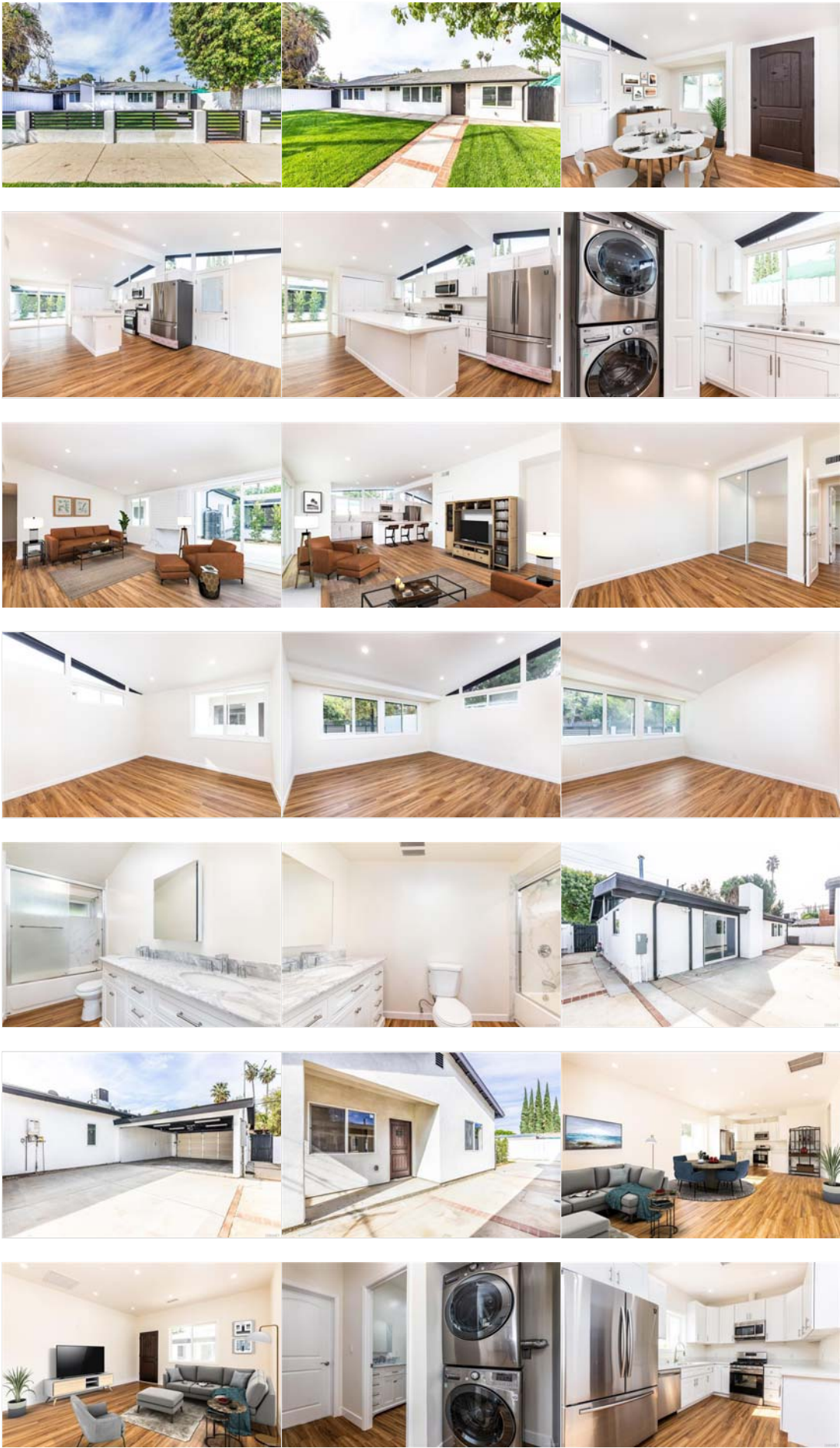
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SR20236774

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Closed • Duplex

List / Sold: \$740,000/\$760,000 ↑

9505 Somerset Blvd • Bellflower 90706
2 units • \$370,000/unit • 1,755 sqft • 8,170 sqft lot • \$433.05/sqft •
Built in 1949

7 days on the market

Listing ID: PW21051418

Located near Somerset Blvd and Clark Ave, north of the 91 Fwy, west of the 605 Fwy



Great investment opportunity in the heart of Bellflower! This charming duplex is located on a large corner lot and features a spacious front and back yard, two single-car detached garages, and a large driveway. The first unit is a three-bedroom one-bath, with brand new flooring, paint, dual-paned windows, and blinds. Move-in ready, perfect for owner-occupied or new tenants. The second unit is a one-bedroom, one-bath. 1,755 total sq ft of living space. Laundry hook-ups in each unit. Location is commuter-friendly, with easy access to freeways and boulevards. Centrally located to downtown Bellflower and convenient to shopping. This property has been well-maintained by the original owner who lived there since they were built. It will not last long!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$740,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$15000 Gross Scheduled Income
- \$2538 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,462
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$490
- Cable TV: 01926151
- Gardener:
- Licenses:
- Insurance: \$1,182
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,540
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2	2	Unfurnished	\$1,250	\$1,250	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6277011028

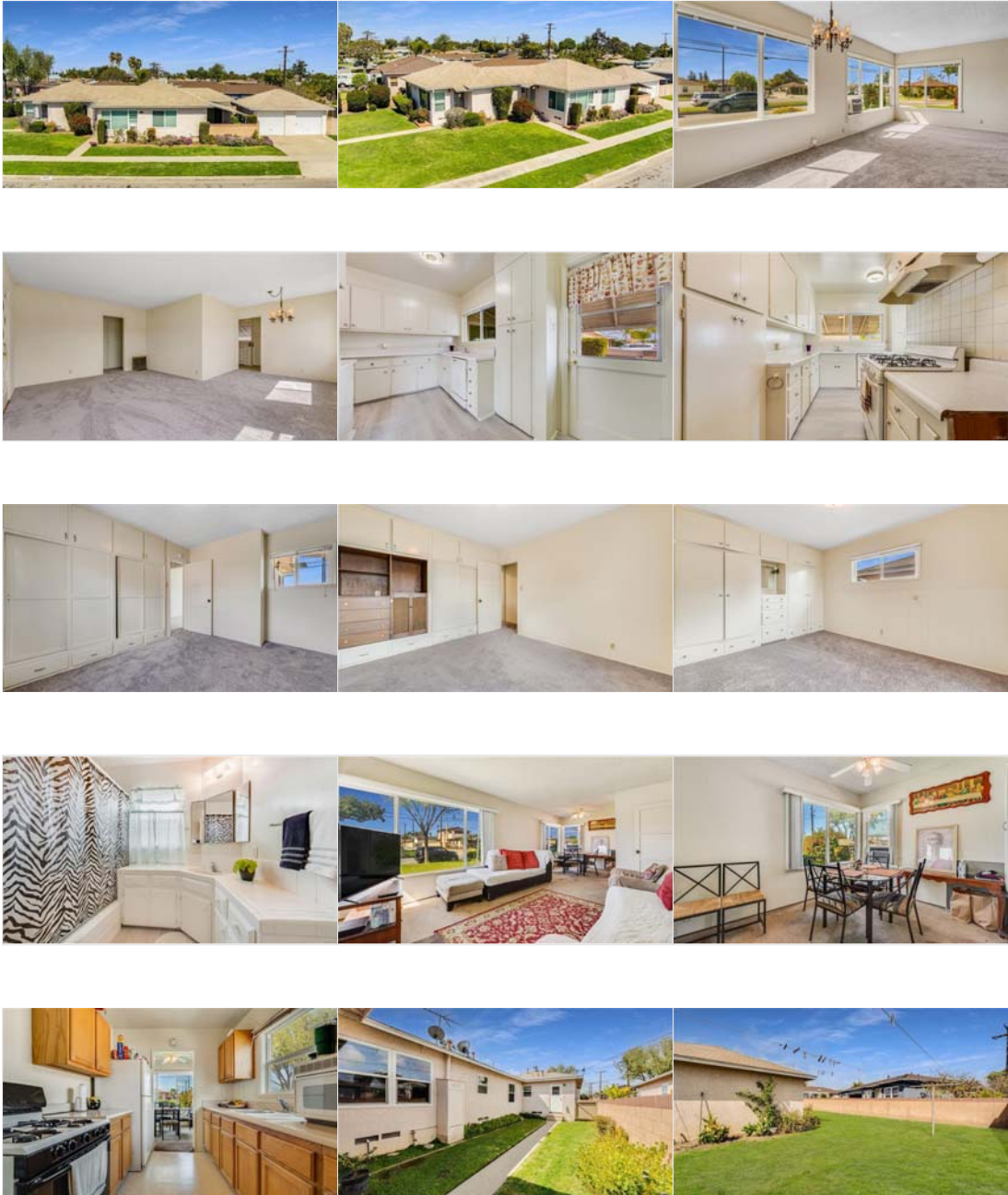
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Closed •

List / Sold: **\$649,000/\$639,000** ↓

6221 Hollenbeck St • Huntington Park 90255
2 units • \$324,500/unit • 1,300 sqft • 5,717 sqft lot • \$491.54/sqft •
Built in 1932
South of Slauson/ East of Boyle

31 days on the market

Listing ID: WS21023629



Beautiful Home and ADU totally renovated and completed in 2021! Front house has 2 bedrooms plus den (can convert into 3rd bed), two full baths, spacious living room with fireplace, laundry room, and many more amenities . Back ADU home features large studio , kitchen, and a full bath. Both homes features brand new kitchen counter, cabinet, appliances, flooring , bathrooms and many more . Plenty of parking spaces, conveniently located , great for large family or investment! Must see to appreciated!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$649,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn, Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319017020

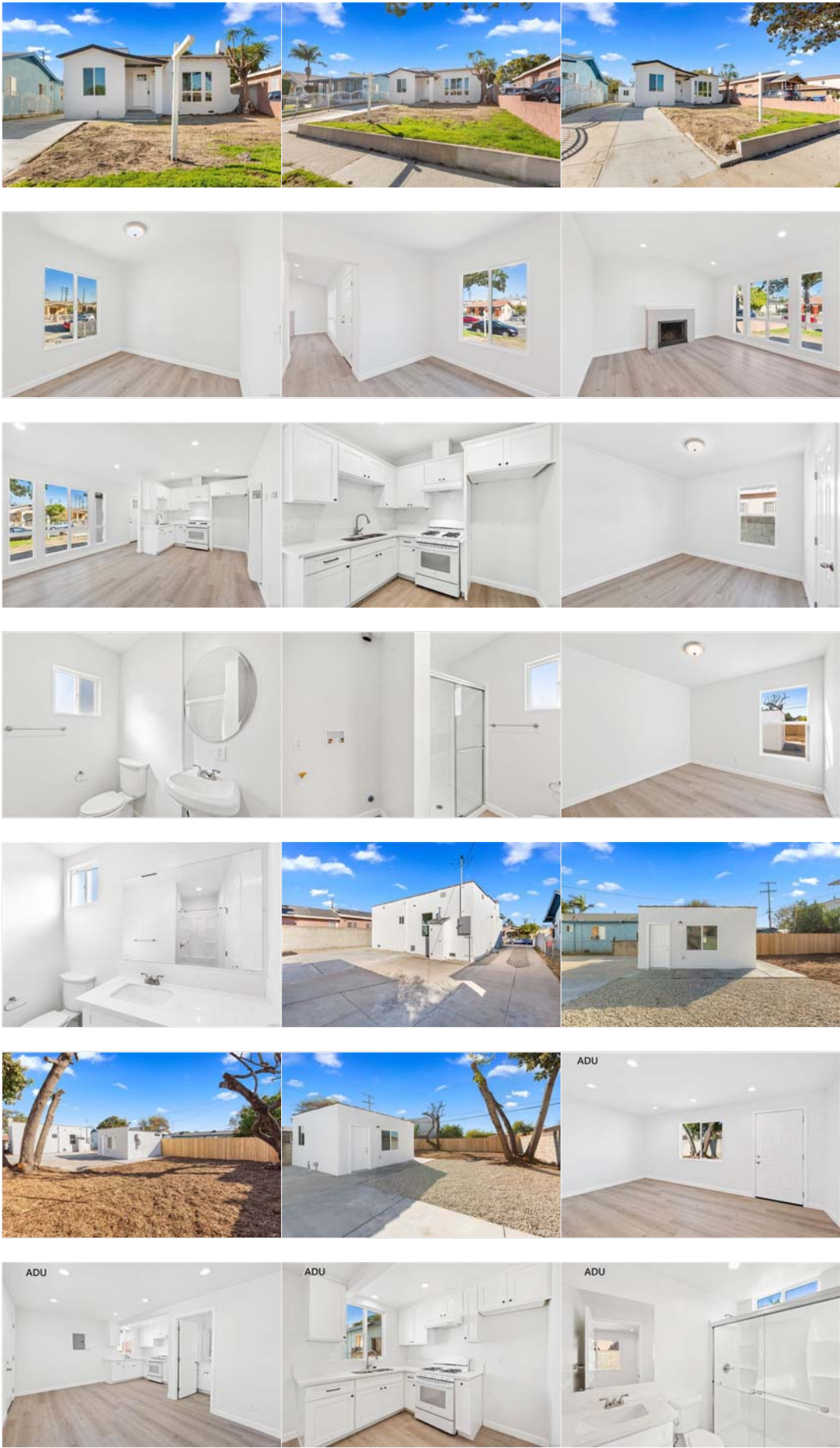
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$499,999/\$500,000** ↑

6215 Flora Ave • Bell 90201

1 days on the market

2 units • \$250,000/unit • 1,048 sqft • 6,430 sqft lot • \$477.10/sqft • Built in 1931

Listing ID: DW21032644

West of Atlantic Blvd. South of Randolph St



Two separate houses, one bedroom, one bath each. There is a detached 2 car garage with a storage room in the back. Front yard, yard between homes and back yard. Across from 'Nueva Vista Elementary' school. Close to everything, schools, business, restaurants and churches.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$499,999
- 2 Buildings
- 2 Total parking spaces
- Laundry: In Kitchen
- \$12000 Gross Scheduled Income
- \$10560 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,230
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$960
- Cable TV: 01252740
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6317024012

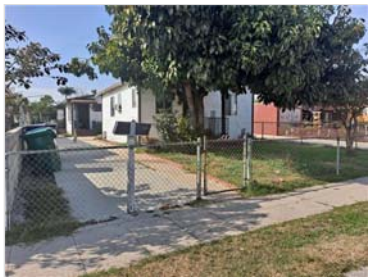
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: DW21032644

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Closed •

List / Sold: **\$600,000/\$620,000** ↓

10954 Wilmington Ave • Los Angeles 90059
2 units • **\$300,000/unit** • **2,328 sqft** • **3,253 sqft lot** • **\$266.32/sqft** •
Built in 2014
Off 105

68 days on the market

Listing ID: PW21002789



Wonderful investment opportunity to own a duplex! Both units are occupied with their own parking in the back. Just a few blocks from shopping and restaurants.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$699,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$36000 Gross Scheduled Income
- \$25000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- WATT - Watts area
- Los Angeles County
- Parcel # 6067006051

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: PW21002789

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Closed •

List / Sold: **\$1,150,000/\$855,000** ↓

3900 Olmsted Ave • Los Angeles 90008
2 units • \$575,000/unit • 2,650 sqft • 6,006 sqft lot • \$322.64/sqft •
Built in 1941
Corner of Olmsted and W 39th St

16 days on the market

Listing ID: PW21035802



Amazing Investment Income Opportunity! This is a 5 bd 3 ba home with a Huge bonus being used for a Successful 24 hr Child Care which has it's own address. All of the safety requirements are in place, health and safety inspections are all A+, and several of the child care furnishings and supplies can be negotiated. The home includes a newly upgraded kitchen with massive storage and a large island. The drop down tv stand helps maximize room space. A bedroom and bathroom downstairs gives family options on space. The upstairs layout provides plenty of rooms for the family. 20 Minutes to LAX and LA Beaches. Tons of shopping and services within walking distance. The garage has been converted to Brand New permitted ADU studio/bath/kitchen with a separate entrance and with it's own address per the City of LA. This Studio unit can pull top end lease rate for the area - leases range from \$1300-\$1450. Tons of off street parking spaces and a very large backyard area maximize this lot. This is a MUST tour even if your client is not easily excited.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- \$111600 Gross Scheduled Income
- \$93700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Converted Bedroom, Laundry, Main Floor Bedroom
- Floor: Wood
- Appliances: Gas Oven, Gas Cooktop, Self Cleaning Oven, Water Heater
- Other Interior Features: Block Walls, Built-in Features, Open Floorplan, Recessed Lighting, Stone Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Level with Street
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- Fencing: Block, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,900
- Electric: \$3,000.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,560
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$240
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	0	Unfurnished	\$0	\$5,200	\$5,200
2:	1	0	1	0	Unfurnished	\$0	\$1,450	\$1,450

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 5033020025

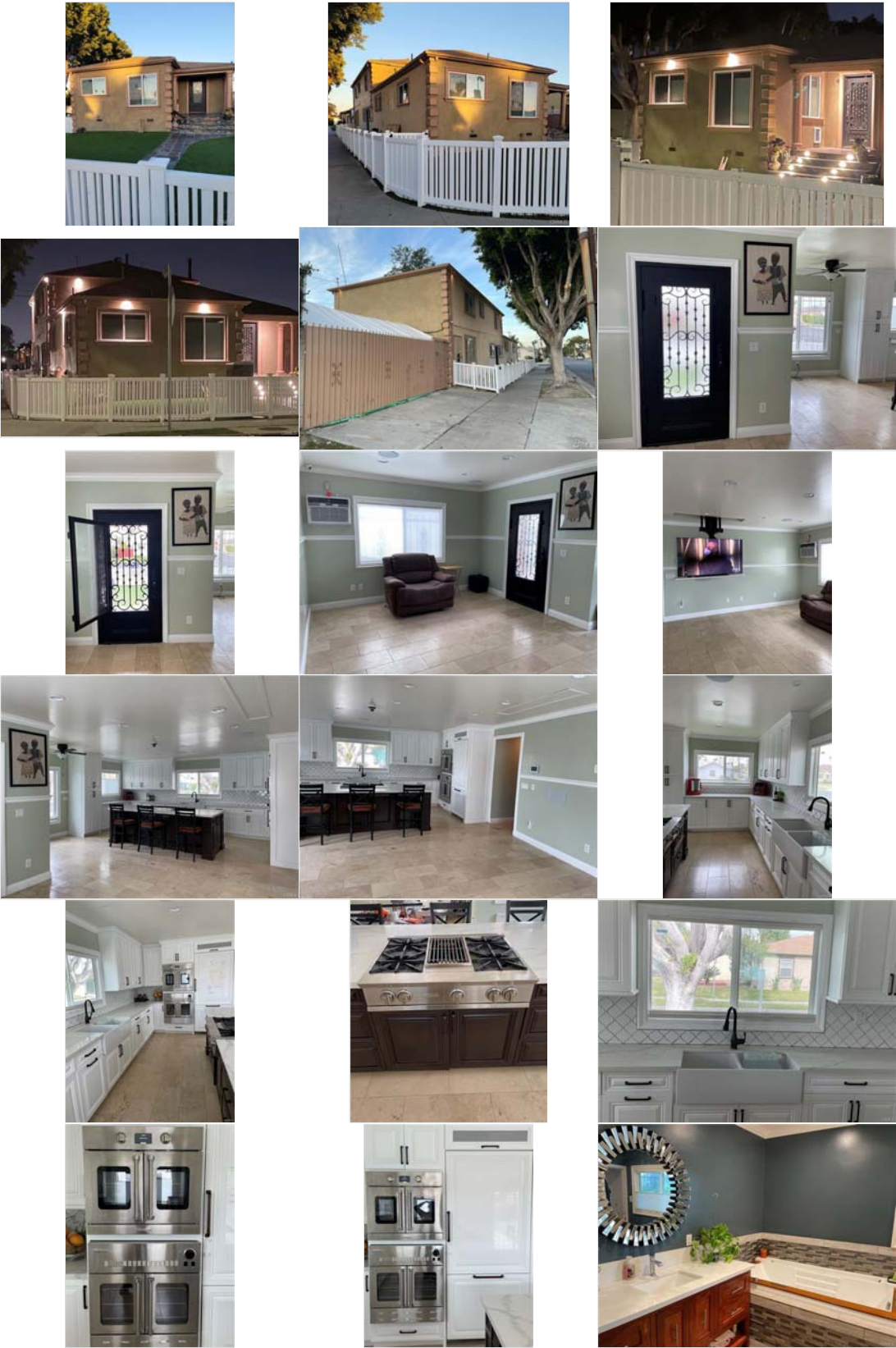
Michael Lembeck

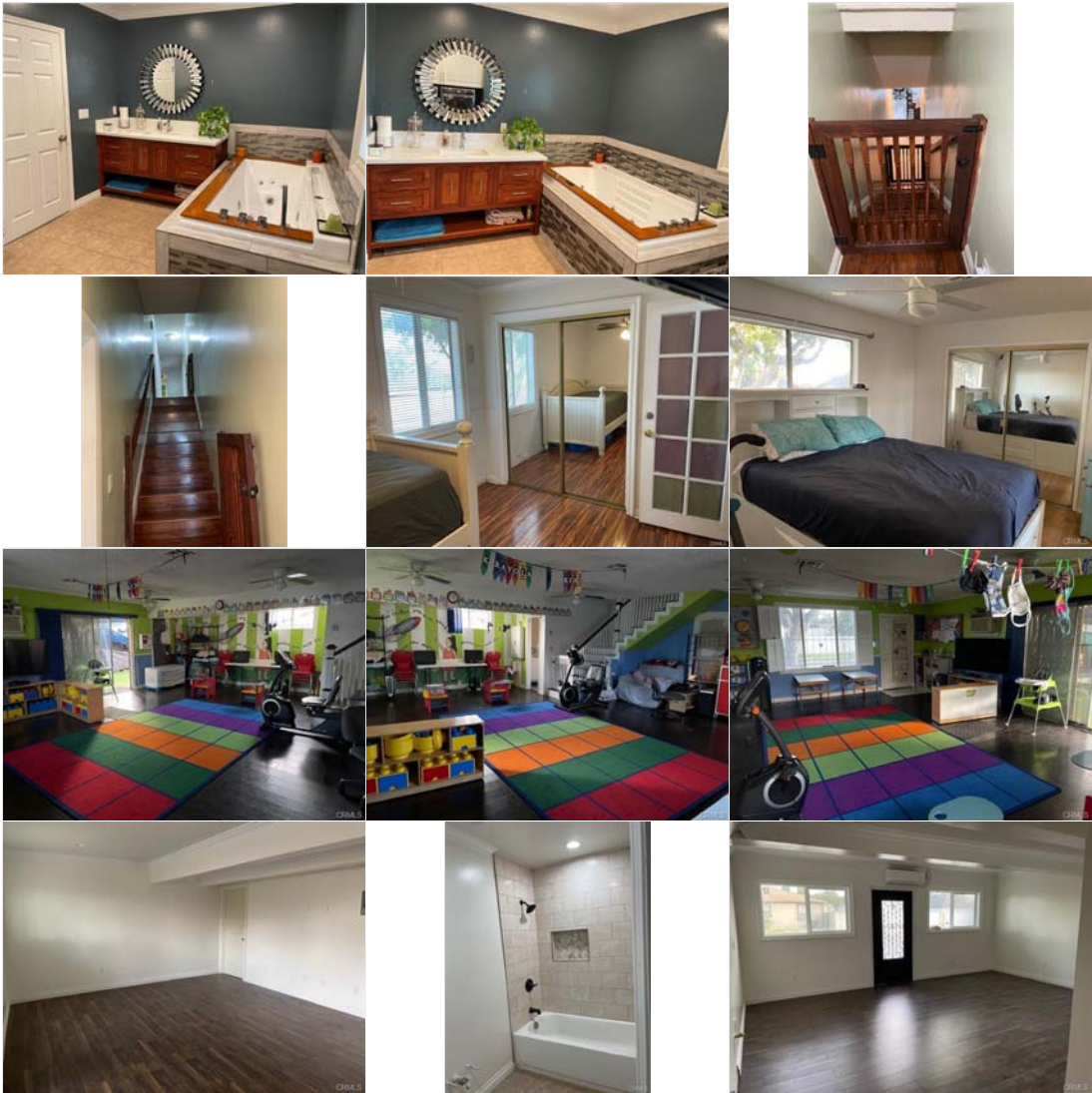
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Cell Phone: 714-742-3700

Re/Max Property Connection

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Closed •

List / Sold: **\$495,000/\$480,000** ↓

725 E 55th St • Los Angeles 90011

55 days on the market

2 units • \$247,500/unit • 1,226 sqft • 5,565 sqft lot • \$391.52/sqft • Built in 1913

Listing ID: DW21012814

S Central Ave & E 54th St



This duplex is the perfect opportunity to invest into a property that will generate you fair market value rent from the moment you become the owner. Tenants are fully cooperative and paying full price rent. The huge lot on this property allows for up to 5 parking spaces for tenants. This property is priced to sell! Submit an offer before it is gone!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$495,000
- 1 Buildings
- 1 Total parking spaces
- \$35424 Gross Scheduled Income
- \$35424 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Paved
- Fencing: Brick, Good Condition
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,496	\$1,496	\$1,650
2:	1	1	1	0	Unfurnished	\$1,456	\$1,456	\$1,550

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 699 - Not Defined 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: DW21012814

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Closed •

List / Sold: **\$550,000/\$588,000** ↑

1129 W 61st St • Los Angeles 90044
2 units • \$275,000/unit • 1,428 sqft • 6,055 sqft lot • \$411.76/sqft •
Built in 1916
Vermont Ave & 61st St

11 days on the market

Listing ID: RS21034242



Investor Opportunity, Nice Duplex located in South Los Angeles with lots of potential (Possibly qualify for Garage ADU Conversion) Price to sell

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$550,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Average Condition, Block, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,183
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6003022006

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: RS21034242

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Closed • Duplex

List / Sold: \$595,000/\$590,000 ↓

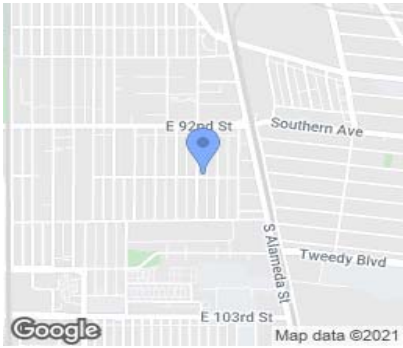
9418 Juniper St • Los Angeles 90002

147 days on the market

2 units • \$297,500/unit • 1,700 sqft • 6,636 sqft lot • \$347.06/sqft • Built in 1922

Listing ID: DW20218817

Alameda and 92nd St.



Remodeled Duplex! Each unit has a full 2 bedrooms 1 bath (4 bedrooms 2 bath total) with 2 car detached garage on a corner (oversized) lot (for the area) perfect to add on or more parking! Great unique layout, a must see! Property offers plenty of privacy. Seller still doing work to the property and will be ready soon! Everything has either been redone or seller has redone in the last few years, including but not limited to electrical and plumbing, flooring, kitchen, bathrooms and much much more!

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, See Remarks
- Other Interior Features: Recessed Lighting, Stone Counters, Storage
- Floor: See Remarks

Exterior

- Lot Features: Back Yard, Corner Lot, Desert Back, Lawn, Lot 6500-9999, Park Nearby, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6046006001

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Closed • Duplex

List / Sold: \$780,000/\$783,000 ↑

611 W 41st Dr • Los Angeles 90037

41 days on the market

2 units • \$390,000/unit • 1,705 sqft • 5,403 acre(s) lot • \$459.24/sqft • Built in 1912

Listing ID: DW21019541

Near Figueroa St. And Martin Luther kIng Jr. Blvd.



NICE 2 UNITS ON A LOT IN A VERY DESIRABLE AREA OF DOWNTOWN LOS ANGELES. Front unit 4 bedrooms and 2 baths, back unit 3 bedrooms on one bath,(Per titlle)BOTH UNITS WILL BE DELIVER VACANT AT CLOSE OF ESCROW. deep lot. Long driveway and plenty of parking in back yard.This is a great opportunity for investors ZONING LOT LARD1.5(Per title) MULTI LEVEL UNITS HAVE BEEN BUILT ACROSS THE STREET AND AROUND THE AREA.Great downtown Location within walking distance to LA Coliseum-New Soccer stadium.Close to LA Live, fwys,transportation,etc.Buyers to do their own investigation and research in regards to the build square footage..DON'T MISS OUT THIS GREAT INVESTMENT

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Wrought Iron
- Sewer: Private Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,500
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5019022022

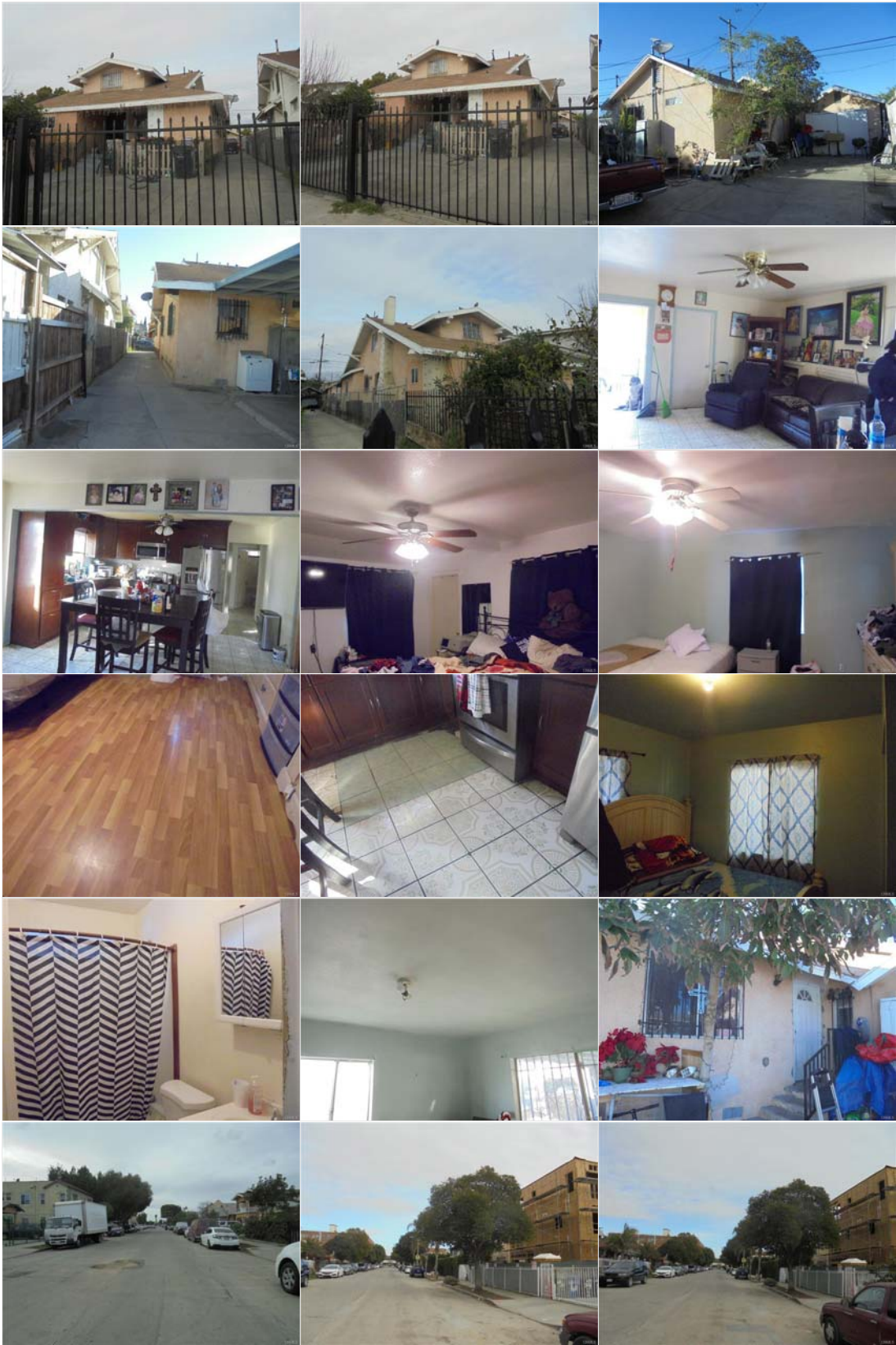
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$950,000/\$1,078,000** ↑

10426 Helendale Ave • Tujunga 91042
3 units • \$316,667/unit • 2,674 sqft • 12,839 sqft lot • \$403.14/sqft •
Built in 1930
East of Foothill Blvd & North of Apperson Street

11 days on the market

Listing ID: SR21029865



JUST LISTED! Make sure you see this beautiful Tujunga property with many options. The large main house has a great functional floor plan and has 3 bedrooms / 2 bath. There is also a detached guest house which has 1 bedroom / 1 bath, with a kitchen. Then there is also a studio apartment upstairs with a kitchen and its own separate entrance. Weather you have a large family, are looking to generate rental income, or just need more space, you must see this property. Make an appointment today!

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Central
- Laundry: In Kitchen
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523748
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Probate Listing sale
- 659 - Sunland/Tujunga area
- Los Angeles County
- Parcel # 2558014023

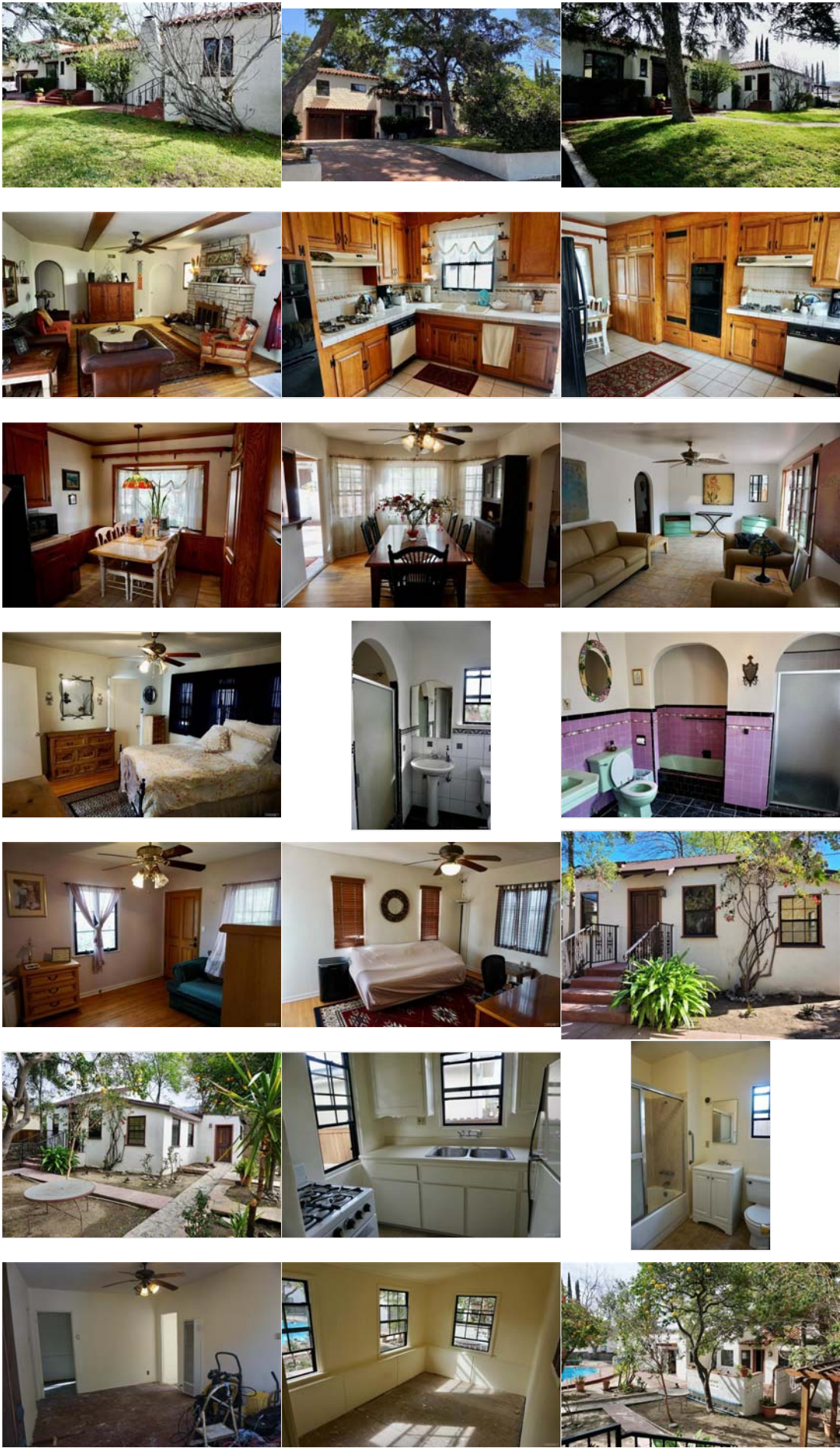
Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: SR21029865

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List / Sold:

Closed • **Triplex****\$2,100,000/\$1,950,000** ↓**12 days on the market****Listing ID: PW21020320****2002 18th St • Santa Monica 90404****3 units • \$700,000/unit • 2,593 sqft • 6,981 sqft lot • \$752.02/sqft • Built in 1948****Located north of Pico Boulevard on 18th Street near Santa Monica College**

Triplex in the heart of Santa Monica. All 3 units completely remodeled kitchens, baths, floors, lighting and windows. Concrete all around for easy access for tenants and easy maintenance. Front two units have external washer & dryer. Rear unit has internal washer & dryer. Separate parking for all 3 units onsite. Pride of ownership. Premier Location and Access to the I-10 Freeway. Steps from Santa Monica College. Two miles from the beach. Dense and affluent neighborhood. Value-add opportunity. All parts of the property are updated and well maintained. Front building has two units each with their own address. Rear building is fully separate with its own address and rear gate. All units delivered without tenants (VACAN+). Units rent may be set to *any* amount after purchase then will follow Santa Monica Max Allowed Rent. Note that this property is currently exempt from rent control. *Read more* here (search: Santa Monica Owner-Occupied Exemption, 3 units or less). Virtual Tour link below with walk through (youtube.com/embed/h2Te2gdlVu8). *Broker does not guarantee the accuracy of square footage, lot size or any other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. SHOWING INFORMATION

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$2,175,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$94020 Gross Scheduled Income
- \$79020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$960
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$3,400	\$3,400	\$3,400
2:	1	2	2	0	Unfurnished	\$3,200	\$3,200	\$3,500
3:	1	2	2	0	Unfurnished	\$0	\$0	\$4,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4274015014

Michael Lembeck

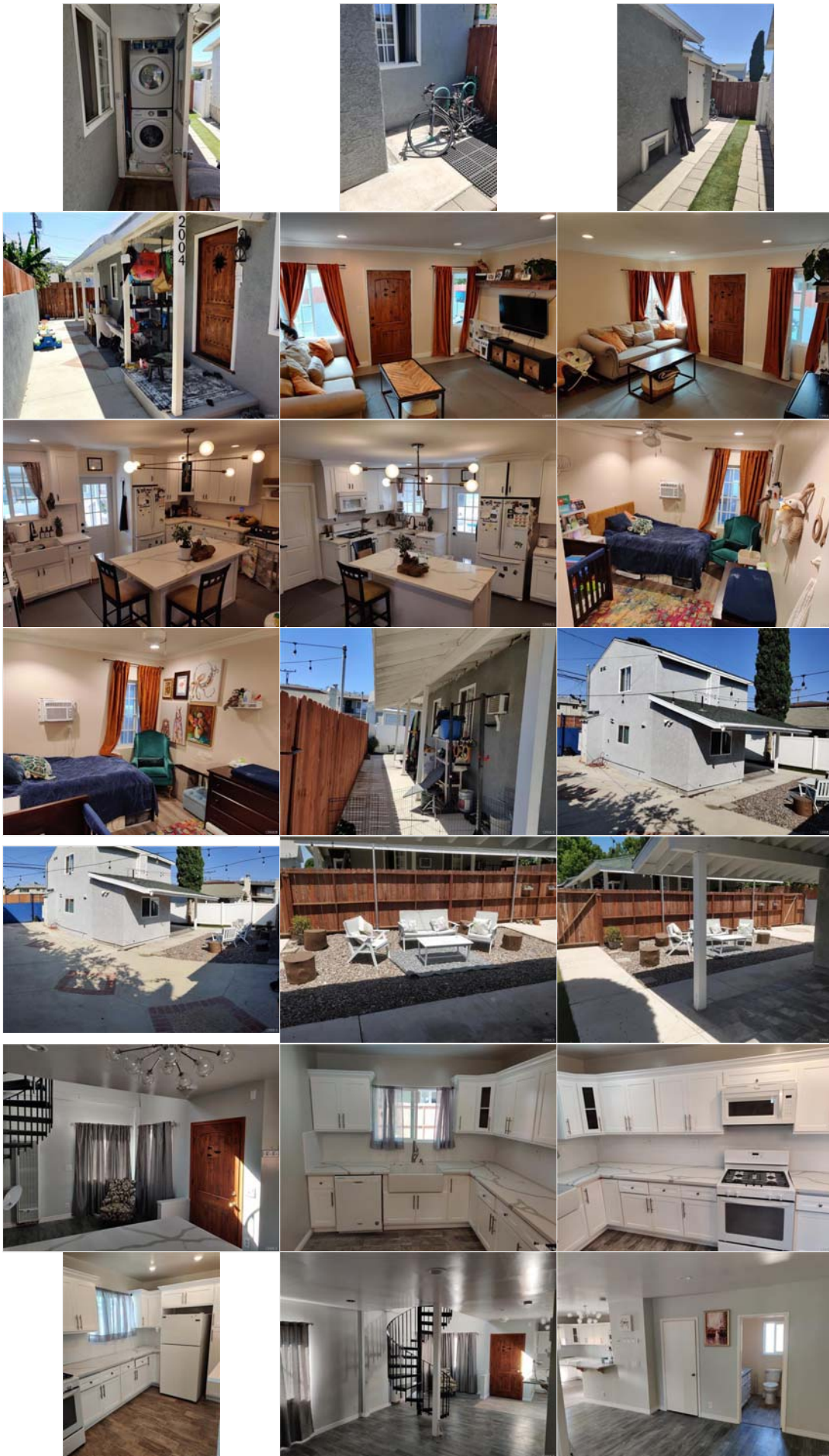
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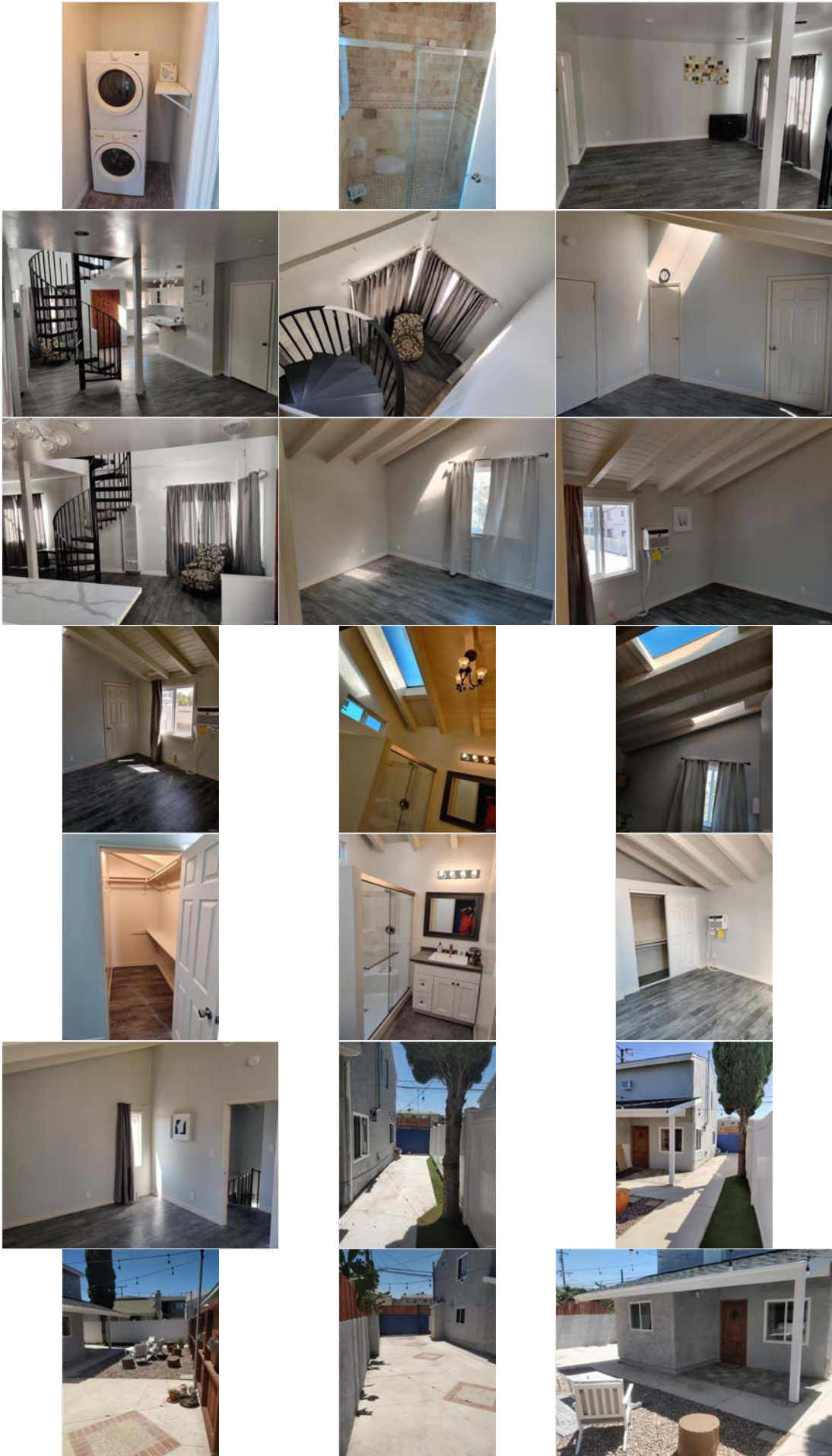
Re/Max Property Connection

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

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: PW21020320

Printed: 04/25/2021 7:16:21 PM

List / Sold:

Closed •**\$1,559,000/\$1,575,000** ↑

12 days on the market

520 W 50th St • Los Angeles 90037**3 units • \$519,667/unit • 4,467 sqft • 6,110 sqft lot • \$352.59/sqft • Built in 2021**

Listing ID: CV21030381

Near corner of Figueroa/50th; Just west of 110 Fwy (51st exit)

Offers Due 3/1 9pm View Virtual Tour and Video Before Making Appointment (<https://my.matterport.com/show/?m=WyMPQQRckQT&brand=0>) (<https://youtu.be/xdTJVHSTxEM>) This Steal Will Not Last! Best Price Per Sqft in the Area: \$349/sf! Brand New! 3 Large Vacant Units! Just Received Certificate of Occupancy! Owner User's or Investor's Dream! Live in 1 and Rent the Others! Or Lease at the Market Rents! Conveniently Located Just West of the 110 Freeway! 1 Mile from USC, Los Angeles Coliseum, Banc of California Stadium, Exposition Park (California Science Center, California African American Museum, Natural History Museum, Expo Center and Pool)! Minutes to Downtown, Los Angeles Convention Center, LA Live, Staples Center! 2 Story Front House Has 4 Bed 2.5 Bath with 2 Car Garage, 2 Story 4 bed/2 Bath with 2 Onsite Parking Spots, and a 3 Bed/2Bath in Back with 1 Car Garage and 1 Onsite Parking Spot. NO EXPENSE SPARED!!! Top of Line Quartz Kitchen Counters With Attractive Backsplashes, Kitchen Cabinets, Restroom Vanity, Restroom Tile. Open Living / Dining / Kitchen Areas Downstairs With Top of Line Floor Tile Perfect for Entertaining. Laminate Flooring in Bedrooms and Hallways, All Units Have Primary ("Master") Bedrooms/Bathrooms and Washer/Dryer Rooms/Area. All Units Have Their Own Water, Gas, Electric Meters. Gross Rent Multiplier is Conservatively 12.9! View Virtual Offers Due 3/1

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,559,000
- 2 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$120000 Gross Scheduled Income
- \$120000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry
- Floor: Laminate
- Appliances: None
- Other Interior Features: 2 Staircases, Copper Plumbing Full

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01821309
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	4	2	1	Unfurnished	\$3,400	\$3,400	\$3,400
3:	1	3	2	0	Unfurnished	\$3,100	\$3,100	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5018021006

Michael Lembeck

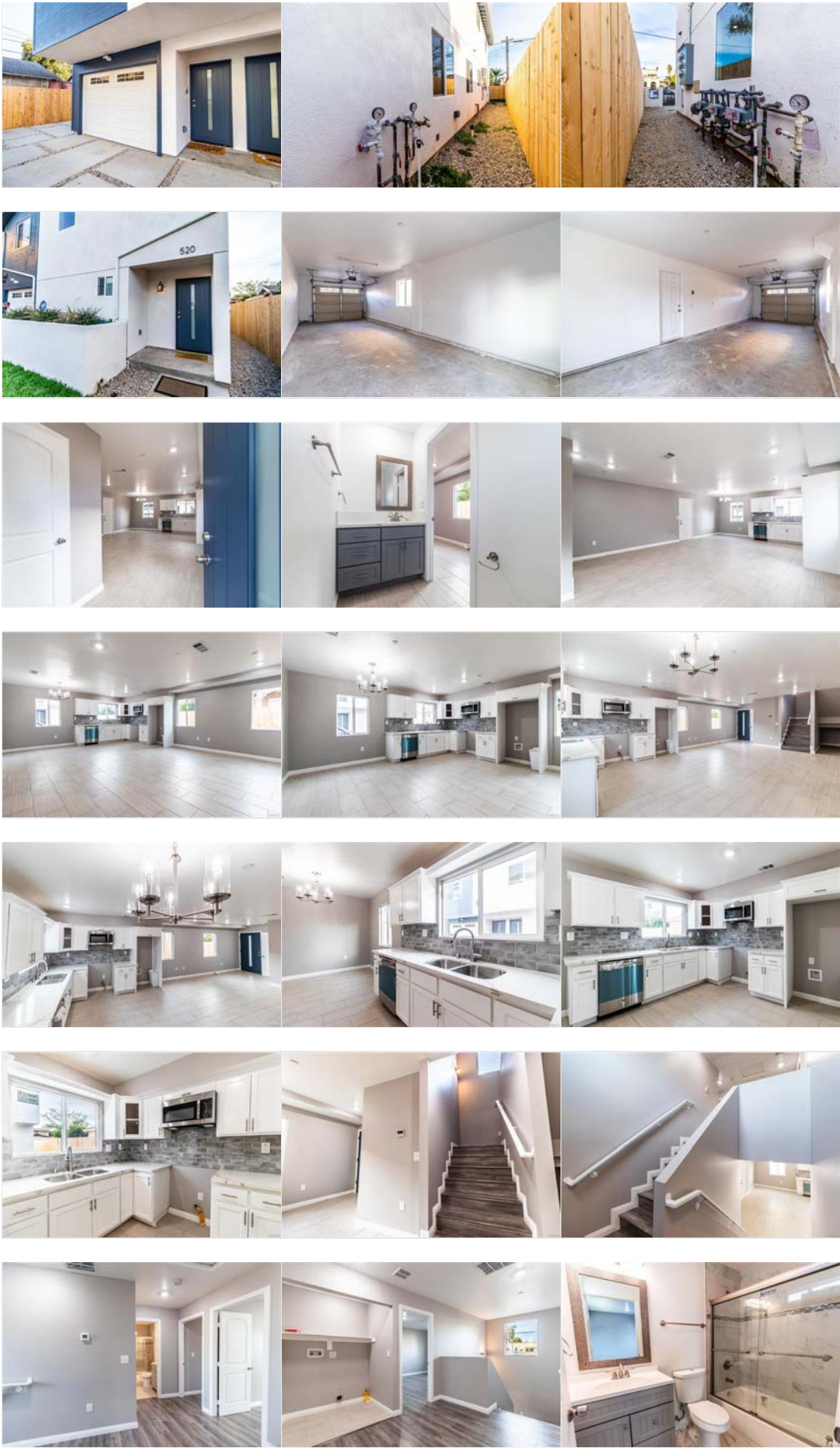
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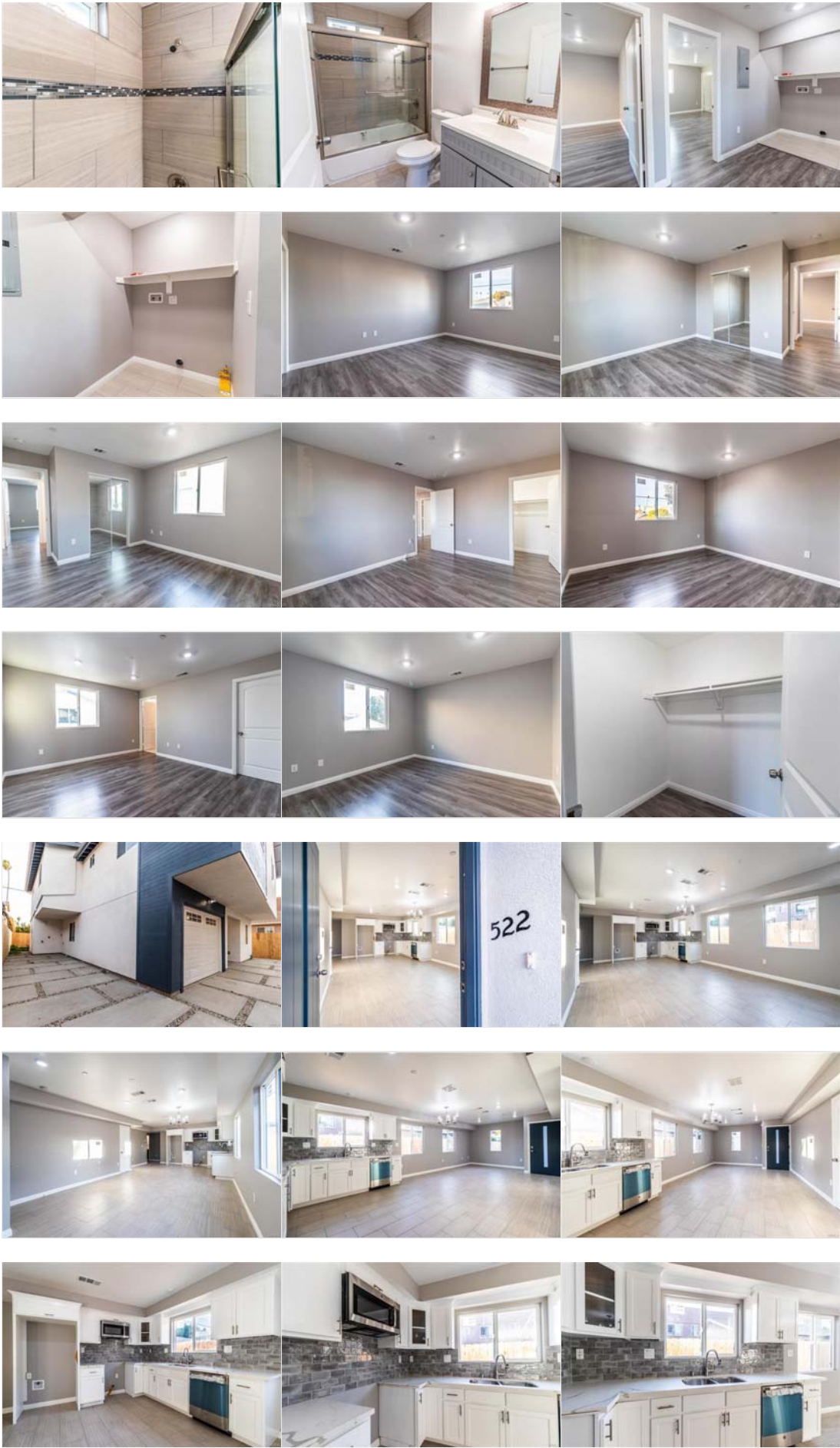
Re/Max Property Connection

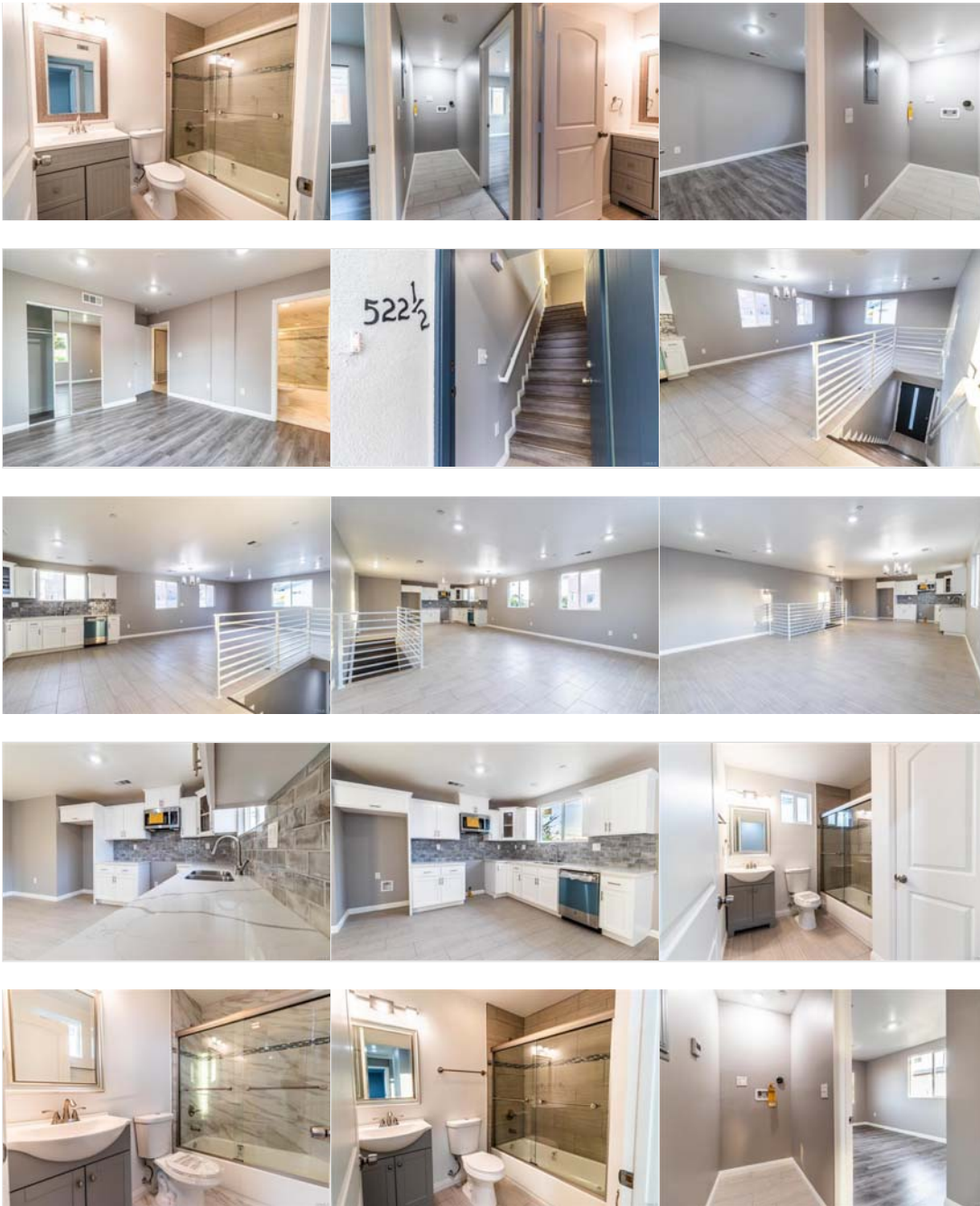
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: CV21030381

Printed: 04/25/2021 7:16:21 PM

Closed •List / Sold: **\$550,000/\$460,000** ↓**35 days on the market****11102 Van Buren Ave • Los Angeles 90044****3 units • \$183,333/unit • 2,368 sqft • 6,051 sqft lot • \$194.26/sqft • Built in 1924****Listing ID: IN21031584****North of Normandie Avenue - West of Imperial Hwy.**

BACK ON THE MARKET WITH AN EXCELLENT PRICE REDUCTION! Desirable location of Los Angeles. Great opportunity for investors! This 2 building, 3 unit property is in need of some TLC/repairs for all units. It is being sold in its "As Is" condition. The property to be sold with tenants in place, one unit will be vacated. Drive by only and please do not disturb the tenants.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$625,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen, Washer Hookup, Washer Included
- \$18518 Gross Scheduled Income
- \$6532 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Stone, Vinyl
- Appliances: None

Exterior

- Lot Features: Front Yard, Yard
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,199
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,640
- Maintenance: \$3,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,246
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,430	\$1,430	\$1,430
2:	1	2	1	0	Unfurnished	\$669	\$669	\$669
3:	1	2	1	0	Unfurnished	\$689	\$689	\$689

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6076020013

Michael Lembeck

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

Re/Max Property Connection

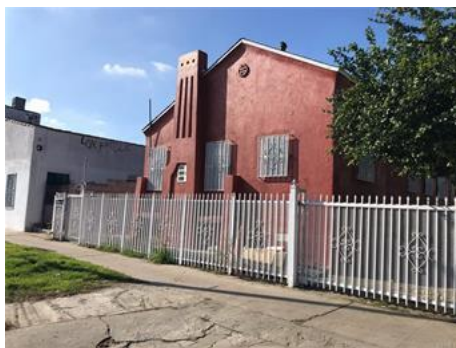
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: IN21031584

Printed: 04/25/2021 7:16:21 PM

Closed •List / Sold: **\$599,900/\$575,000 ↓****12 days on the market****8409 S Central Ave • Los Angeles 90001****3 units • \$199,967/unit • 1,500 sqft • 4,002 sqft lot • \$383.33/sqft • Built in 1930****Listing ID: DW21034039****105 exit central**

Investment opportunity(11% CAP RATE). 3 Cash producing UNITS located in the heart of Los Angeles, Ca (Florence-Graham). The property consists of one 1 bedroom, 1 bath unit (RENTED), One 1 bedroom, 1 bath unit (VACANT) and One 2 bedroom, 1 bath unit (VACANT) the property has 5 PARKING SPOTS and ALLEY ACCESS. The property is ready to be rented and to start producing CASH FLOW upon a successful close of escrow.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$599,900
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 11
- \$58800 Gross Scheduled Income
- \$48100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre, Near Public Transit, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,700
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 02021339
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,250
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,650
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,650

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6029021003

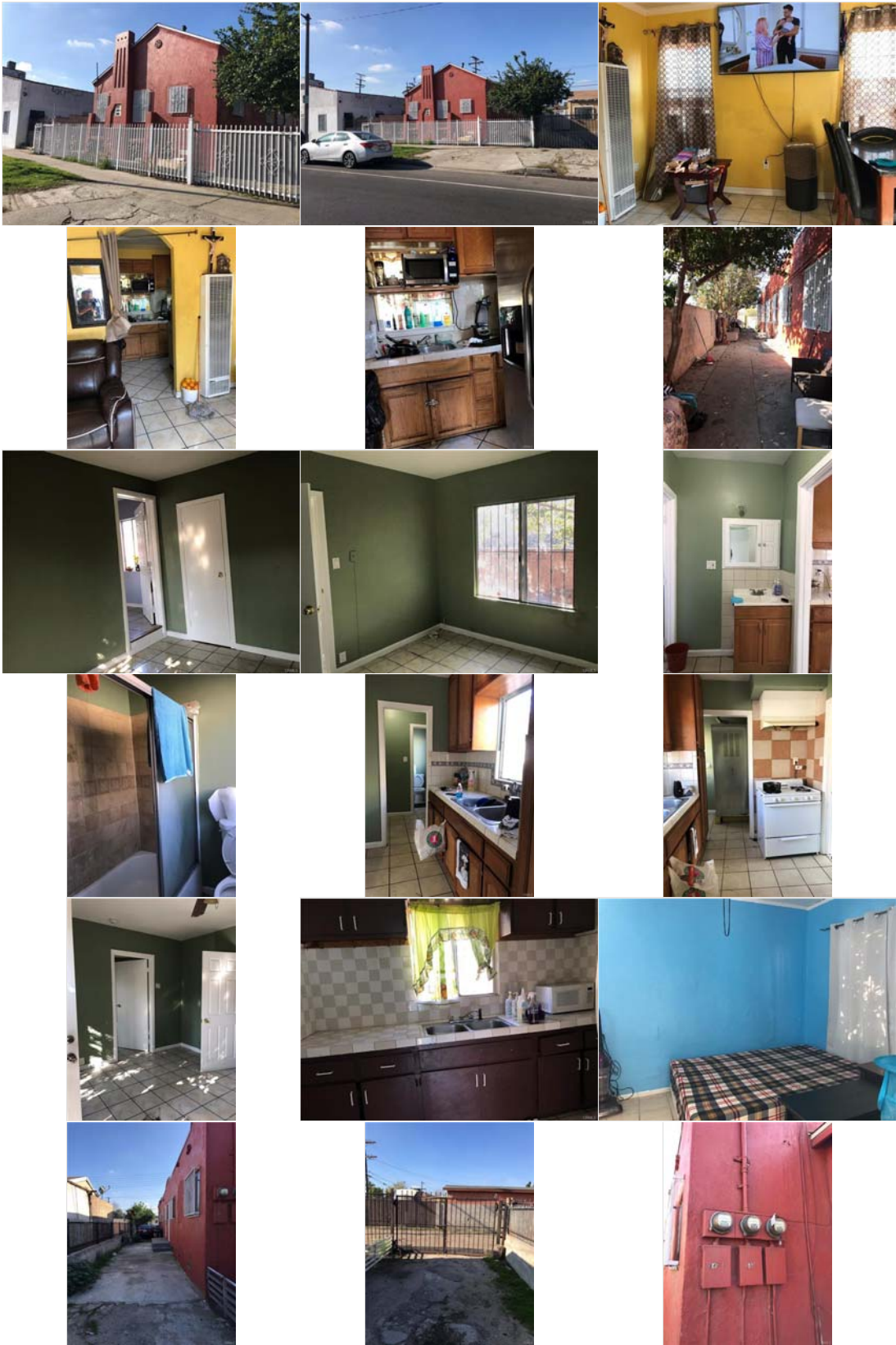
Michael Lembeck

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: DW21034039

Printed: 04/25/2021 7:16:21 PM

Closed • **Triplex**List / Sold: **\$649,900/\$510,000** ↓**447 W 69th St** • Los Angeles 90003**115 days on the market****3 units** • **\$216,633/unit** • **2,412 sqft** • **5,250 sqft lot** • **\$211.44/sqft** • **Built in 1929****Listing ID: PW20224804****EAST OF FIGUEROA / NORTH FLORENCE ST**

DO NOT MISS OUT ON THIS GREAT INVESTMENT PROPERTY, NEAR DOWNTOWN, MINUTES AWAY FROM USC CAMPUS, THE FRONT UNITS HAVE 2 BEDROOMS EACH, 1 BATHROOM EACH, LONG TERM TENANTS SINCE 2006, THE BACK UNIT IS 1 BEDROOM AND 1 BATH. THERE ARE TWO GARAGES DESIGNATED FOR THE TWO FRONT UNITS, CLOSE TO EVERYTHING IN DOWNTOWN LOS ANGELES.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$649,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$36408 Gross Scheduled Income
- \$29158 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,230
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses: 243
- Insurance: \$1,707
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$5,280
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,123	\$1,123	\$1,800
2:	1	2	1	1	Unfurnished	\$1,123	\$1,123	\$1,800
3:	1	1	1	1	Unfurnished	\$788	\$788	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6013026029

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: PW20224804

Printed: 04/25/2021 7:16:21 PM

Closed •

List / Sold: **\$900,000/\$850,000** ↓

9101 Margaret St • Downey 90241

12 days on the market

3 units • \$300,000/unit • 1,932 sqft • 6,643 sqft lot • \$439.96/sqft • Built in 1952

Listing ID: PW21038397

SE of the Firestone/Lakewood intersection. Near intersection of Margaret & Adenmoor



The property is a 1952 construction with all two-bedroom/one-bath units that are separately metered for gas and electricity, three garage parking spaces, and an underutilized laundry room with hookups. The property has been well-maintained, and recent improvements include copper plumbing throughout, a new roof within the past 10 years, and the renovation of the middle unit with new floors, new windows, a new vanity, and new blinds. 9101 Margaret Street is well-located conveniently near a range of services, employers, attractions, and retail: within a few blocks are the popular Stonewood Center Mall, numerous dining and shopping options, and a Ralphs grocery store, and within a mile are Downey High School, Downey Civic Center, the Promenade at Downey (a major shopping center opened in 2015), the Downey Landing shopping center, Downey Regional Medical Center and Kaiser Permanente Downey Medical Center. Additionally, 9101 Margaret Street is located within view of a brand new Marriott Springhill Suites hotel that is currently under construction.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$900,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$57720 Gross Scheduled Income
- \$37715 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,273
- 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:	3	2	1	3	Unfurnished	\$1,603	\$4,810	\$1,900
# Of Units With:								
• Separate Electric: 3					• Drapes:			
• Gas Meters: 3					• Patio:			
• Water Meters: 0					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Rent Controlled
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6284011001

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: PW21038397

Printed: 04/25/2021 7:16:21 PM

Closed • Single Family Residence

List / Sold: \$539,900/\$550,000 ↑

1234 S Alma Ave • East Los Angeles 90023

16 days on the market

3 units • \$179,967/unit • 880 sqft • 5,105 sqft lot • \$625.00/sqft • Built in 1922

Listing ID: DW21031576

E OLYMPIC BLVD



**** 3 BED AND 1 BATH SINGLE FAMILY HOME****This property is located to all amenities of life. Close to parks, public transportation, schools, restaurants, shopping centers, churches, and easy access to major freeways. Front house includes spacious living room, spacious kitchen with plenty of storage space, dinning area, 1 full bathroom, and 3 good size bedrooms. Property includes long gated driveway with plenty of parking space, front yard, back yard , and laundry hook ups. Don't miss out on this great opportunity!

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$539,900
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Outside
- \$35112 Gross Scheduled Income
- \$33792 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$7,320
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,275	\$1,275	\$2,250
2:	1	2	1	0	Unfurnished	\$1,025	\$1,025	\$1,750
3:	1	1	1	0	Unfurnished	\$626	\$626	\$1,000

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
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5242010008

Michael Lembeck

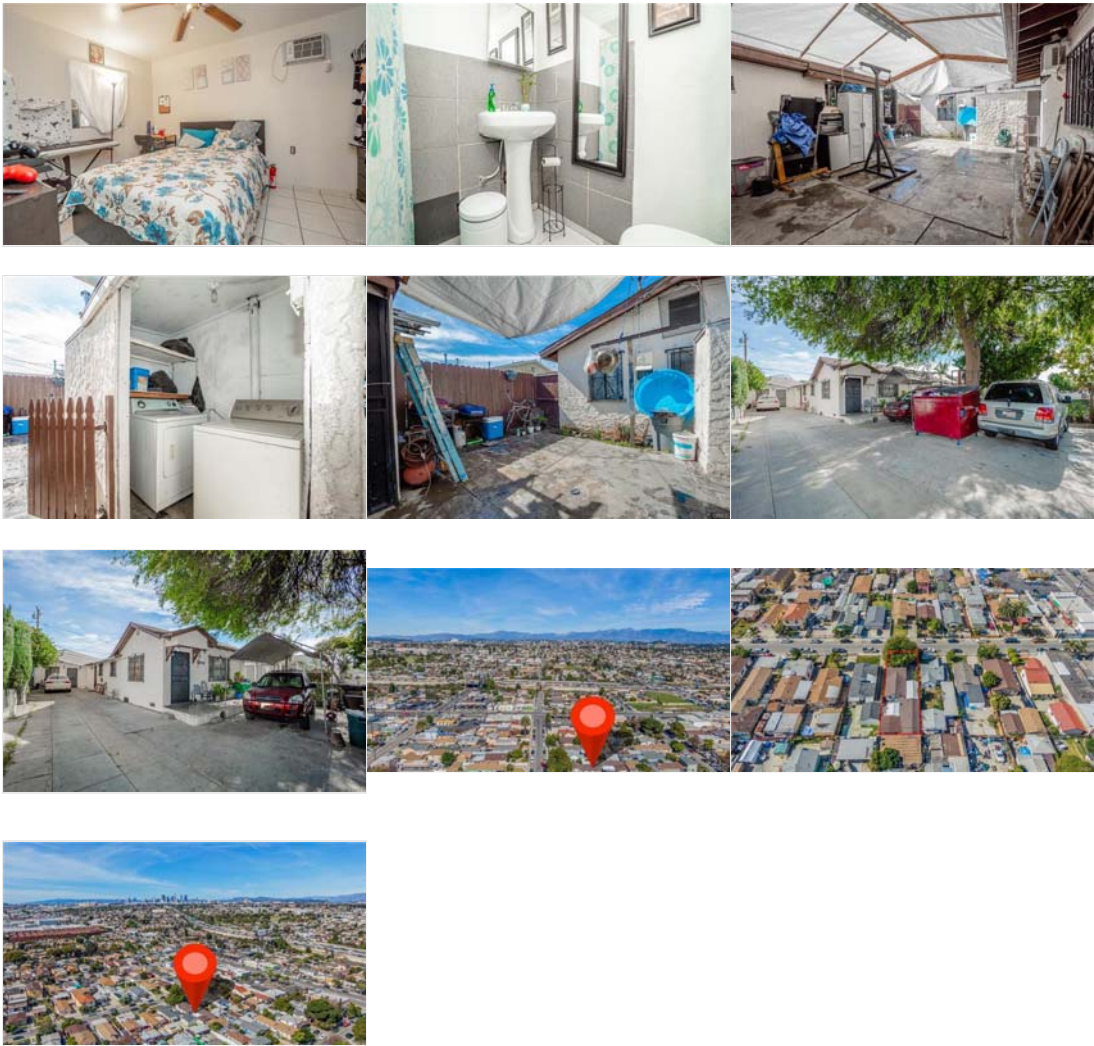
State License #: 01019397
Cell Phone: 714-742-3700

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: DW21031576

Printed: 04/25/2021 7:16:21 PM

Closed • Triplex

List / Sold: **\$680,000/\$680,000**

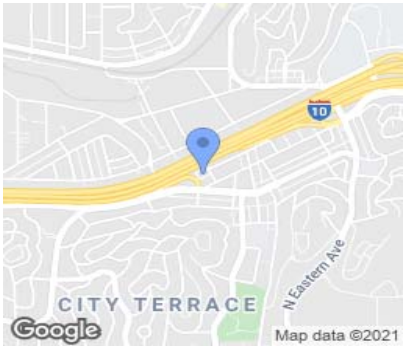
3920 Perry St • Los Angeles 90063

65 days on the market

3 units • \$226,667/unit • 1,768 sqft • 4,596 sqft lot • \$384.62/sqft • Built in 1929

Listing ID: DW20216953

City Terrace Cross street



This is a perfect opportunity to live in one unit and rent the other units. Location is the wow factor in this one of a kind property. Walking distance to CALSTATE LA, a few minutes away to Downtown Los Angeles. Property features a long driveway which fits over four cars.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$680,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,820
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$120
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5226007016

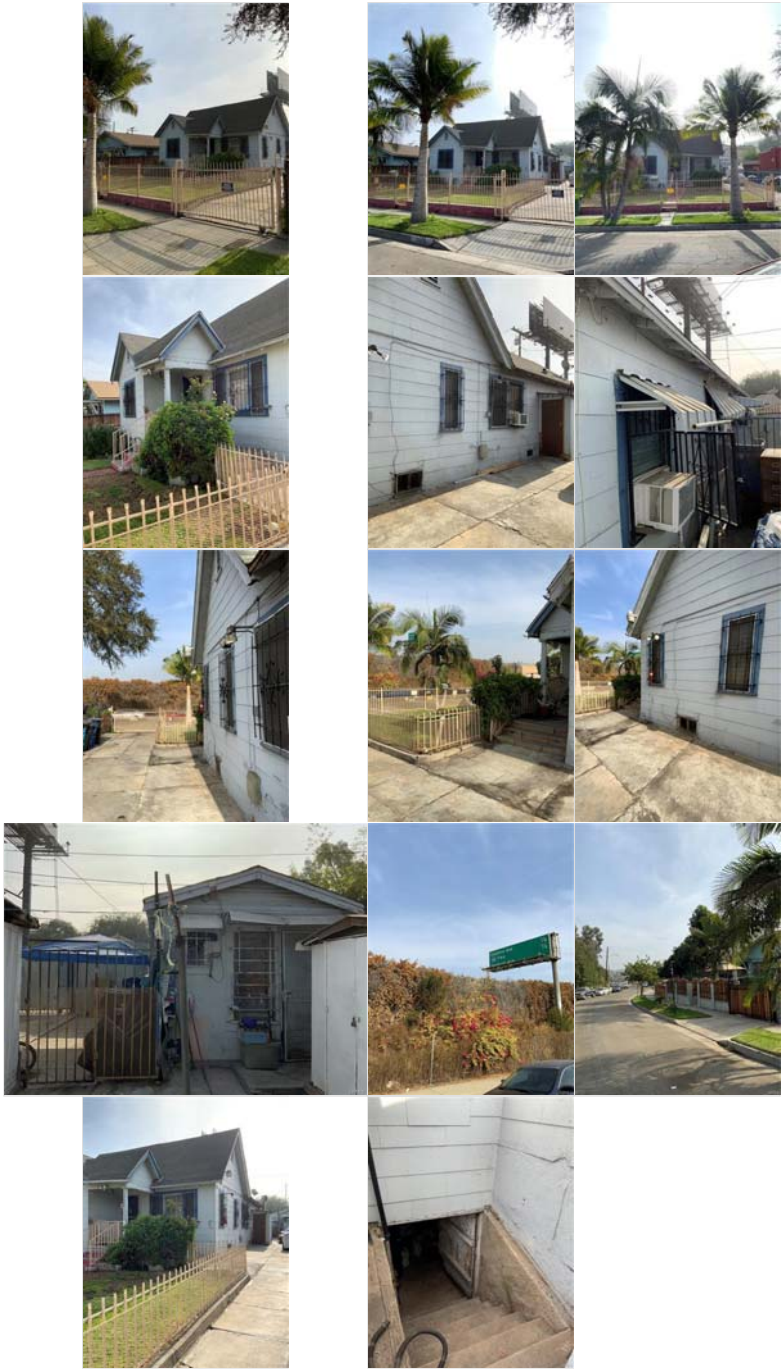
Michael Lembeck

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: DW20216953

Printed: 04/25/2021 7:16:21 PM

Closed • **Triplex**List / Sold: **\$925,000/\$900,000** ↓**1965 Park Grove Ave** • Los Angeles 90007**7 days on the market****3 units** • **\$308,333/unit** • **2,604 sqft** • **6,564 sqft lot** • **\$345.62/sqft** • **Built in 1898****Listing ID: PF21052261****W 21st St to Park Grove Ave to address**

Ever think it would be possible to buy a home just minutes away from DTLA and live there with little or no payment? Welcome to this three- home dream! The grand main house has all of the the charm you would expect from the late 1890's: intricate molding, high ceilings, a large decorative fireplace, large rooms, and more. This secure large lot with an electric gate spanning from one street to another is a very rare find. The two separate additional homes face the opposite street from the main house so there is privacy for all. Well maintained but not remodeled making it the perfect blank slate to make your dream home!

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- Laundry: Gas & Electric Dryer Hookup, Gas Dryer Hookup, Inside, Washer Hookup
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Laundry, Living Room
- Floor: Carpet, Laminate, Wood
- Appliances: Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Self Cleaning Oven, Vented Exhaust Fan, Water Heater, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Crown Molding, Formica Counters, High Ceilings

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Electric, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	1	1	0	Unfurnished	\$985	\$985	\$985
3:	1	1	1	0	Unfurnished	\$577	\$577	\$577

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5124019018

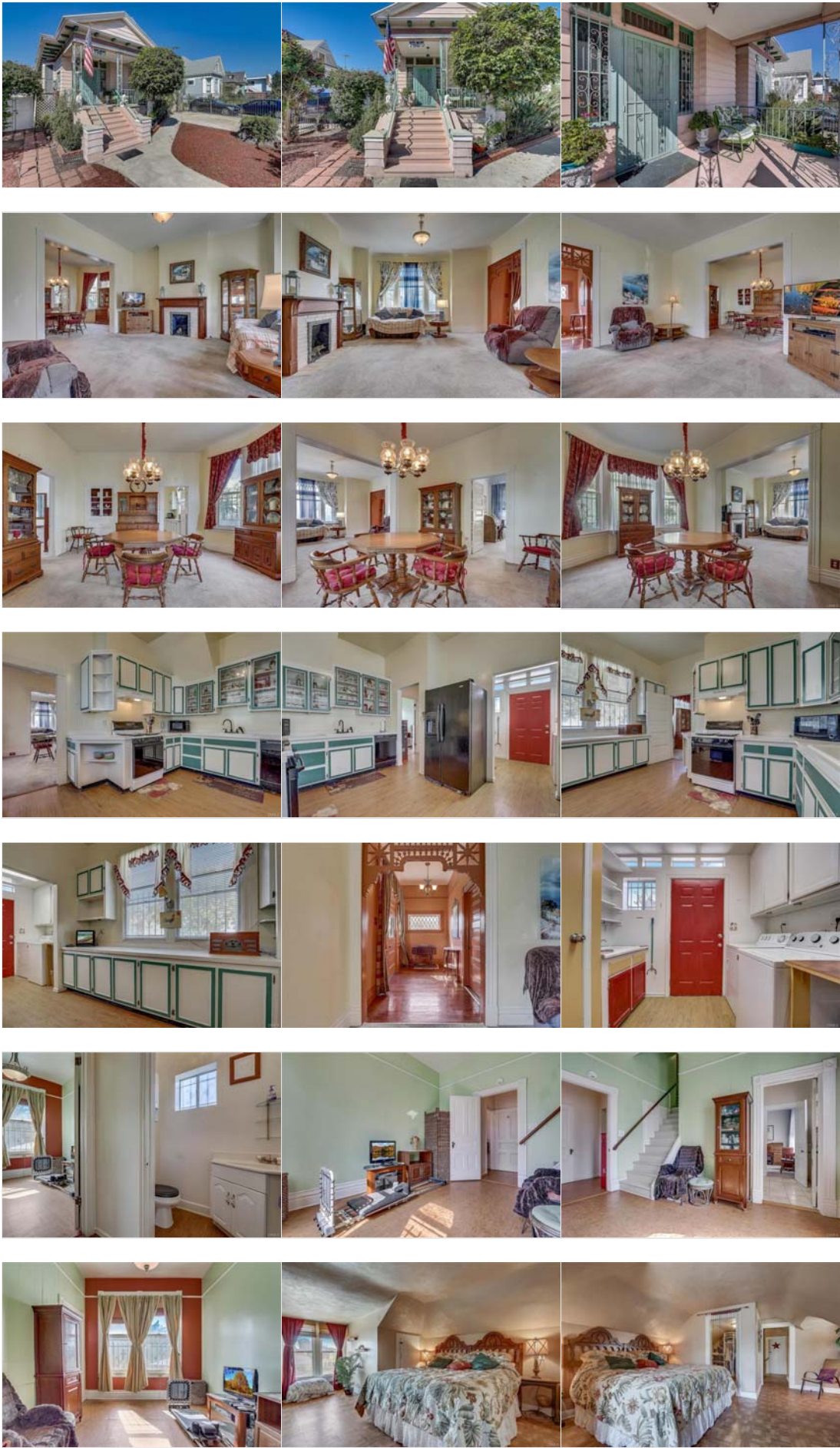
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,175,000/\$1,150,000 ↑

206 days on the market

Listing ID: PW20149672

12562 BROOKSHIRE Ave • Downey 90242
3 units • \$391,667/unit • 4,214 sqft • 5,254 sqft lot • \$272.90/sqft •
Built in 1965
NORTH OF IMPERIAL HWY & EAST OF DOWNEY AVE SOUTH OF FIRESTONE BLVD



NICE TRIPLEX IN A GREAT AREA OF SOUTH DOWNEY, RECENTLY PAINTED LANDSCAPED NEW WATER HEATER SECURITY CAMERAS ALL AROUND THE BUILDING PLUMBING & ELECTRICAL UPDATED. APT. 1 DOWNSTAIRS CONSISTS OF A 3 BEDROOM 1 & 3/4 BATHROOM. APT'S. 2 & 3 ARE UP STAIRS AND ARE 2 BEDROOMS 1 BATH. EACH APARTMENT HAS A 1 CAR GARAGE. COMMUNITY LAUNDRY ROOM.

Facts & Features

- Sold On 04/21/2021
 - Original List Price of \$120,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
- Laundry: Community
 - \$72600 Gross Scheduled Income
 - \$48930 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,670
 - Electric: \$300.00
 - Gas: \$840
 - Furniture Replacement: \$0
 - Trash: \$1,080
 - Cable TV:
 - Gardener:
 - Licenses: 300
- Insurance: \$1,880
 - Maintenance: \$1,950
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$1,320
 - Other Expense: \$0
 - Other Expense Description: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$1,850
3:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County

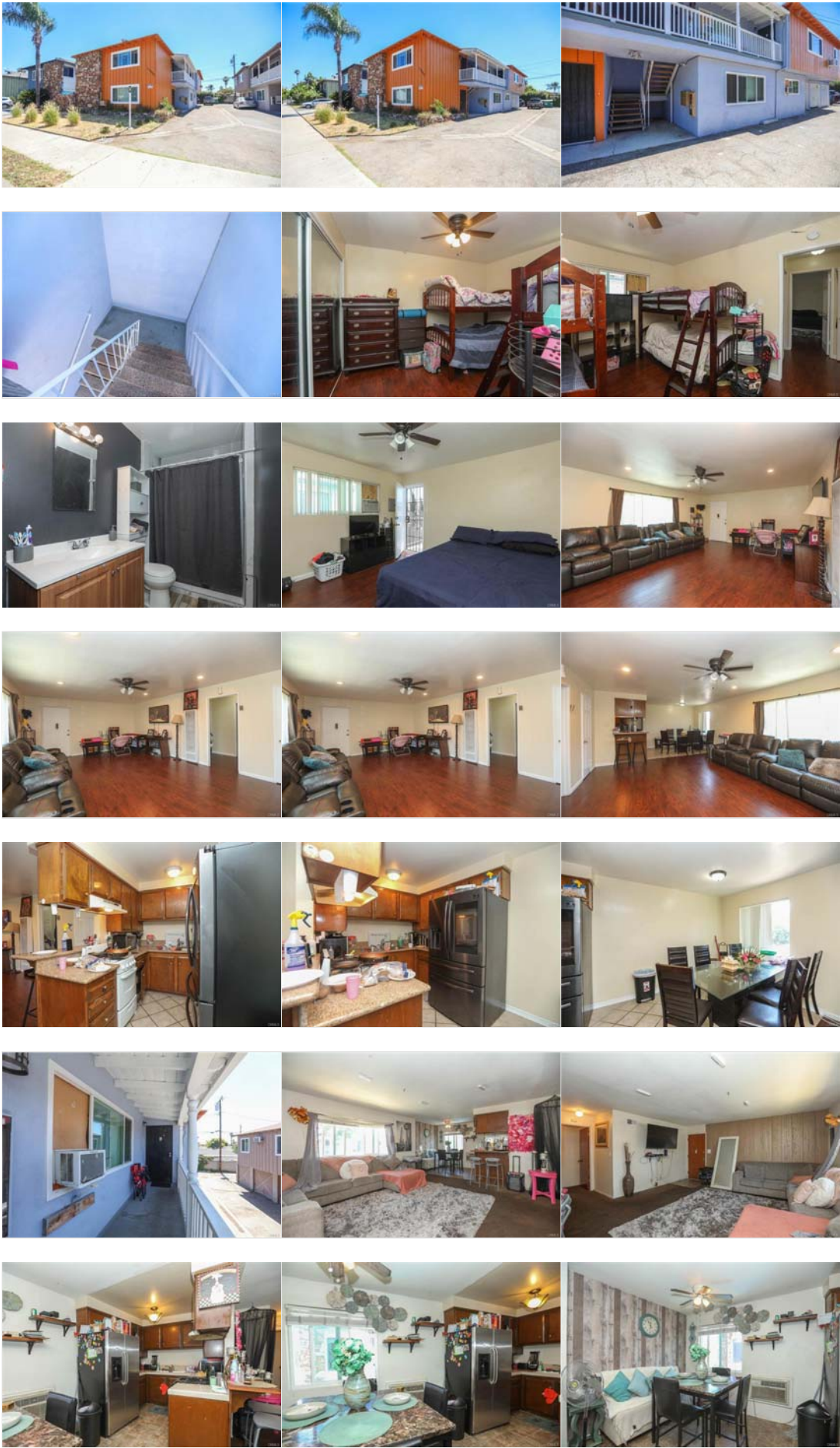
Michael Lembeck

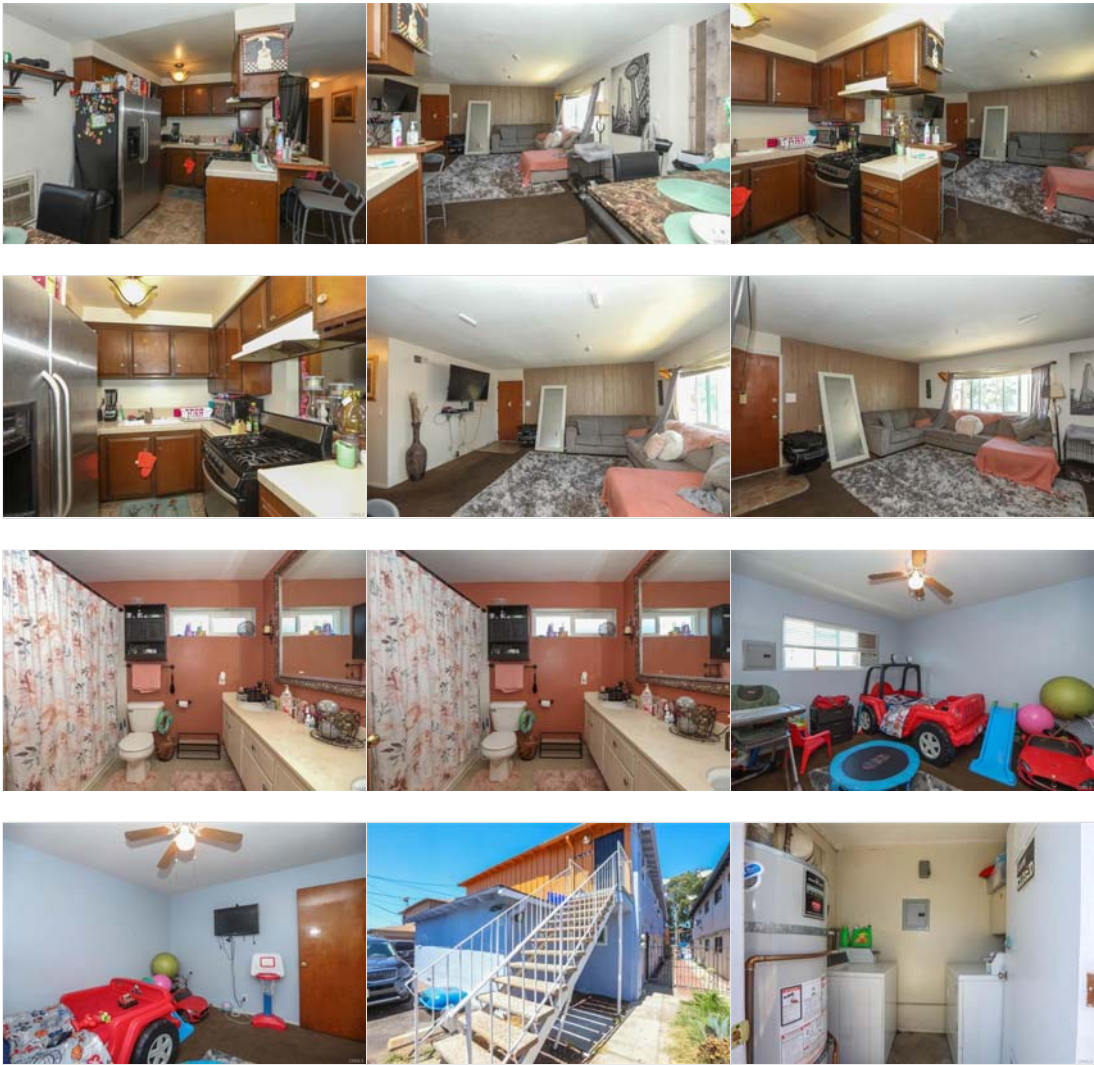
State License #: 01019397
Cell Phone: 714-742-3700

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: PW20149672

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List / Sold:

Closed**\$1,295,000/\$1,265,000 ↓****86 days on the market****Listing ID: PW20236348****1849 Junipero Ave • Signal Hill 90755****4 units • \$323,750/unit • 2,216 sqft • 5,404 sqft lot • \$570.85/sqft • Built in 1929****19th Street and Pacific Coast Hwy just down the road from Chittick Field**

We are pleased to present 1849 Junipero Avenue, a 4-unit investment property in Signal Hill, California. The property is located between 19th Street and Pacific Coast Highway just down the road from Chittick Field. This area is a solid majority-renter market with low vacancy rates. 1849 Junipero Avenue consists of two 2 Bedroom 1 Bathroom units and two 1 Bedroom 1 Bathroom units. All of the units are separately metered for gas and electricity, and the property also offers four garage spaces. This property has been awarded the Beautification Award and the Sustainability Award from the city of Signal Hill for its extensive renovations with over \$150,000 in remodeling and improvements. Improvements include: copper piping, gas lines, complete electrical, waterproof laminate flooring, new and refurbished drywall, paint, garage doors, concrete driveway, landscape, recessed lighting, LED lighting, kitchens, bathrooms, stainless steel appliances, etc. Additionally, a buyer can legally convert the 4 Garage spaces to livable Space per Assembly Bill 68. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents. This is also a great opportunity for a user to move in and enjoy the income. The City of Signal Hill is not under any municipal rent control. Contact Agent for Marketing Package.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Community
- Cap Rate: 4.71
- \$88800 Gross Scheduled Income
- \$61020 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$25,116
- Electric: \$640.00
- Gas: \$640
- Furniture Replacement:
- Trash: \$640
- Cable TV: 01273285
- Gardener:
- Licenses:
- Insurance: \$997
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$640
- Other Expense: \$2,332
- Other Expense Description: Other

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,500	\$3,000	\$3,600
2:	2	2	1	0	Unfurnished	\$2,200	\$4,400	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7216026006

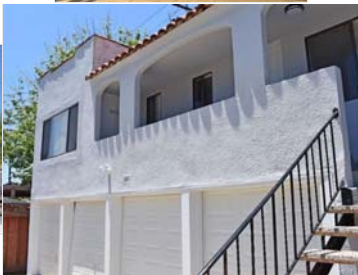
Michael Lembeck

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: PW20236348

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ClosedList / Sold: **\$1,155,000/\$1,155,000****1136 W 10th St • San Pedro 90731****4 days on the market****4 units • \$288,750/unit • 3,065 sqft • 6,752 sqft lot • \$376.84/sqft • Built in 1950****Listing ID: SB21037067****9th St to Patton, Patton to 10th St**

Fabulous 4-unit income property situated along a tree lined street in the great San Pedro neighborhood of Vista Del Oro. Perfect for an owner user, the rear 2 bed/1 bath unit has been completely remodeled. This unit features high wood beam ceilings, a wood burning fireplace, forced air heating, brand new HVAC, a new tankless water heater, and new washer/dryer hookups. Also recently updated is a 1 bed/1 bath with fresh paint, new vinyl plank flooring, a new bathroom vanity and toilet, brand new heater, new kitchen hardware and 3 new ceiling fans. The remaining 2 front units, a 2 bed/1 Bath and a 1 bed/1 bath, are currently occupied by fantastic tenants. Close to Friendship Park, shopping, schools and easy access to freeway and Vincent Thomas bridge. There are 4 separate car ports, coin operated laundry and individual secure storage areas for each unit. Tenants pay for their own electricity and gas while the owner pays for water and trash. Do not miss the opportunity to own this great income property!

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,155,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Wall Furnace, Forced Air
- Laundry: Community, Individual Room
- \$33843 Gross Scheduled Income
- \$14316 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$19,527
- Electric: \$689.00
- Gas: \$848
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$984
- Maintenance: \$446
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,625
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,333	\$1,333	\$1,450
2:	1	2	1	1	Unfurnished	\$1,426	\$1,426	\$1,800
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458009016

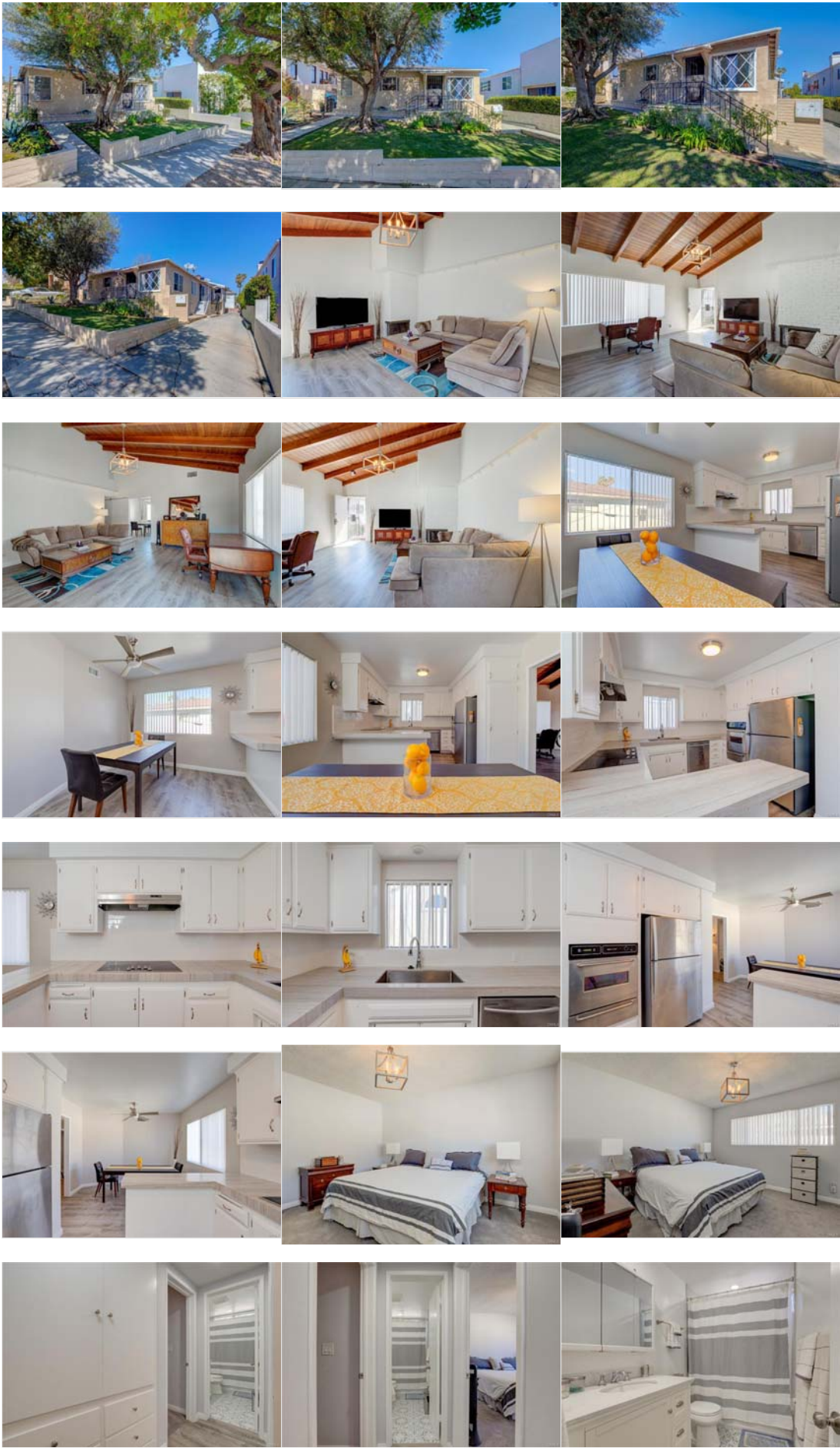
Michael Lembeck

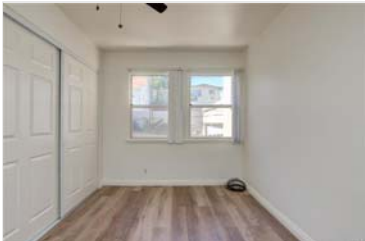
State License #: 01019397
Cell Phone: 714-742-3700

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: SB21037067

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Closed •

List / Sold: **\$799,000/\$880,000** ↑

10425 Garvey Ave • El Monte 91733

107 days on the market

4 units • \$199,750/unit • 2,092 sqft • 9,341 sqft lot • \$420.65/sqft • Built in 1949

Listing ID: TR20219999

Between Rosemead Blvd and Santa Anita Ave, on the northside of Garvey Ave.



Back on market ! 3 unit residential plus 1 unit commercial. The commercial building could be owner occupied or leased for additional income. Excellent location on busy Garvey Ave and minutes from the 10 Freeway. Conveniently located by shopping centers, restaurants, and professional services. Building 10423 is the commercial building located at the midsection of the lot. The commercial building is zoned for retail store, beauty salon, bakery, mini market, floral store, office, and other uses; please check with the city for your specific use. Building 10425 is the 3 unit residential located at the back of the lot. Plenty of parking in front. Large lot size over 9,000 sq ft. Attractive price per unit.

Facts & Features

- Sold On 04/22/2021
 - Original List Price of \$799,000
 - 2 Buildings
 - Levels: Two
 - 0 Total parking spaces
- Laundry: See Remarks
 - \$55800 Gross Scheduled Income
 - \$35500 Net Operating Income
 - 4 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$20,300
 - Electric: \$900.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,400
 - Cable TV: 01927637
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,250
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,250
3:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,200
4:	1	0	0	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

- Separate Electric: 4
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 619 - El Monte area
 - Los Angeles County
 - Parcel # 8580014008

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: TR20219999

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Closed •

List / Sold:

\$1,199,000/\$1,160,000 ↓

111 days on the market

5669 Aldama St • Los Angeles 90042

4 units • \$299,750/unit • 2,816 sqft • 4,723 sqft lot • \$411.93/sqft •
Built in 1913

Listing ID: 20649994

Located in "happening Highland Park" - one of the most popular neighborhoods in all of Northeast LA. 5669 Aldama is situated between the two main streets in Highland Park, York Blvd and Figueroa. Both streets offer a multitude of shopping, dining and entertainment experiences that can satisfy any palette. Only 1.5 miles to Occidental College.



1 UNIT VACANT - IDEAL OWNER-USER! Welcome to the Aldama Apartments - a fantastic arts and crafts quadruplex located in burgeoning Highland Park, just south of York Blvd. The building features all 1 Bedroom apartments and all tenants are current on rent. The property went through major renovations in 2006 which consisted of new plumbing, electrical, drains, communication wiring, new walls, insulation, wood and tile flooring and much more. Each unit has 9-foot ceilings, its own washer & dryer in unit, and remote-controlled wall AC, and a thermostatically remote-controlled gas log fireplace. Upper floor units have ceiling fans in the living room & bedroom. There is also a remote-controlled security gate behind the building and 4 parking spaces. Separate meters & hot water heaters. Fruit trees in the front yard and plots where tenants keep their own gardens. 2nd floor has a shared patio and lower units have their own front porch. Beautiful wisteria vines in the back yard.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,299,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Stackable
- \$52940 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Wood, Tile, Carpet
- Appliances: Disposal

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$22,481
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5478032017

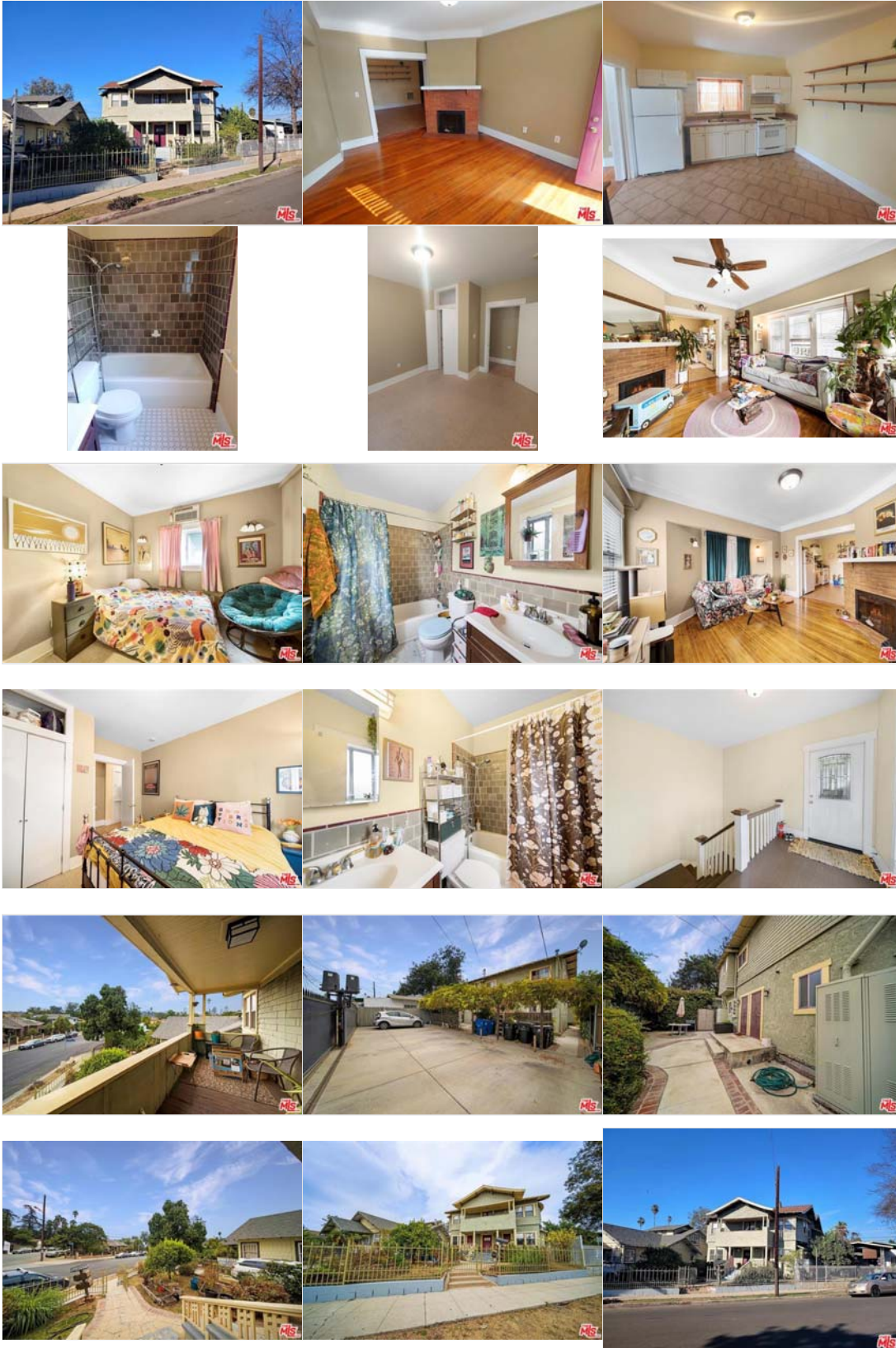
Michael Lembeck

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

Re/Max Property Connection

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

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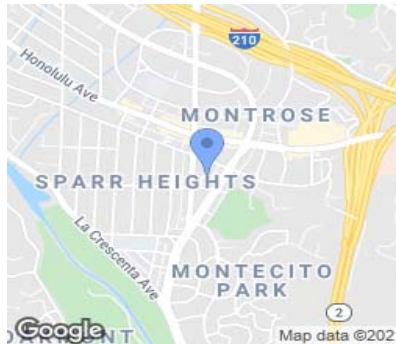


List / Sold:

Closed**\$1,500,000/\$1,565,000** ↑

7 days on the market

Listing ID: SC21063257

3520 Market St • Montrose 91208**4 units • \$375,000/unit • 2,543 sqft • 5,241 sqft lot • \$615.41/sqft • Built in 1950****Take Verdugo to Sunview. Market St is off of Sunview.**

91208! Meticulously maintained 4-unit complex in the heart of MONTROSE! Nested under a giant oak tree, each unit consists of 1 bedroom/1 bath with a galley kitchen, comfortable living area with A/C, and generous bedroom/bathroom with built in storage. These units have been cared for by the current owners for over 40 years and the pride of ownership shows. A classic 50's era building with a construction quality that reinforces the saying "they don't build 'em like they used to," this building is extremely clean. Mechanical upgrades including copper piping, Milguard windows, sewer and other utility enhancements, hardscaped throughout, auto-sprinklers, and fresh paint. With some units sharing a blend of refinished red oak floors, granite counters, updated kitchens and baths, and some retaining their original 50's character, these well appointed spaces offer a turnkey operation for the new owner. The rear bricked patio provides a tranquil space with the oak tree canopy providing a welcome respite on those hot days. Two double garages at the rear of the property provide alley access and ample parking for the building. Currently separately leased, the garages provide additional income and flexibility in the future with the C3-I zoning. 2020 gross scheduled rents were just under \$90,000. A great long-term investment for the scrutinizing buyer; this building will not disappoint! Close proximity to shopping, the new USC Verdugo Hospital, Farmers Market, freeways, and services.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$1,500,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$78900 Gross Scheduled Income
- \$63900 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl, Wood
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 16-20 Units/Acre
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$18,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$60
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	4	4	4	Unfurnished	\$79,600	\$79,600	\$89,000

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 3
- Wall AC: 4

Additional Information

- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5615008014

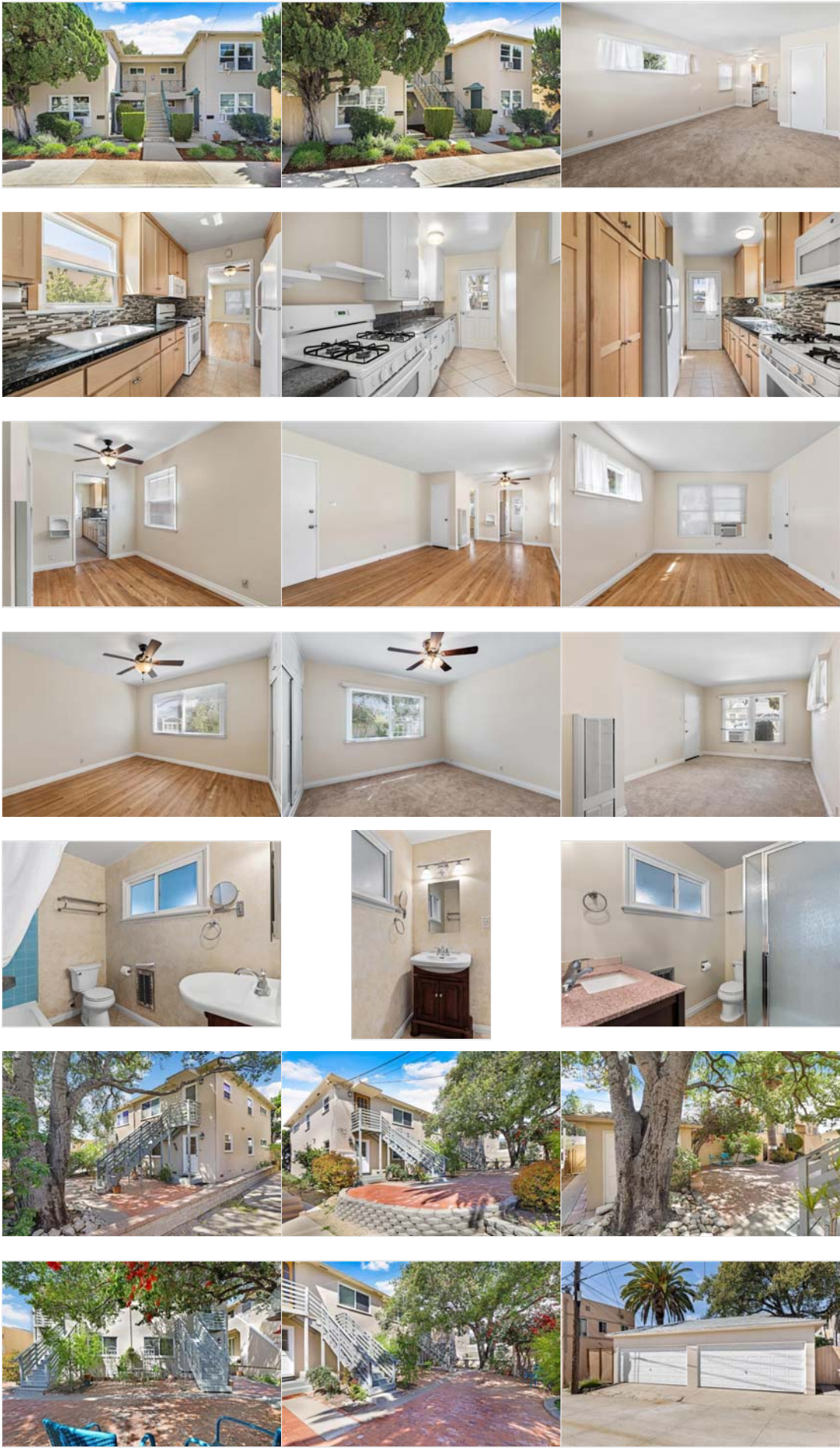
Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed • **Single Family Residence****\$1,530,000/\$1,515,000** ↓

71 days on the market

Listing ID: SR20252427

751 Santa Barbara St • Pasadena 91101**4 units** • **\$382,500/unit** • **3,484 sqft** • **10,504 sqft lot** • **\$434.85/sqft** • **Built in 1913****From the corner of Orange Grove Blvd and El Molino Ave head south on El Molino Ave then east on Santa Barbara Street**

Back On The Market As of 12/3/2020! Great Residential Income Potential! Classic craftsman style bungalow with detached triplex in back (built in 1982). This updated home retains the charm of classic craftsman style with a large welcoming front porch and beautiful moldings throughout. This home offers an opportunity to live in the front house and collect rents from the triplex or as a straight investment property. It has 2 bedrooms and 1 ½ baths and a laundry room with plenty of storage. The detached triplex consists of two 2 bedroom units and one 1 bedroom unit. All sitting on a 10,500 sq. ft. lot with 7 parking spots and a 1 car garage. Great location too! Within walking distance of playhouse district, shopping, dining and the metro gold line. Fall in love with this charming craftsman style home.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,599,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, Community, Inside
- \$44580 Gross Scheduled Income
- \$40380 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Other Interior Features: Crown Molding

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Security Features: Fire Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- 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	\$3,000	\$3,000
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,440
3:	1	2	1	1	Unfurnished	\$1,250	\$1,250	\$1,335
4:	1	1	1	1	Unfurnished	\$1,115	\$1,115	\$1,190

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 3
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5731015004

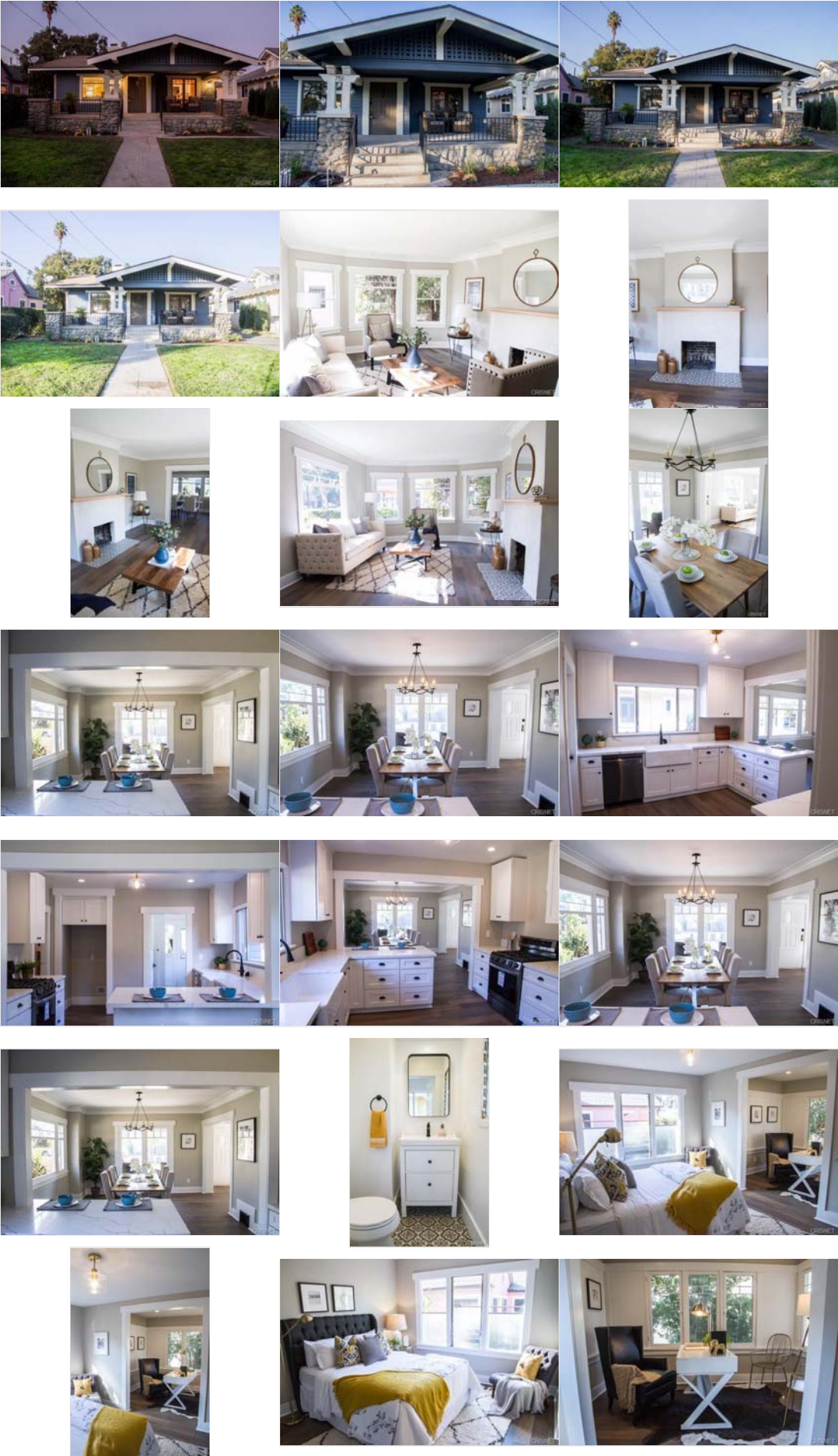
Michael Lembeck

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: SR20252427

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Closed • **Quadruplex**

1040 S Ditman Ave • Los Angeles 90023

4 units • **\$218,750/unit** • **1,592 sqft** • **6,150 sqft lot** • **\$568.47/sqft** • **Built in 1923**

5 Fwy off Ditman exit before Whittier Blvd.

List / Sold: **\$875,000/\$905,000** ↑

13 days on the market

Listing ID: OC21046131



This is a fantastic opportunity to acquire a 4 unit multifamily property in Boyle Heights just east of Downtown LA. All the units are one bedrooms, with one of them vacant, remodeled, and ready to move in. The other three units have MTM tenants in place all currently paying rents. The property allows an owner occupier to live in a unit and collect rents from the other. The entire property totals 1,592sf and sits on a large 6,150sf lot zoned R4 allowing for future development potential. The property is also located in a qualified Opportunity Zone which can offer the right investor additional tax benefits. And with the property being located near the 5 freeway, it is just minutes from Downtown LA and USC. Excellent location in Boyle Heights east of Downtown Los Angeles near USC Medical Center, Community Hospital, Commerce, Freeways, Parks & Recreation, and Restaurants & Shops. ACTUAL 5.4% Cap Rate!

Facts & Features

- Sold On 04/22/2021
 - Original List Price of \$875,000
 - 4 Buildings
 - Levels: One
 - 7 Total parking spaces
 - Heating: Wall Furnace
- Laundry: See Remarks
 - \$66480 Gross Scheduled Income
 - \$47254 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, See Remarks
 - Floor: Tile
- Appliances: Disposal, Gas Range, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,231
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01931743
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400
3:	1	1	1	0	Unfurnished	\$1,330	\$1,330	\$1,400
4:	1	1	1	0	Unfurnished	\$1,310	\$1,310	\$1,400

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
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5239005008

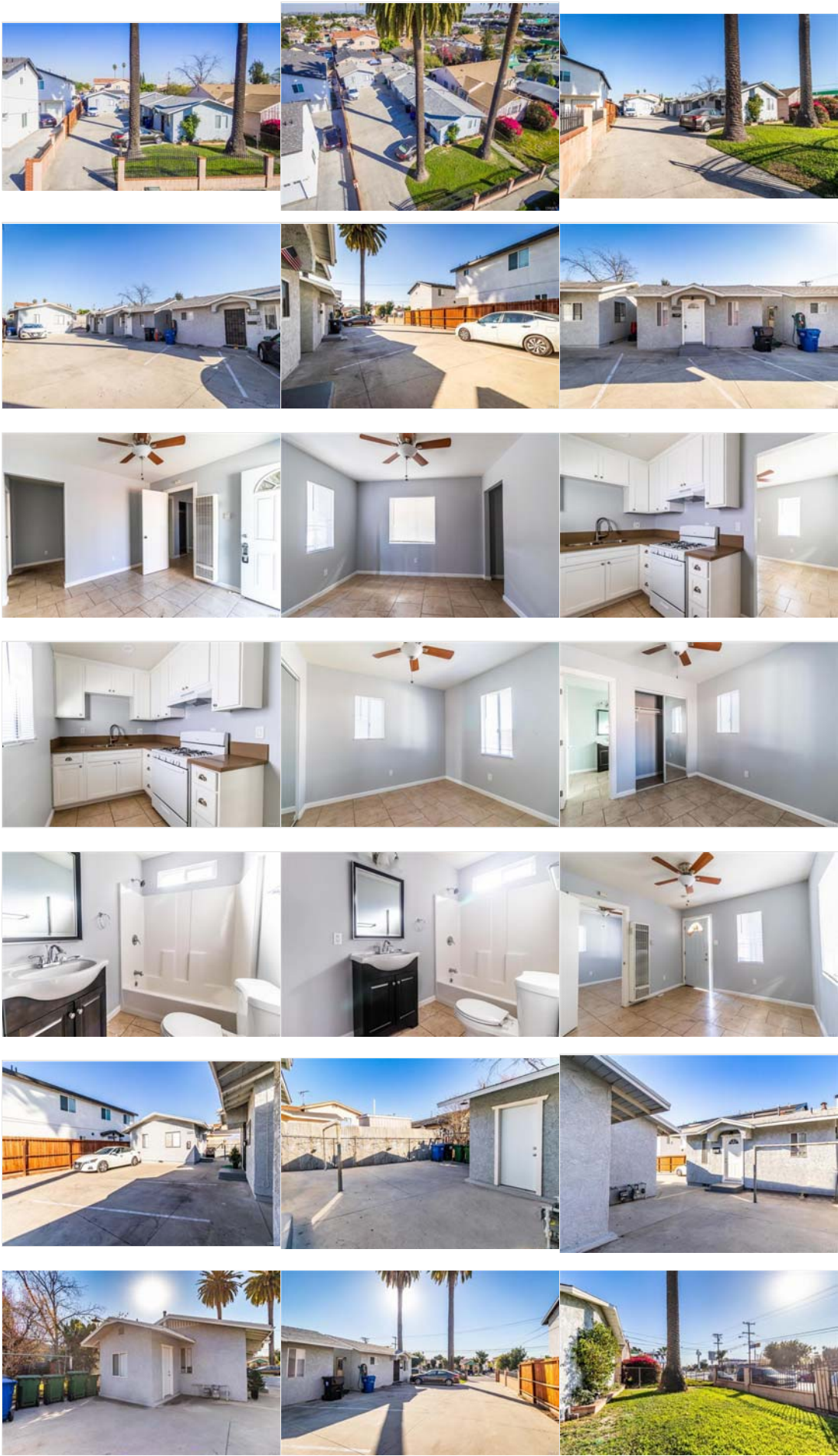
Michael Lembeck

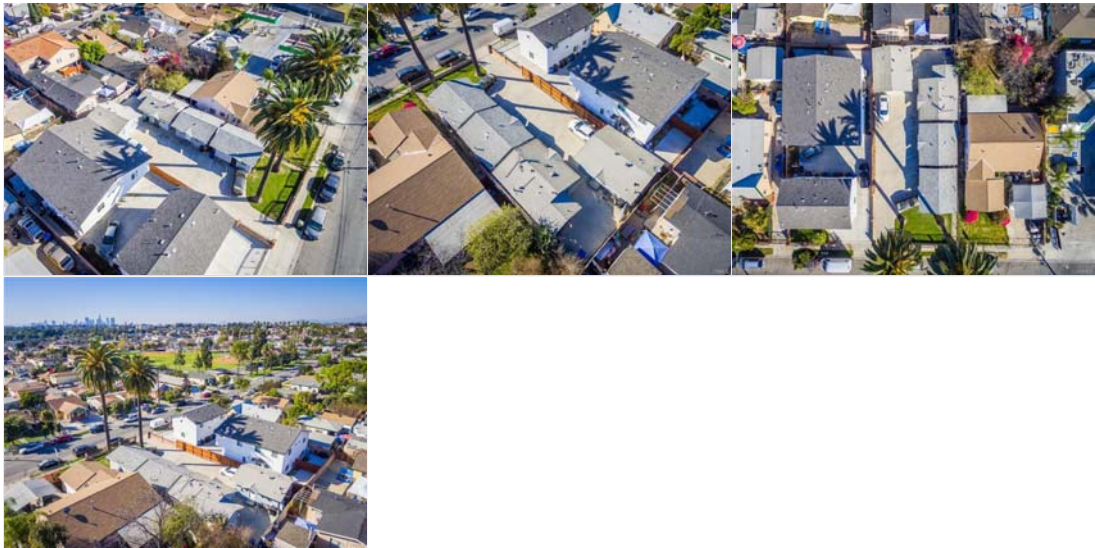
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: OC21046131

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Closed •

List / Sold:

\$1,650,000/\$1,680,000 ↑

7 days on the market

Listing ID: 21688556

3633 Kelton Ave • Los Angeles 90034
4 units • \$412,500/unit • 3,348 sqft • 4,996 sqft lot • \$501.79/sqft •
Built in 1957
N/ Venice, S/ Palms, E/ Sepulveda, W/ Overland



Fantastic opportunity to own this pride of ownership trophy 4 unit investment property close to downtown Culver City. Visually stunning, this mid century looking income property is surrounded by mature landscaping and will be delivered with 2 vacant two bedroom units - an upper and a lower unit. Both one bedrooms are currently rented. Absolutely charming 2 bedroom upper unit has been completely remodeled and the adorable lower 2 bedroom has been completely renovated. Ample parking in back with a large spacious area to hang out. Each apartment is separately metered where each tenant pays their own utilities. New roof in 2019. Copper plumbing throughout. Extremely low seller expenses. ****INSIDE WITH ACCEPTED OFFER ONLY****

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Community, In Carport

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01516867
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,100	\$0	\$2,100
2:	1	1	1		Unfurnished	\$1,775	\$1,775	\$1,775
3:	1	2	1		Unfurnished	\$2,300	\$0	\$2,300
4:	1	1	1		Unfurnished	\$1,231	\$1,231	\$1,775
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252021007

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

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CUSTOMER FULL: Residential Income LISTING ID: 21688556

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Closed •

2519 10th St • Santa Monica 90405
4 units • \$448,750/unit • 3,008 sqft • 6,586 sqft lot • \$519.45/sqft •
Built in 1952
Two blocks east of Lincoln Blvd. at corner of Ocean Park Blvd.

List / Sold:
\$1,795,000/\$1,562,500 ↓
161 days on the market
Listing ID: SR20191668



Exceptional opportunity to purchase this ideally located fourplex in the Sunset Park neighborhood of Santa Monica less than a mile to the beach. Two units are now vacant and will be delivered vacant giving the buyer the rare opportunity to rent at market rates. One unit was just vacated and would need some freshening up if not renovated. The 2 bedroom unit over the garage has privacy as no one is below the unit and this unit offers a clean slate for someone to update. There are two double car garages offering one parking space per unit. One double garage is currently setup as an owner's workshop. Nice quiet side street leads to a residential neighborhood. The front three units have a rear door with a small utility room with wash sink. All units have space for stacked washer and dryer. The middle two units each have a nice size rear patio and the front unit has a fenced side yard and small rear patio. All the amenities of this iconic SoCal location are available within minutes. Dining and shopping at Third Street Promenade is just north off of Lincoln Blvd. Property is subject to Santa Monica Rent Control. Plans for the required Soft Story Retrofit have been submitted for approval. If final plans become available they will be provided to the buyer. It appears that the city has extended the retrofit completion from July 2024 to July, 2026.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$2,195,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.82
- \$100476 Gross Scheduled Income
- \$68480 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$28,982
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$950
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance: \$1,949
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,350
- Other Expense: \$793
- Other Expense Description: Fees

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$3,150
2:	1	1	1	1	Unfurnished	\$1,570	\$1,570	\$1,570
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,250
4:	1	2	1	1	Unfurnished	\$1,403	\$1,403	\$1,403

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio: 3
- Ranges: 4
- Refrigerator:
- Wall AC:

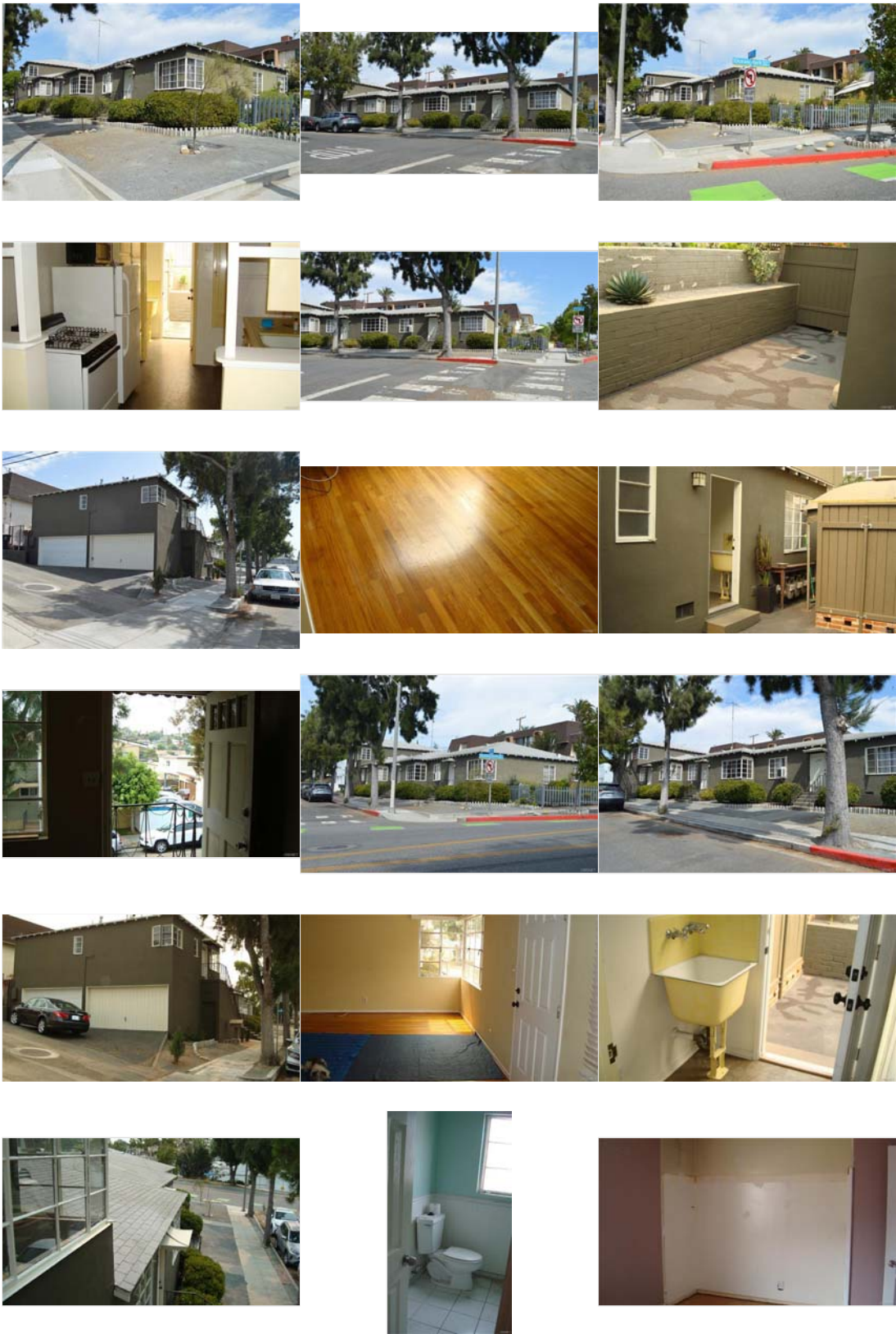
Additional Information

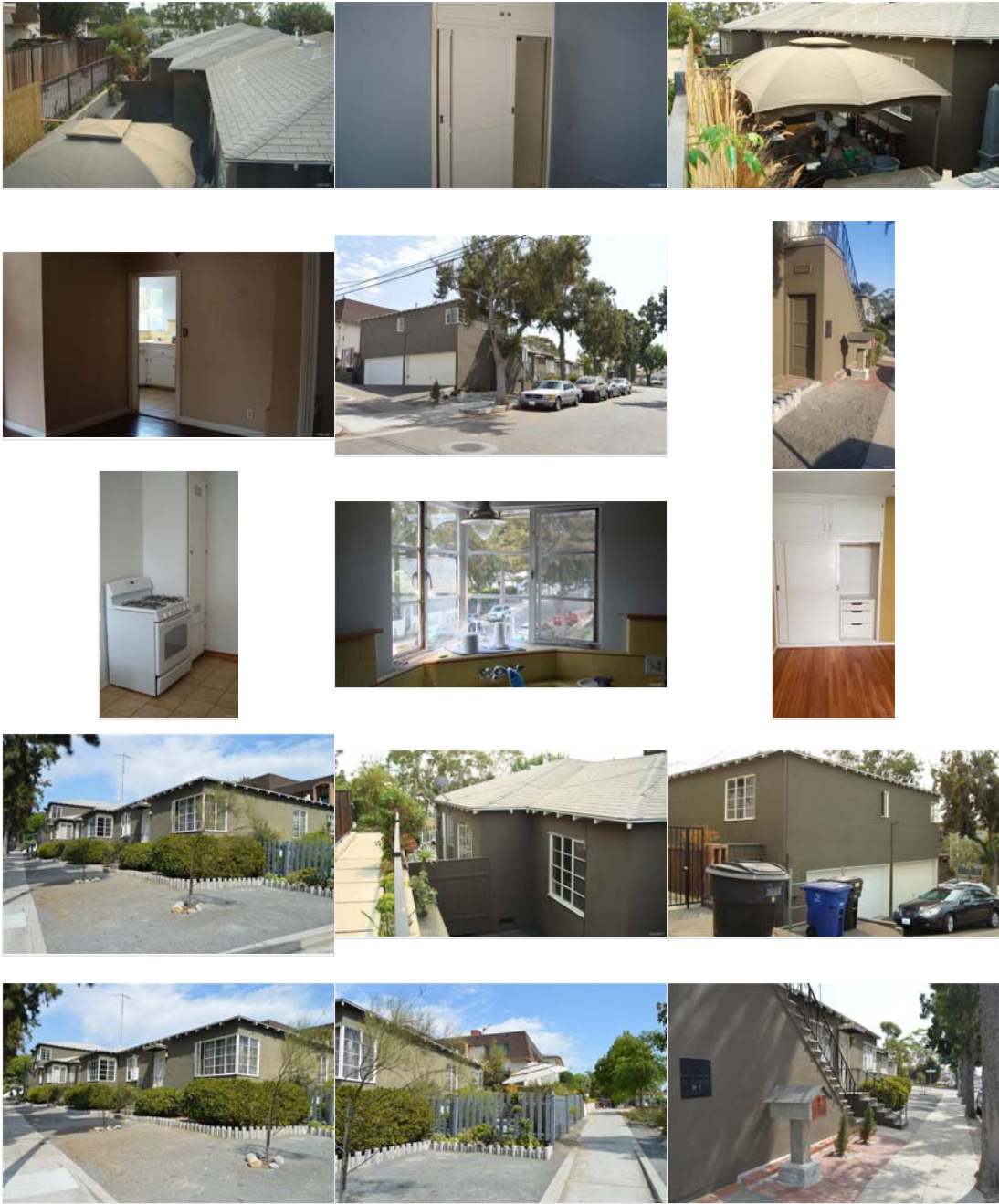
- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4284009010

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

Re/Max Property Connection
State License #: 01891031
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List / Sold:

Closed**\$2,695,000/\$2,626,000 ↓**

7 days on the market

Listing ID: 21718688

156 N Mariposa Ave • Los Angeles 90004**4 units • \$673,750/unit • 6,077 sqft • 6,013 sqft lot • \$432.12/sqft • Built in 2021****South of Beverly Boulevard, North of 3rd Street, West of Vermont Ave, East of Normandie Ave.**

Ikon Advisors is proud to present 156 N Mariposa, a 4-unit townhome style new construction located in the quickly upcoming East Hollywood area. This energy efficient property features two buildings with two 3 bed/3 bath in the front, and two 4 bed/4 bath units in the back. The main levels boast an open floor plan that includes a spacious living room and kitchen, with beautifully engineered hardwood flooring, crisp white walls, and luxuriously updated (modern) features. Brand new stainless steel appliances, washer & dryer per unit, recessed LED lighting throughout, ample storage & closet space, large skylights and tankless water heater are all highlighted on this property. Private balconies extending from both master bedrooms and gated backyards provide incredible views of Hollywood, Griffith Park and DTLA. Take full advantage of a cash flowing investment property in one of L.A.s most active neighborhoods! Tenant pays all utilities.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$144900 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$48,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01819489
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

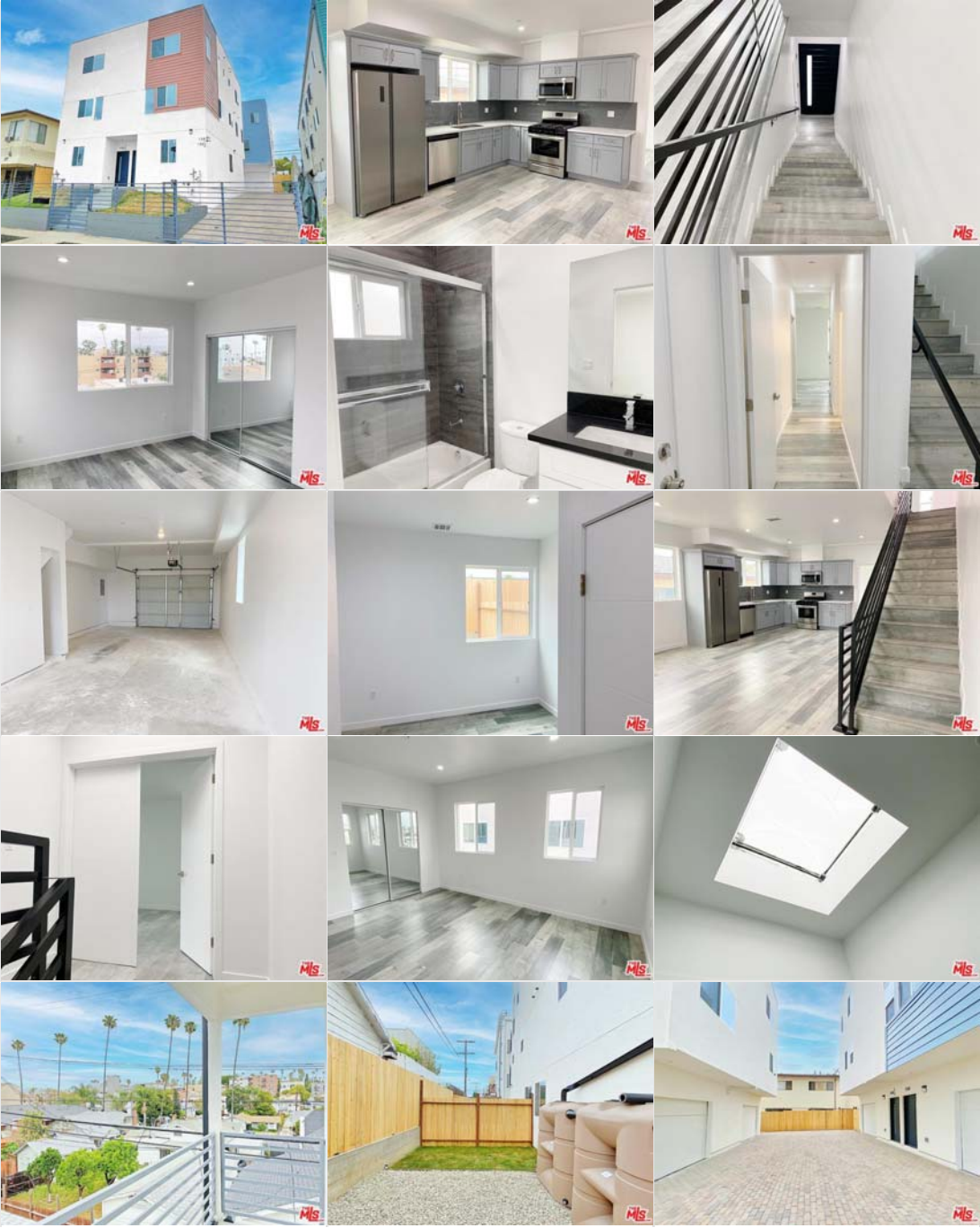
Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518010012

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

Re/Max Property Connection
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List / Sold:

Closed •**\$1,500,000/\$1,425,000** ↓

125 days on the market

Listing ID: 20655294

3143 Hollycrest Dr • Los Angeles 90068**4 units • \$375,000/unit • 2,998 sqft • 6,439 sqft lot • \$475.32/sqft • Built in 1954**

Located North of Cahuenga Blvd and East of Barham Blvd, the property is a short drive from Universal Studios, The Hollywood Studio, Ford Amphitheater, Griffith Park, Walt Disney Studio and Warner Bros. Studios. Tenants are a short drive, through the Cahuenga Pass, away from Toluca Lake, Studio City, Burbank, West Hollywood, Hollywood and Los Feliz.



We are pleased to present the opportunity to acquire 3143 Hollycrest Drive, a charming four-unit apartment building in the Hollywood Hills. Built in 1954, the two-story property sits on a 6,439 square foot lot with 2,998 square feet of rentable space and is comprised of four one-bed/one-bath units with private patios and on-site laundry. The property provides tenants with on-site parking and gated entry. The property will be delivered with one fully renovated vacant unit that can be rented out at market rate or occupied by an owner/user. This property qualifies for residential financing and will allow an investor to benefit from 30-year fixed interest rates and favorable loan terms.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,700,000
- 1 Buildings
- \$79212 Net Operating Income

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

- Total Operating Expense: \$32,019
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,600
2:	1	1	1		Unfurnished	\$0	\$0	\$2,600
3:	1	1	1		Unfurnished	\$2,400	\$2,400	\$2,600
4:	1	1	1		Unfurnished	\$2,225	\$2,225	\$2,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5579039015

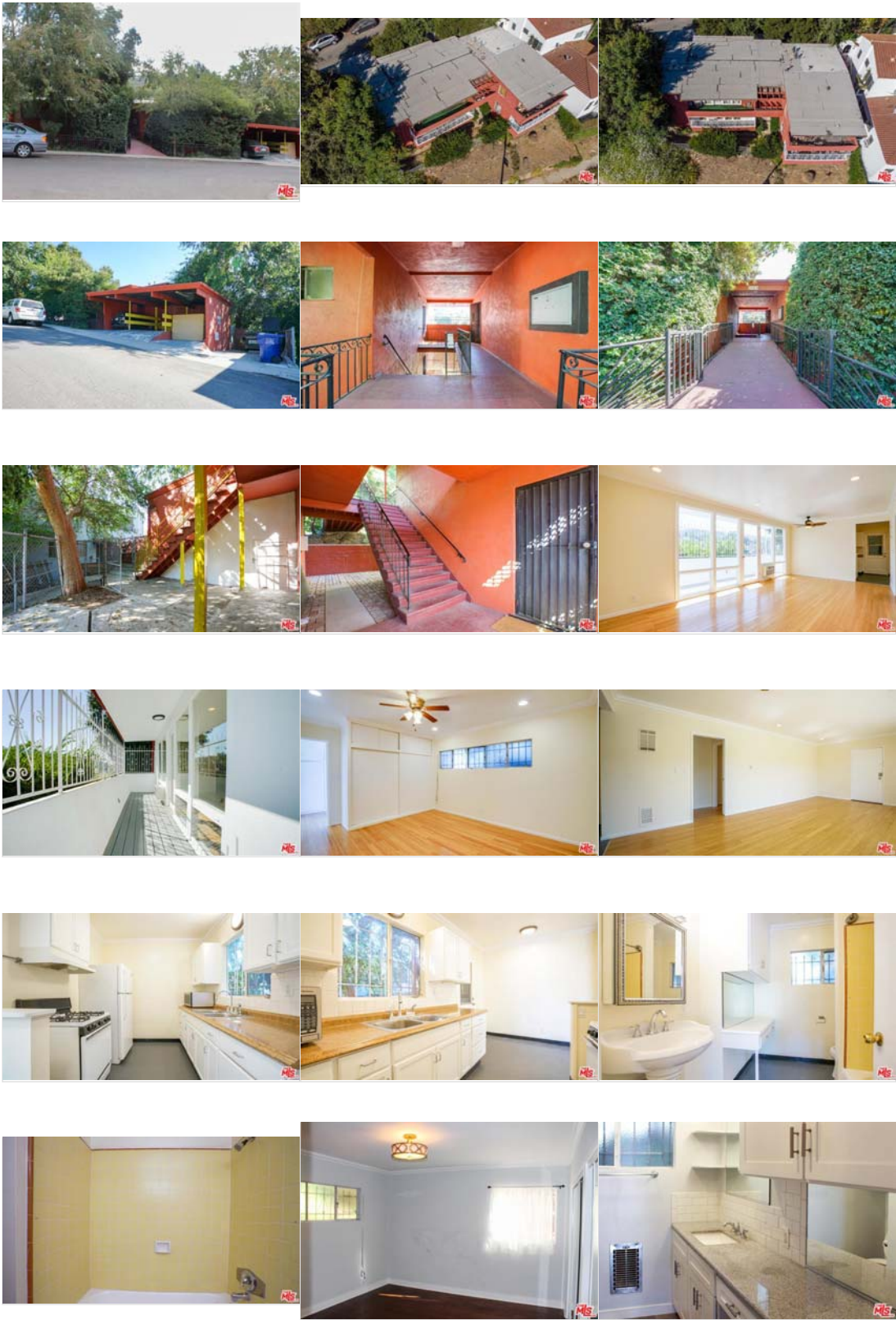
Michael Lembeck

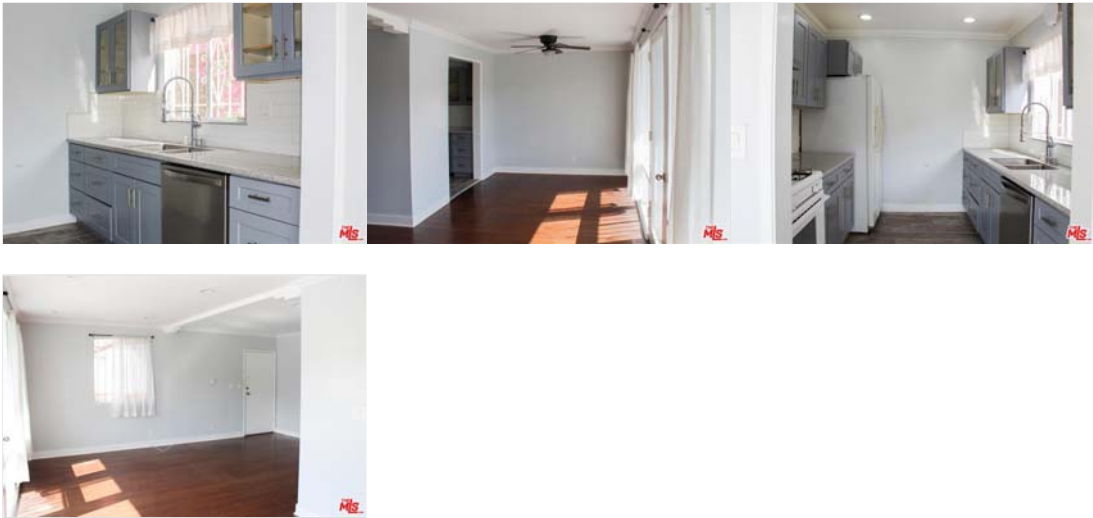
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Closed • **Quadruplex**

List / Sold: **\$725,000/\$755,000** ↑

150 E 94th St • Los Angeles 90003

7 days on the market

4 units • \$181,250/unit • 1,871 sqft • 5,034 sqft lot • \$403.53/sqft • Built in 1927

Listing ID: DW21021875

From the 110 Freeway Take east into W92th St, make a right into S Main Street and then a left into 94th street



Centrally located and well-presented, this is a chance to upgrade your property portfolio with this exceptional offering. Large lot features four units, which are tenanted with great renters. Each unit is bright, welcoming, and comfortable with not much left for you to do. The generous lot is completely fenced to ensure privacy and security, and there are low-maintenance gardens promising an enjoyable view with easy-care living. Off-street parking is available, including a one-car garage and alley access to the back of the two-level units. This incredible investment opportunity is located just moments from the 110 and 105 freeways. The property is close to schools, shopping, dining, parks, and public transportation. With a total income of over \$5,300 this amazing "steal" will make a great addition to any investment seeker's portfolio goals. Come take a tour and get a sneak peek before this opportunity is gone for good!

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$725,000
- 2 Buildings
- 1 Total parking spaces
- Laundry: Inside
- \$5330 Gross Scheduled Income
- \$5330 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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	\$1,600	\$1,600	\$2,000
2:	1	2	1	1	Unfurnished	\$1,600	\$1,650	\$2,000
3:	1	1	1	0	Unfurnished	\$1,092	\$1,092	\$1,590
4:	1	1	1	0	Unfurnished	\$1,040	\$1,040	\$1,590

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
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6052006020

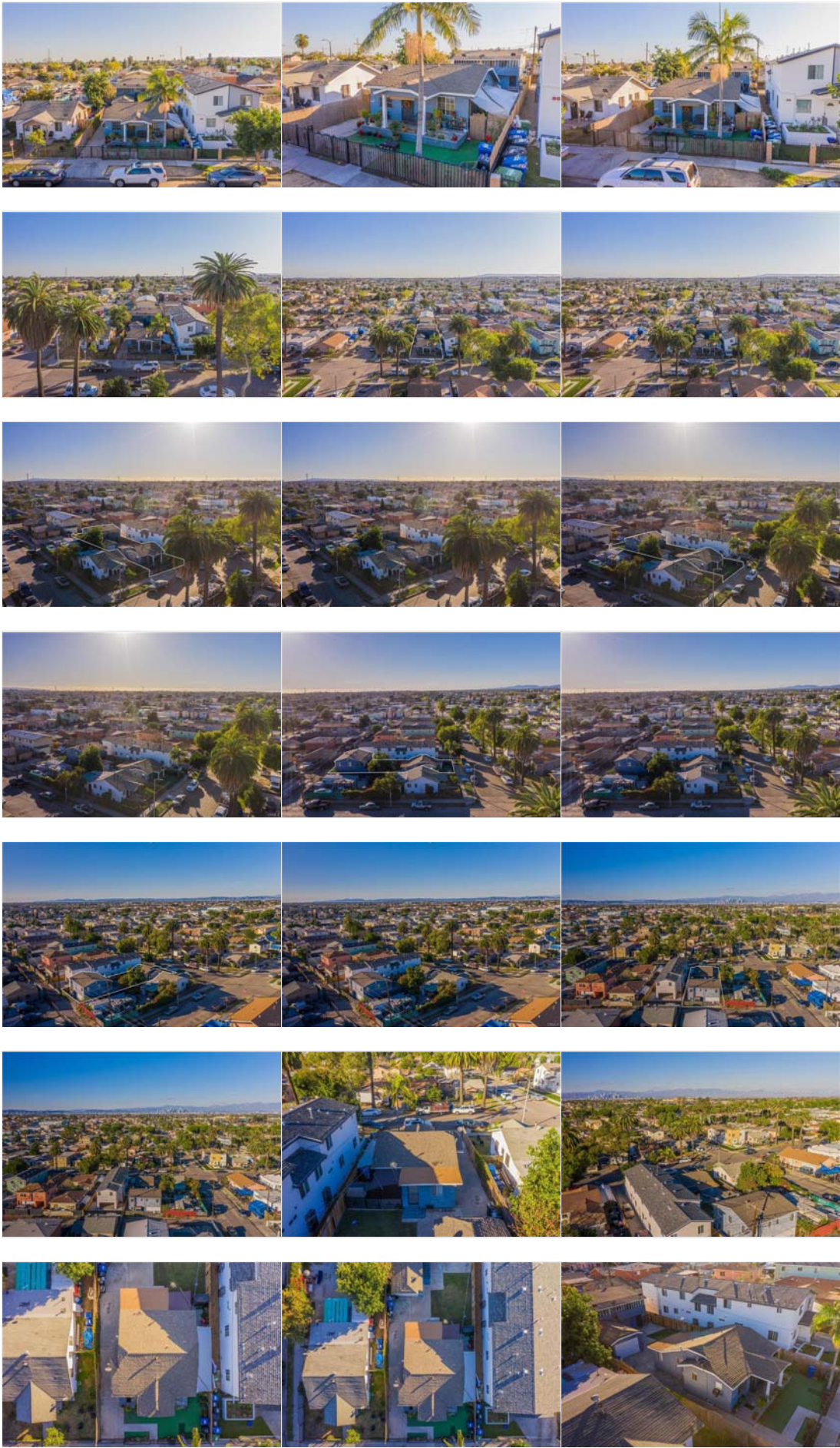
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$819,000/\$810,000** ↓

218 E 82nd Pl • Los Angeles 90003

37 days on the market

4 units • \$204,750/unit • 3,136 sqft • 5,045 sqft lot • \$258.29/sqft • Built in 1959

Listing ID: SR20195501

East of Manchester



Very well managed 4 units 2bed to bath each with 2 parking spots each! Each unit has a private bathroom in the bedroom. Located on a nice quiet street. New roof, newer copper plumbing, newer kitchens and baths in some units. new supply line, Newer security Gate. Most units have newer vinyl flooring, 2 storage rooms, Landry Room with coin-operated machines.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$873,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: Community
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,981
- Electric: \$1,560.00
- Gas:
- Furniture Replacement:
- Trash: \$552
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance: \$2,171
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio:
- Ranges: 4
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030010005

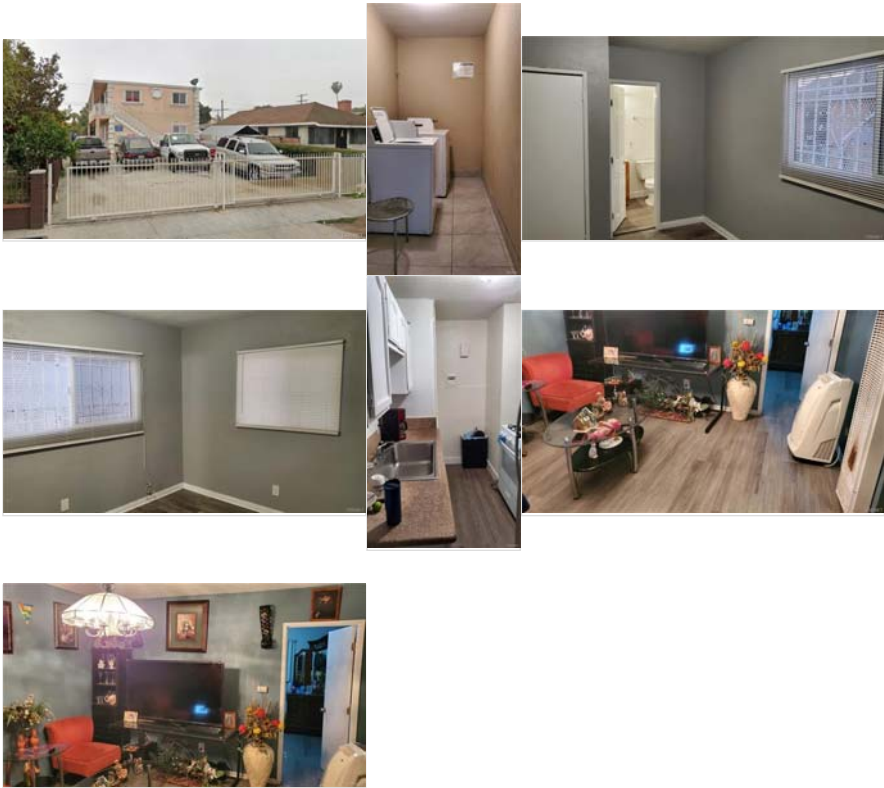
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Closed •

List / Sold: **\$1,910,000/\$1,910,000**

6615 Miramonte Blvd • Los Angeles 90001
4 units • \$477,500/unit • 6,160 sqft • 7,497 sqft lot • \$310.06/sqft •
Built in 2021
Between Slauson and Florence

0 days on the market
Listing ID: MB21087211



This is newly constructed 4 unit property consisting of 2 detached duplexes each with 5 bedroom and 3 full bathrooms and a 2 car tandem garage for each unit. Total living Sqft 6160 and 1440 for the tandem garages sitting on a large lot: 7497. No rent control applies as cofo was issued 3/2021. Location is ideal-close proximity to public transportation, new schools, new shopping centers, and everywhere you turn there is new development projects being built.

Facts & Features

- Sold On 04/25/2021
- Original List Price of \$1,910,000
- 2 Buildings
- Levels: One, Two
- 8 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: Back Yard, Front Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,175
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6010033012

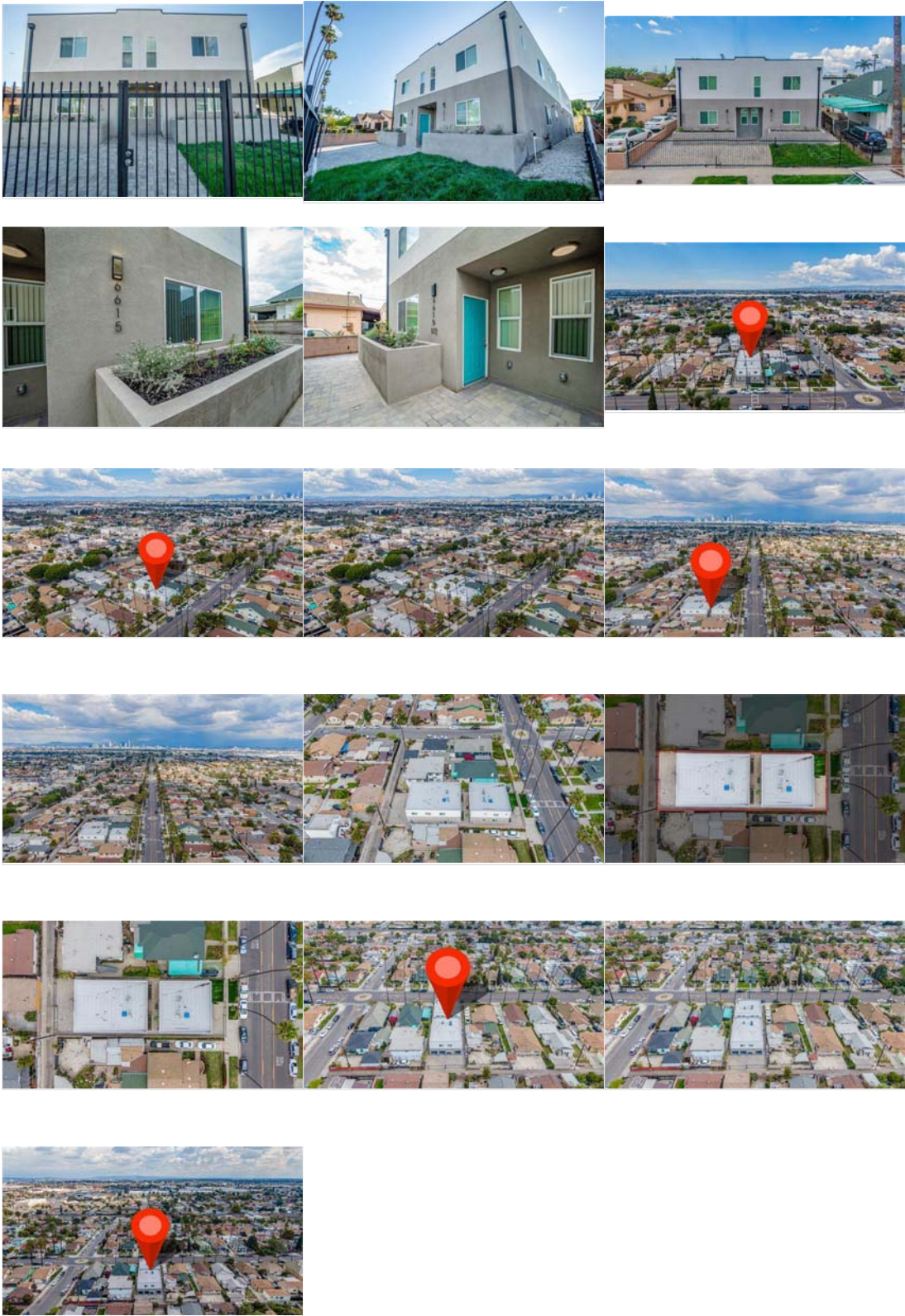
Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: MB21087211

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Closed •

List / Sold: **\$799,000/\$818,000** ↑

972 S HOOVER St • Los Angeles 90006

49 days on the market

4 units • **\$199,750/unit** • **4,148 sqft** • **No lot size data** • **\$197.20/sqft** • **Built in 1915**

Listing ID: 21694448

ACCEPTING BACKUP OFFERS Centrally located in the heart of Los Angeles, the property is in close proximity to Downtown, Los Angeles and the newly revitalized neighborhood of Koreatown. Situated North of W Olympic Blvd and East of Vermont Ave, the property is in close proximity to the 10 and 110 freeways and the Metro Purple and Red lines.



We are pleased to present the opportunity to acquire a 4 unit apartment building in the Westlake neighborhood of Los Angeles, California. Built in 1915, 972 S Hoover St is a 4,148 square foot building comprised of (2) 1Bed/1Bath and (2) 2Bed/1Bath units. The property provides tenants with gated access and tandem parking spaces on the side of the building.

Facts & Features

- Sold On 04/22/2021
- Original List Price of \$799,000
- 1 Buildings
- \$37927 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$19,064
- 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	\$1,437	\$1,437	\$1,500
2:	1	2	1		Unfurnished	\$820	\$820	\$1,800
3:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,500
4:	1	2	1		Unfurnished	\$1,620	\$1,620	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5136003008

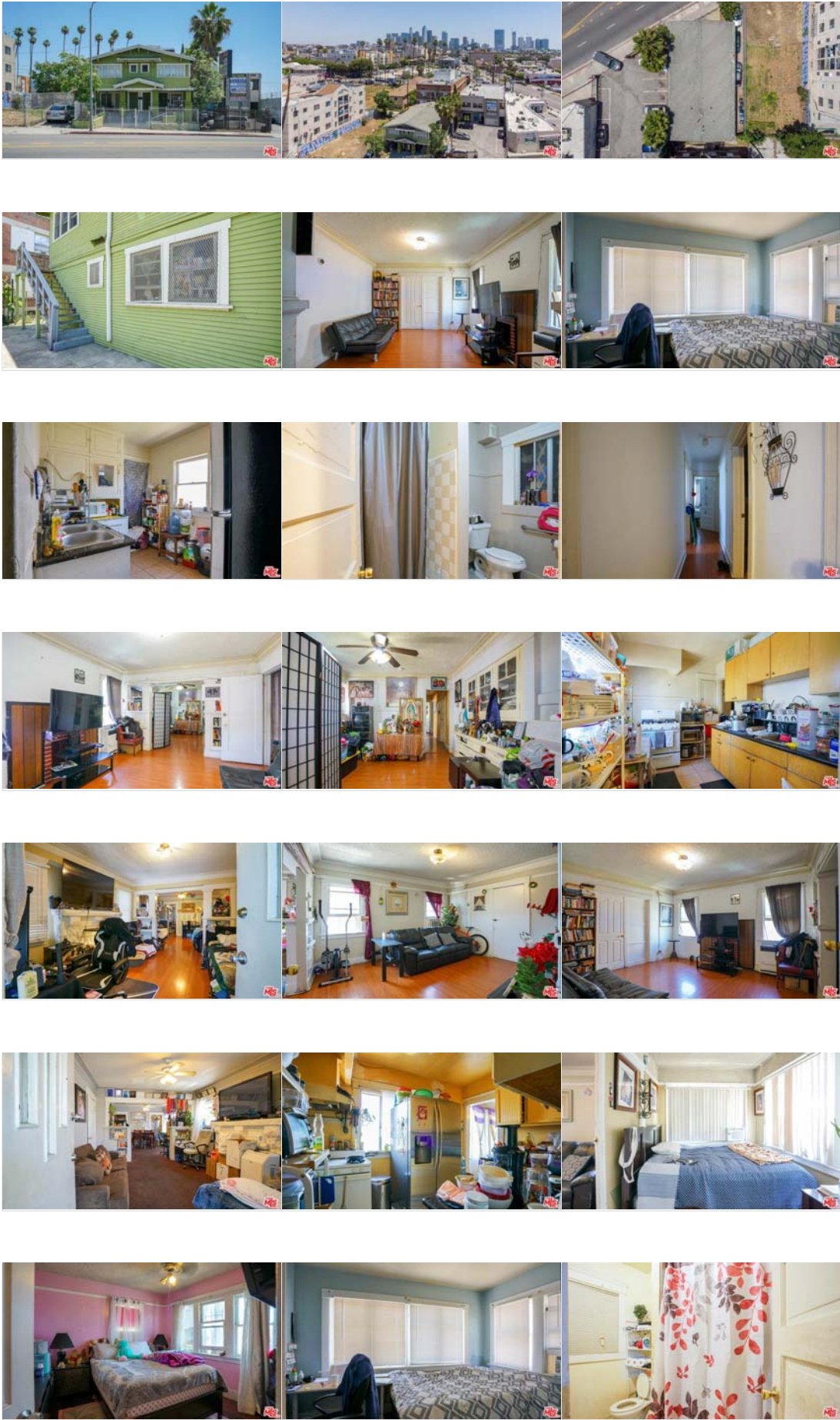
Michael Lembeck

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: 21694448

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List / Sold:

Closed • **Quadruplex****\$1,149,000/\$1,085,000** ↓

88 days on the market

Listing ID: DW20210642

6633 MARLO Ave • Bell Gardens 90201**4 units** • **\$287,250/unit** • **3,696 sqft** • **5,720 sqft lot** • **\$293.56/sqft** • **Built in 1964****West of Eastern X street Loveland**

4 UNITS ALL TWO BEDROOM TWO BATH TENANT OCCUPIED .

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,289,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$69600 Gross Scheduled Income
- \$47328 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level
- Sewer: Public Sewer with Street

Annual Expenses

- Total Operating Expense: \$1,808
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,618
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$190
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,975
2:	1	2	2	1	Unfurnished	\$1,500	\$1,500	\$1,975
3:	1	2	2	1	Unfurnished	\$1,450	\$1,450	\$1,975
4:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$1,975

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
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6328005040

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: DW20210642

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Closed • **Quadruplex**List / Sold: **\$1,000,000/\$900,000** ↓**4822 Live Oak St** • Cudahy 90201**34 days on the market****4 units** • **\$250,000/unit** • **4,086 sqft** • **12,323 sqft lot** • **\$220.26/sqft** • **Built in 1958****Listing ID: DW21040718****South of Florence Ave, between Wilcox Ave and Atlantic Ave on Live Oak St.**

Property features 4 units, with a 2 car garage attached to each unit. First unit: 3 bedrooms/2 bathrooms, with minor fire damage in the living room/kitchen area. Seller has removed all debris and damaged walls, unit is vacant. Second unit: 2 bedrooms/1 bathroom, tenant occupied. Third unit: 2 bedrooms/1 bathroom, tenant occupied. Forth unit: 2 bedrooms/2 bathrooms/2 floors, tenant occupied. Due to the pandemic tenants are not current or paying rents. Property is being sold with tenants and in current conditions. Large 12,323 sqft lot, Zoning CUR3*.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,000,000
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, In Garage
- \$8200 Gross Scheduled Income
- \$7700 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: None

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Near Public Transit, Paved, Walkstreet, Yard
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000
3:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000
4:	1	2	2	2	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6226014029

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: DW21040718

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Closed •

List / Sold:

\$1,730,000/\$1,691,000 ↓

13 days on the market

14620 14620 S Berendo Ave • Gardena 90247
5 units • \$346,000/unit • 7,314 sqft • 8,250 sqft lot • \$231.20/sqft •
Built in 1990

Listing ID: SB21054991

South of Rosecrans Ave, north of Redondo Beach Blvd.



This 5 unit condo style apartment each with 2 car garage is a great opportunity for an investor or owner/use . Built in 1990 and well maintained. Total 7,314 sqft of building with 8,250 sqft lot. This building consists of an owner unit with a 3-bedroom and 2.5 bathrooms with two car garage. The remainder of the units are 2-bedroom and 2.5 bathrooms with two car garage. Nice quiet area with an elementary school in walking distance. Tenants are all current on their rents.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,730,000
- 1 Buildings
- Levels: Three Or More
- 5 Total parking spaces
- Laundry: Inside
- \$103800 Gross Scheduled Income
- \$69238 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,562
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,040
- Cable TV: 01848425
- Gardener:
- Licenses:
- Insurance: \$2,655
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,444
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,850	\$1,850	\$2,450
2:	1	2	2	2	Unfurnished	\$1,700	\$1,700	\$2,100
3:	1	2	2	2	Unfurnished	\$1,800	\$1,800	\$2,100
4:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,100
5:	1	2	2	2	Unfurnished	\$1,650	\$1,650	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 120 - South Gardena area
- Los Angeles County
- Parcel # 6114031007

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: SB21054991

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Closed • Apartment

List / Sold: \$990,000/\$883,138 ↓

4875 Axtell St • Los Angeles 90032

12 days on the market

5 units • \$198,000/unit • 2,096 sqft • 6,128 sqft lot • \$421.34/sqft • Built in 1924

Listing ID: AR21023022

East on Eastern North on Axtell Property is on the left hand side



Attention investors...5 units under \$200K per door! Act now on this 5-unit multi-family property with strong rental income and lots of building character located in lower Monterey Hills area not far from Alhambra. Situated on a generously sized lot with three separate building structures, each unit is single level and includes designated parking. Below market rents offers the new ownership significant rental upside of 20% or greater. Separately metered for both electricity & gas plus a well-maintained property, this investment offers historically low expenses, ease of management and superb cash flow. Unit mix: one 2 bed/1 bath house and four 1 bed/1bath units. The prime location is in an upcoming area surrounded by plenty of large and new developments. Priced for a quick sale at only \$990,000 this investment will not last long!

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$990,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cap Rate: 4.78
- \$68099 Gross Scheduled Income
- \$47318 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,418
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$38
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$2,190
- Maintenance: \$2,002
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,591	\$1,591	\$1,750
2:	4	1	1	0	Unfurnished	\$4,044	\$4,044	\$5,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5218013021

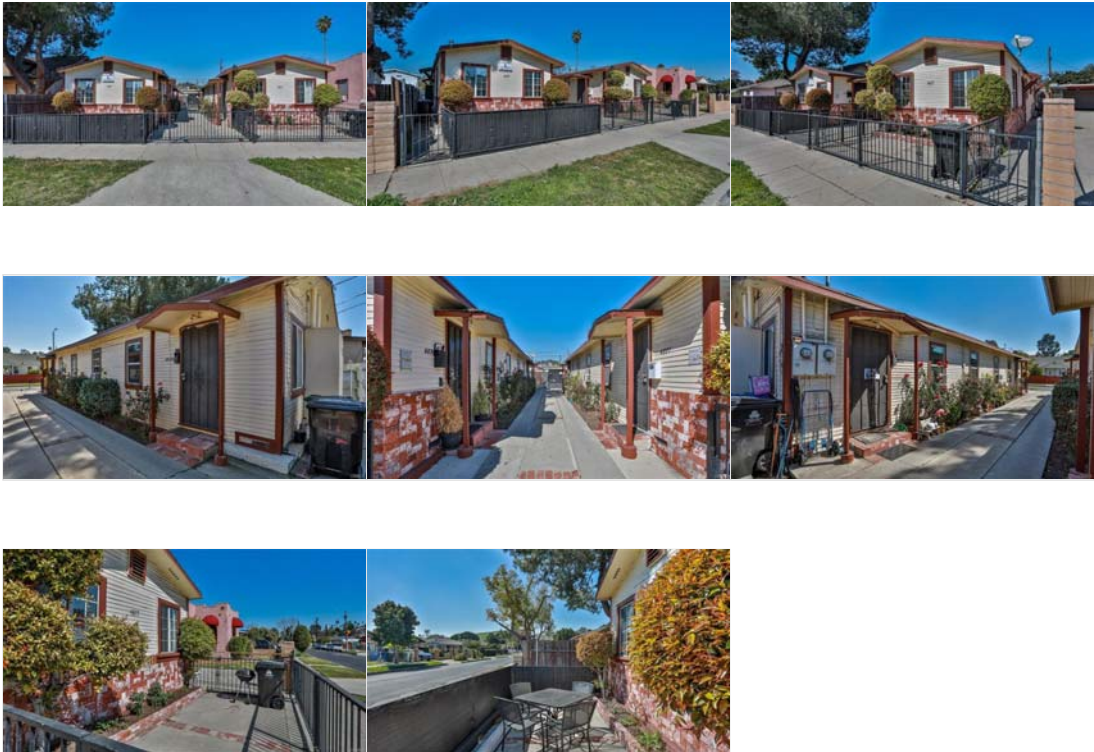
Michael Lembeck

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: AR21023022

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Closed •List / Sold: **\$990,000/\$1,015,500** ↑**12001 Valerio St • North Hollywood 91605****9 days on the market****5 units • \$198,000/unit • 4,293 sqft • 5,500 sqft lot • \$236.55/sqft • Built in 1964****Listing ID: OC21025653****East of Laurel Canyon Blvd., and North of Sherman Way**

Exceptional and rare investment opportunity in a highly sought-after North Hollywood neighborhood! The property consists of a two-story five-unit apartment featuring a unit mix of (1) one-bedroom, (3) two-bedrooms & (1) three bedrooms. A total of six parking spaces service the building. We have projected rental income based on current in-place rents for the subject. The current in-place rents indicate a contract-to-market ratio of 63.22%, with approximately 37% upside rent potential. The subject property is considered well-located for multi-family development. It lies within a predominantly multi-family district and has several major transportation corridors in close proximity. The neighborhood has good accessibility, adequate housing, and adequate shopping and services. EXCELLENT VALUE-ADD INVESTMENT IN OPPORTUNITY ZONE!

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$990,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- Laundry: Common Area
- \$67895 Gross Scheduled Income
- \$49495 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,400
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,500
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$965	\$965	\$1,850
2:	1	2	1	0	Unfurnished	\$993	\$993	\$1,700
3:	1	1	1	0	Unfurnished	\$1,352	\$1,352	\$1,500
4:	1	2	1	0	Unfurnished	\$1,664	\$1,664	\$1,700
5:	1	3	1	0	Unfurnished	\$684	\$684	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2317014009

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,999,999/\$2,150,000 ↑

19 days on the market

16637 California Ave • Bellflower 90706
5 units • \$400,000/unit • 5,394 sqft • 39,322 sqft lot • \$398.59/sqft •
Built in 1940

Listing ID: PW21035209

North of 91 fwy and south of Flower



Very unique property in the Estates Area (AE zone) of Bellflower. 5 houses, each with it's own yard and 2 car garage. I on (1) APN, on 39,000+sq foot lot. This property is an investors dream to live in one and rent the other 4. Plenty of room for horses, pool or other amenities. Check with the city for all possibilities. Property is part of a trust, the owner has not lived on the property. Buyers and their agents are encouraged to do their own due diligence in regards to property.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$1,999,999
- 6 Buildings
- 5 Total parking spaces
- Laundry: Inside
- \$11125 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Horse Property
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,680	\$1,680	\$2,000
2:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,400
3:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,800
4:	1	3	2	1	Unfurnished	\$2,300	\$2,300	\$3,000
5:	1	3	2	1	Unfurnished	\$3,030	\$3,030	\$3,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7017020018

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: PW21035209

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List / Sold:

Closed •**\$3,799,000/\$3,670,000** ↓**156 days on the market****Listing ID: PW20209800****4937 W 20th St • Los Angeles 90016****7 units • \$542,714/unit • 8,812 sqft • 7,841 sqft lot • \$416.48/sqft • Built in 2020****From the 10f wy take La Brea north, right on 20th.**

SEVEN ON 20TH -NEW CONSTRUCTION SEVEN UNIT- We are pleased to announce a Green Certified new construction seven-unit complex. The property is located just minutes from the Arts District, Culver City Steps and Ivy Station, which house Amazon Studios, Sony Pictures, HBO, Beats Electronics and many more tech and entertainment companies pouring into the neighborhood. Certificates of Occupancy for all units have just been issued and leasing has begun. Incredible rent comps are being achieved in this neighborhood, driven largely by the the surrounding tech hubs and supporting services providing high-paying and stable jobs. Mid-City on the whole has been a very hot market, but the west side, which is adjacent to Beverlywood and Culver City, has enjoyed much of the demand. This non-rent-controlled luxury complex is comprised of three duplexes and one detached single family, totaling seven new construction, each with private laundry rooms and two parking spaces. Each unit is equipped with separate meters for water, gas and electricity as well as an owner's common area electric meter for exterior lighting and common area water meter for servicing and landscape irrigation. The property will be completed with drought tolerant landscaping, as well as energy efficient building materials, appliances and fixtures presenting the buyer with a fully warrantied, low maintenance, environmentally friendly property.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$3,950,000
- 4 Buildings
- Levels: Three Or More
- 14 Total parking spaces
- Cooling: Central Air, High Efficiency
- Heating: Central, High Efficiency
- Laundry: Individual Room, Inside
- Cap Rate: 5.3
- \$273600 Gross Scheduled Income
- \$201539 Net Operating Income
- 8 electric meters available
- 7 gas meters available
- 8 water meters available

Interior

- Appliances: Dishwasher, Free-Standing Range, High Efficiency Water Heater, Microwave, Range Hood, Refrigerator

Exterior

- Lot Features: Gentle Sloping, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$63,853
- Electric: \$648.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,575
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 10616
- Water/Sewer: \$864
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	2	Unfurnished	\$0	\$4,750	\$4,950
2:	2	2	3	2	Unfurnished	\$0	\$3,100	\$3,100
3:	3	2	2	2	Unfurnished	\$0	\$3,000	\$3,000
4:	1	2	1	2	Unfurnished	\$0	\$2,900	\$2,900

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5062003031

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

4/25/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW20209800

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Closed •

647 W 5th St • San Pedro 90731
8 units • \$175,000/unit • 6,044 sqft • 5,002 sqft lot • \$225.84/sqft •
Built in 1918
1 block east of Gaffey & 5th

List / Sold:
\$1,400,000/\$1,365,000 ↓
143 days on the market
Listing ID: PW20240620



The property is located near the intersection of Gaffey Street and 5th Street down the block from a Starbucks, a Rite Aid, and several restaurants. The property's proximity to retail has earned it a WalkScore of 89. Additionally, the building is four blocks from a new luxury 301-unit apartment building and less than a mile from the West Harbor (formerly known as San Pedro Public Market) development site. 647 West 5th Street is a 1918 construction with eight one-bedroom/one-bath units that are separately metered for gas and electricity. The building also offers on-site laundry and an underutilized back patio. This offering presents a great opportunity for an investor to acquire an asset in a dense, redeveloping rental market and capture over 20 percent rental upside.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$1,600,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Community
- Cap Rate: 4.93
- \$110476 Gross Scheduled Income
- \$68971 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,073
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1	0	Unfurnished	\$1,148	\$9,181	\$1,400
# Of Units With:								
• Separate Electric: 8					• Drapes:			
• Gas Meters: 8					• Patio:			
• Water Meters: 0					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Standard sale
- Rent Controlled
- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7451029006

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: PW20240620

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List / Sold:

Closed**\$1,495,000/\$1,400,000** ↓

47 days on the market

Listing ID: 21680068

1443 N Wilmington Blvd • Wilmington 90744**8 units • \$186,875/unit • 3,316 sqft • 5,829 sqft lot • \$422.20/sqft • Built in 1965****Exit Rosecrans from the 110, head West. Then turn North on to Wilmington Blvd.**

Renovated 8-unit apartment building with upside priced at only 186k/door in Wilmington. There are 4 fully renovated units, 2 of which can be delivered vacant. This property cash flows day one at 5.5% Cap Rate and 12.9 GRM with almost 50% upside to 9% Cap Rate and 8.8 GRM. There's a laundry room and 8 parking spaces for all units. There's potential to add 2 detached ADUs in the back to reduce price to only 149k/door. Excellent West Wilmington location near 110 FWY, public transit, schools, and shopping!

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$1,495,000
- 2 Buildings
- \$83597 Net Operating Income

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

- Total Operating Expense: \$30,775
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01514230
- 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	\$1,765	\$643	\$1,765
2:	1	1	1		Unfurnished	\$1,765	\$1,668	\$1,765
3:	1	1	1		Unfurnished	\$1,765	\$704	\$1,765
4:	1	1	1		Unfurnished	\$1,765	\$1,765	\$1,765
5:	1	1	1		Unfurnished	\$1,765	\$1,765	\$1,765
6:	1	1	1		Unfurnished	\$1,765	\$1,765	\$1,765
7:	1	1	1		Unfurnished	\$1,765	\$675	\$1,765
8:	1	0	1		Unfurnished	\$1,765	\$546	\$1,765
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
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7414025033

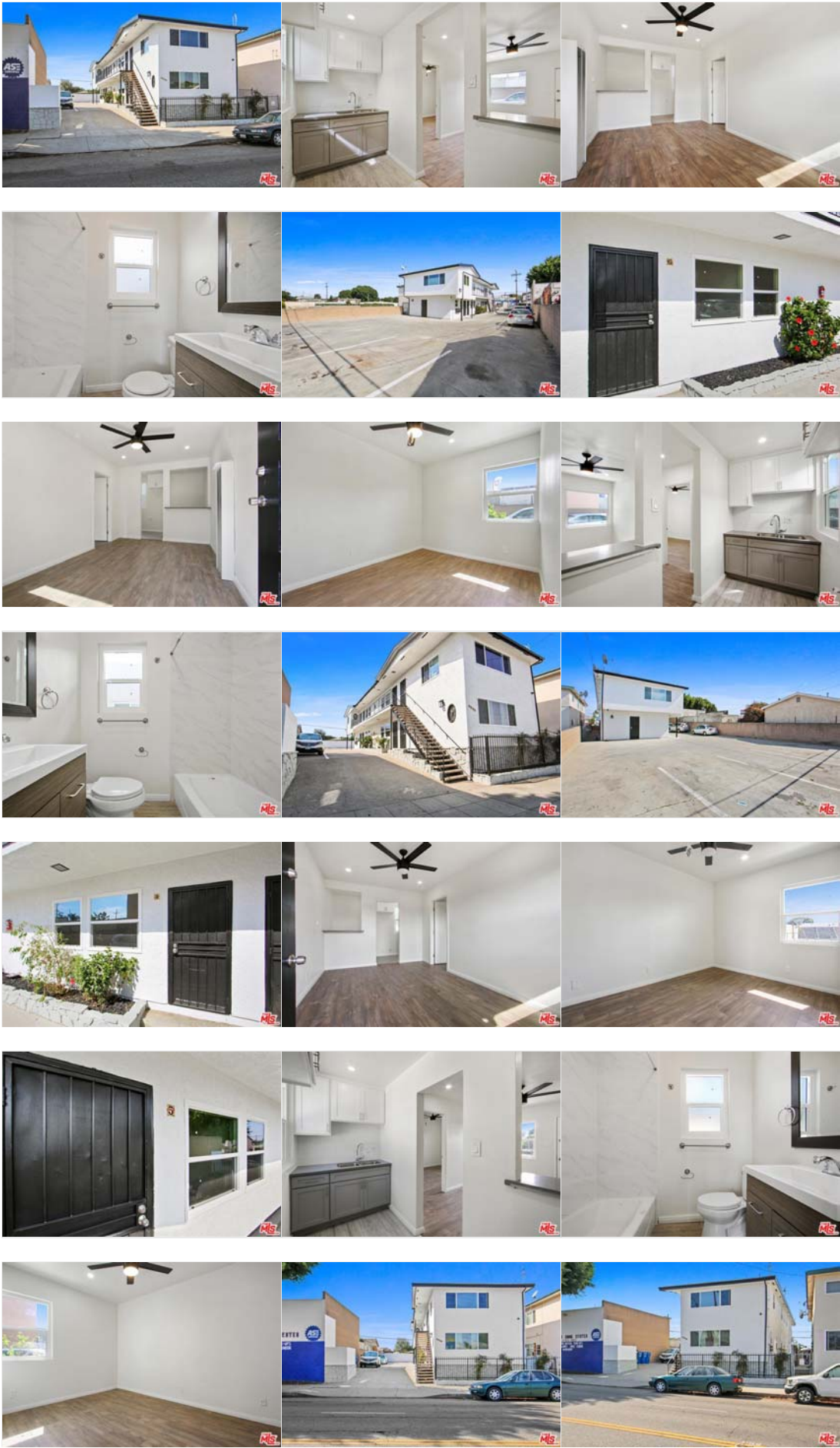
Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed •**\$2,849,000/\$2,775,000** ↓

42 days on the market

Listing ID: 20602460

833 N Martel Ave • Los Angeles 90046**8 units • \$356,125/unit • 2,256 sqft • 7,014 sqft lot • \$1230.05/sqft • Built in 1923****Between Waring and Willoughby, 2nd block north of Melrose.**

Builder/Developer/Contractor Opportunity - 100% RTI. Proposed 8 unit luxury condominium (tract-mapped), or keep and hold as rentals, or sell the whole building to an investor. Unique high-end design; all units are 2 floors, Living down, bedrooms up. 4 ground floor units all have private outdoor space, 4 penthouses have epic views, terraces, and large private roofdecks. Elevator building with subterranean parking. Four 2 Bedroom, 2.5 Bath units, and Four 3 Bedroom, 3.5 Bath units. Floorplans range in size from 1,500 SF to 2,400SF. Please inquire for more information. Listing Agents hold an ownership stake in the property.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$2,995,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5526005029

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: 20602460

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List / Sold:

Closed •**\$3,160,000/\$3,100,100** ↓

23 days on the market

4065 Duquesne Ave • Culver City 90232**8 units** • **\$395,000/unit** • **6,018 sqft** • **8,105 sqft lot** • **\$515.14/sqft** •
Built in 1949

Listing ID: 21686982

On Duquesne between Culver Blvd and Braddock Dr. The Complex is on the West side of the street.

Prime A+ location in the heart of Culver City, just a couple blocks from Downtown CC. Long time owner 30+ years. Significant upside potential. 8 1+1 units in two separate buildings. Some units have laundry inside. Hardwood floors, individual water heaters, and some upgraded kitchens. Community laundry room. Most tenants are month to month. Walk score of 92 makes this ideal for walkers! Excellent demographic location with \$104,795 average household income within a mile radius. Property is being sold in "as is" condition with no guaranties or warranties from the seller.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$3,160,000
- 2 Buildings
- 6 Total parking spaces
- Laundry: Community
- \$234806 Gross Scheduled Income
- \$106142 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$64,423
- 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	\$1,925	\$1,925	\$2,395
2:	2	1	1		Unfurnished	\$2,095	\$2,095	\$2,395
3:	3	1	1		Unfurnished	\$1,545	\$1,545	\$2,395
4:	4	1	1		Unfurnished	\$2,163	\$2,163	\$2,395
5:	5	1	1		Unfurnished	\$1,834	\$1,834	\$2,395
6:	6	1	1		Unfurnished	\$1,545	\$1,545	\$2,395
7:	7	1	1		Unfurnished	\$1,339	\$1,339	\$2,395
8:	8	1	1		Unfurnished	\$1,493	\$1,493	\$2,395
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 # 4207009011

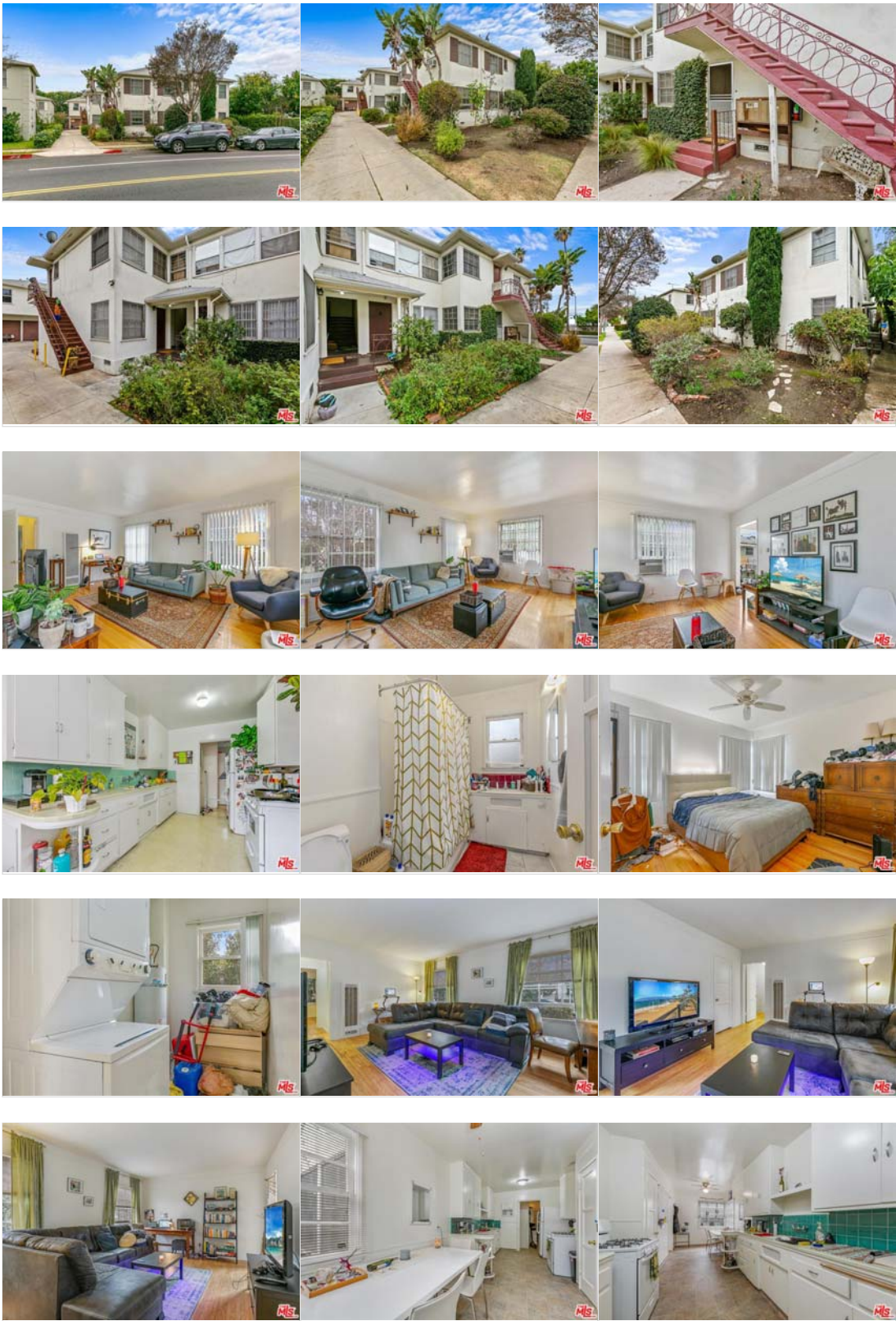
Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed •**\$2,725,000/\$2,705,000** ↓**106 days on the market****Listing ID: SR20185775****5821 Sylmar Ave • Van Nuys 91401****8 units • \$340,625/unit • 8,400 sqft • 6,747 sqft lot • \$322.02/sqft • Built in 1987****4 N Burbank Blvd., 2 E Van Nuys Blvd., R on Hatteras from VN Bl, L on Sylmar**

REDUCED TO SELL IN 2020!!! IMPROVED GM & CAPI!!! RARE offering nestled in a pride of ownership single family neighborhood. Handsome 3 story corner property, impeccably maintained and surrounded by mature landscape. Built in 1987, a few blocks North of Sherman Oaks boundary and walking distance to Sherman Oaks Rec Center with Little League, Sports Courts and an Adult Center. The Building is 3 stories and consists of 8 units, four units on second floor above ground level parking, four units on top floor. Exterior access to all units via open stairwells with roofs for protection from the elements. All units consist of 2 Bedrooms, 2 Baths, Central Air & Heat, sliding doors to Private Balconies, open Kitchens to Dining Areas, oversized Living Rooms and more! FIVE of the units have been upgraded! The FOUR top floor units feature vaulted ceilings and views - TWO of these have spacious LOFTS - perfect for Home Office, Den or 3rd Bedroom! The FOUR second floor units have treetop views. The shared laundry room is located in the ground floor secured parking area which offers 2 spaces per unit with access via either a pedestrian gate or auto gate with opener. There is significant upside potential in this high demand location with limited rental inventory! Close to transportation, hospital, shopping and restaurants with easy access to Valley College, freeways and other major employment centers.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Three Or More
- 16 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area, Individual Room
- Cap Rate: 4.2
- \$173616 Gross Scheduled Income
- \$116807 Net Operating Income
- 9 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Master Bedroom, Master Bathroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: 2 Staircases, Balcony, Cathedral Ceiling(s), Dry Bar, Living Room Balcony

Exterior

- Lot Features: Corner Lot, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Sprinklers In Front
- Security Features: Automatic Gate, Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$56,809
- Electric: \$2,044.00
- Gas:
- Furniture Replacement:
- Trash: \$3,543
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,569
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,187
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,662	\$1,662	\$2,150
2:	1	2	2	2	Unfurnished	\$1,675	\$1,675	\$2,150
3:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,150
4:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,150
5:	1	2	2	2	Unfurnished	\$1,446	\$1,446	\$2,350
6:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,200
7:	1	2	2	2	Unfurnished	\$1,635	\$1,635	\$2,200
8:	1	2	2	2	Unfurnished	\$2,100	\$2,100	\$2,350

Of Units With:

- Separate Electric: 9
- Gas Meters: 8
- Water Meters: 1
- Carpet: 8
- Dishwasher: 8
- Disposal: 8
- Drapes: 4
- Patio: 0
- Ranges: 8
- Refrigerator: 8
- Wall AC: 0

Additional Information

- Standard sale
- VN - Van Nuys area
 - Los Angeles County
 - Parcel # 2245005009

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

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

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List / Sold:

Closed • Apartment**\$3,100,000/\$3,000,000 ↓****13 days on the market****719 721 W 31st St • San Pedro 90731****11 units • \$281,818/unit • 9,788 sqft • 10,001 sqft lot • \$306.50/sqft • Built in 1973****Listing ID: PV21045157****Cross Streets: Gaffey and 31st**

Exceptional opportunity for investment in the heart of San Pedro. Pride of ownership- same owner for the past 30 years consisting of 11 units, 9 2 bedrooms 1 baths with ocean view, and 2 1 bedroom 1 baths. Meticulously maintained. Roof was replaced 3 years ago. There is room for potential rent increases. The city of San Pedro is experiencing plans for the redevelopment of the waterfront and Ports O'Call Village. Please do not disturb tenants. Property to be sold as is . Buyer and buyers agent to verify all. Owner open to partial carry.

Facts & Features

- Sold On 04/21/2021
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Three Or More
- 21 Total parking spaces
- Laundry: Common Area
- Cap Rate: 3.5
- \$193968 Gross Scheduled Income
- \$110431 Net Operating Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Tandem

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$83,537
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,894
- Cable TV: 01366012
- Gardener:
- Licenses: 200
- Insurance: \$2,924
- Maintenance: \$4,320
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$24,074
- Other Expense: \$8,825
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,345	\$1,345	\$2,000
2:	1	2	1	0	Unfurnished	\$1,180	\$1,180	\$2,000
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,000
4:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,000
5:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,000
6:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
7:	1	2	1	0	Unfurnished	\$1,320	\$1,320	\$2,000
8:	1	2	1	0	Unfurnished	\$1,269	\$1,269	\$2,000
9:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$2,000
10:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,700
11:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465029028

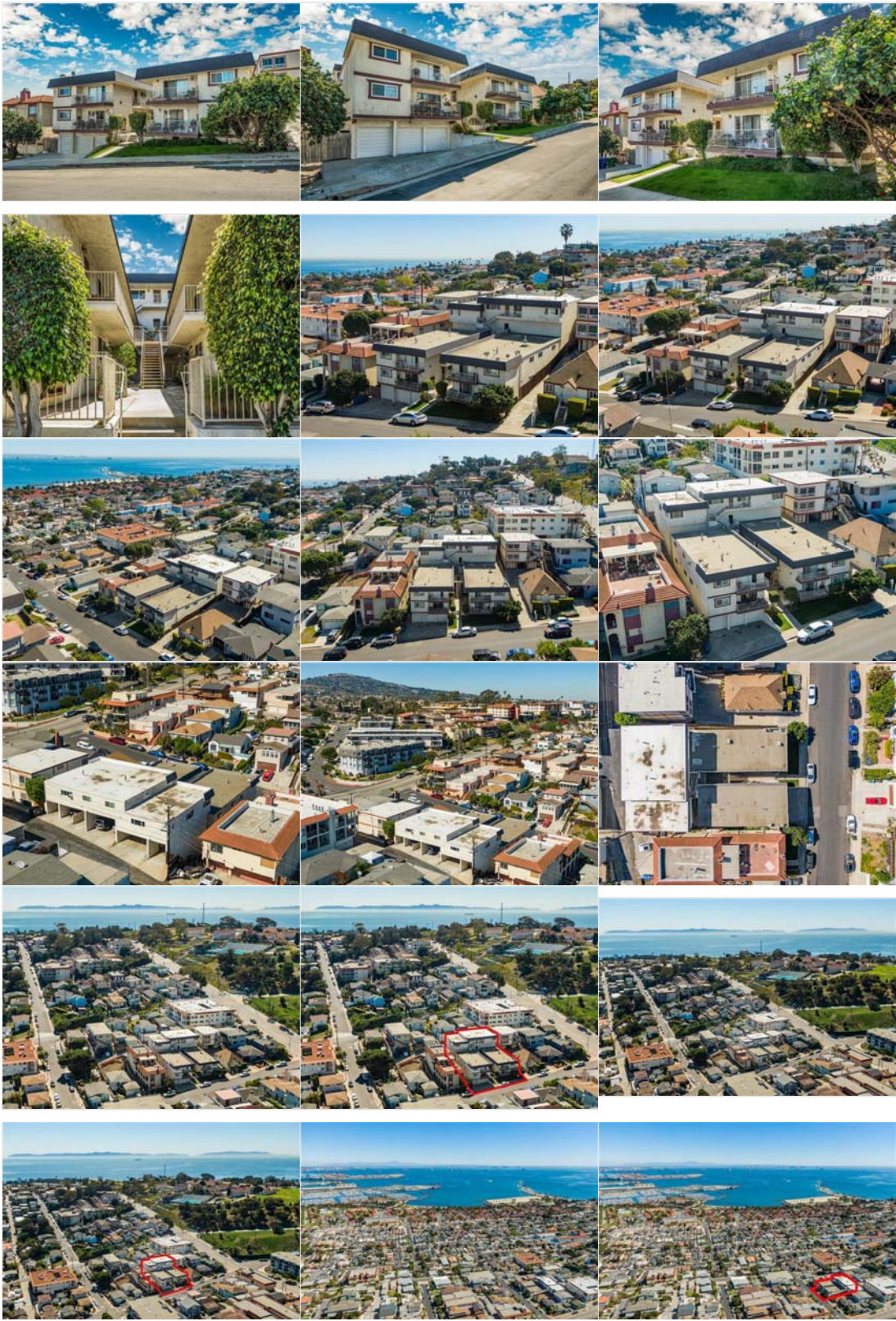
Michael Lembeck

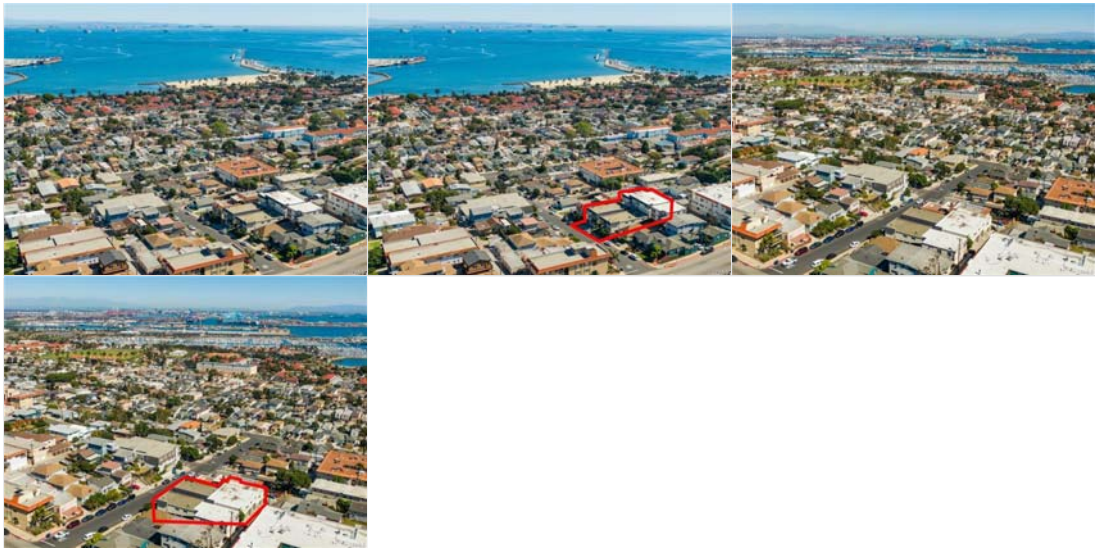
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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: PV21045157

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List / Sold:

Closed •**\$5,050,000/\$4,718,000 ↓****0 days on the market****Listing ID: NDP2100208****1245 10th St • Santa Monica 90401****11 units • \$459,091/unit • 7,512 sqft • 7,517 sqft lot • \$628.06/sqft • Built in 1960****Cross Street: Wilshire Boulevard**

Well maintained and ideally located, 11 unit investment opportunity in Santa Monica. The asset is generating \$280k in gross income with potential income of \$360k. Eight units are renovated and collecting market rents hedging risks of being stuck with legacy tenants while leaving 25% potential upside for added value and income. The location attracts ideal tenants seeking close proximity to tech companies, shopping, beaches, restaurants and a walkable, fun, lifestyle that demands healthy rents. The property features parking for all units. The building is under Santa Monica rent control. Each unit offers spacious, efficient and bright floor plans.

Facts & Features

- Sold On 04/19/2021
- Original List Price of \$5,050,000
- 1 Buildings
- 0 Total parking spaces
- Cap Rate: 3.58
- \$286752 Gross Scheduled Income
- \$180966 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Security Features: Carbon Monoxide Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$91,448
- Electric:
- Gas: \$2,464
- Furniture Replacement:
- Trash: \$150
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$3,300
- Maintenance:
- Workman's Comp:
- Professional Management: 11470
- Water/Sewer: \$2,464
- Other Expense:
- Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4282007015

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: NDP2100208

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List / Sold:

Closed •**\$6,050,000/\$5,475,000** ↓

55 days on the market

Listing ID: 21686882

330 S Willaman Dr • Los Angeles 90048**12 units • \$504,167/unit • 12,070 sqft • 7,154 sqft lot • \$453.60/sqft • Built in 1948****On the corner of Burton Way and Willaman Drive.**

330 S. Willaman Drive is a prestigious investment opportunity located in one of the best locations in Los Angeles. Built in the Streamline Moderne style, the property was designed by famous architect Paul R. Williams who created the homes of numerous celebrities such as Frank Sinatra, Lucille Ball, Desi Arnaz and many more. The building consists of 12 very large 1 bedroom units, each averaging over 1,000 SF. Situated on the corner of Burton Way and Willaman Drive, the building is walking distance to high end dining and nightlife.

Facts & Features

- Sold On 04/23/2021
- Original List Price of \$6,050,000
- 1 Buildings
- Cooling: Wall/Window Unit(s), Central Air
- \$165890 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior**Annual Expenses**

- Total Operating Expense: \$128,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00910513
- 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	\$2,088	\$25,056	\$30,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4334009012

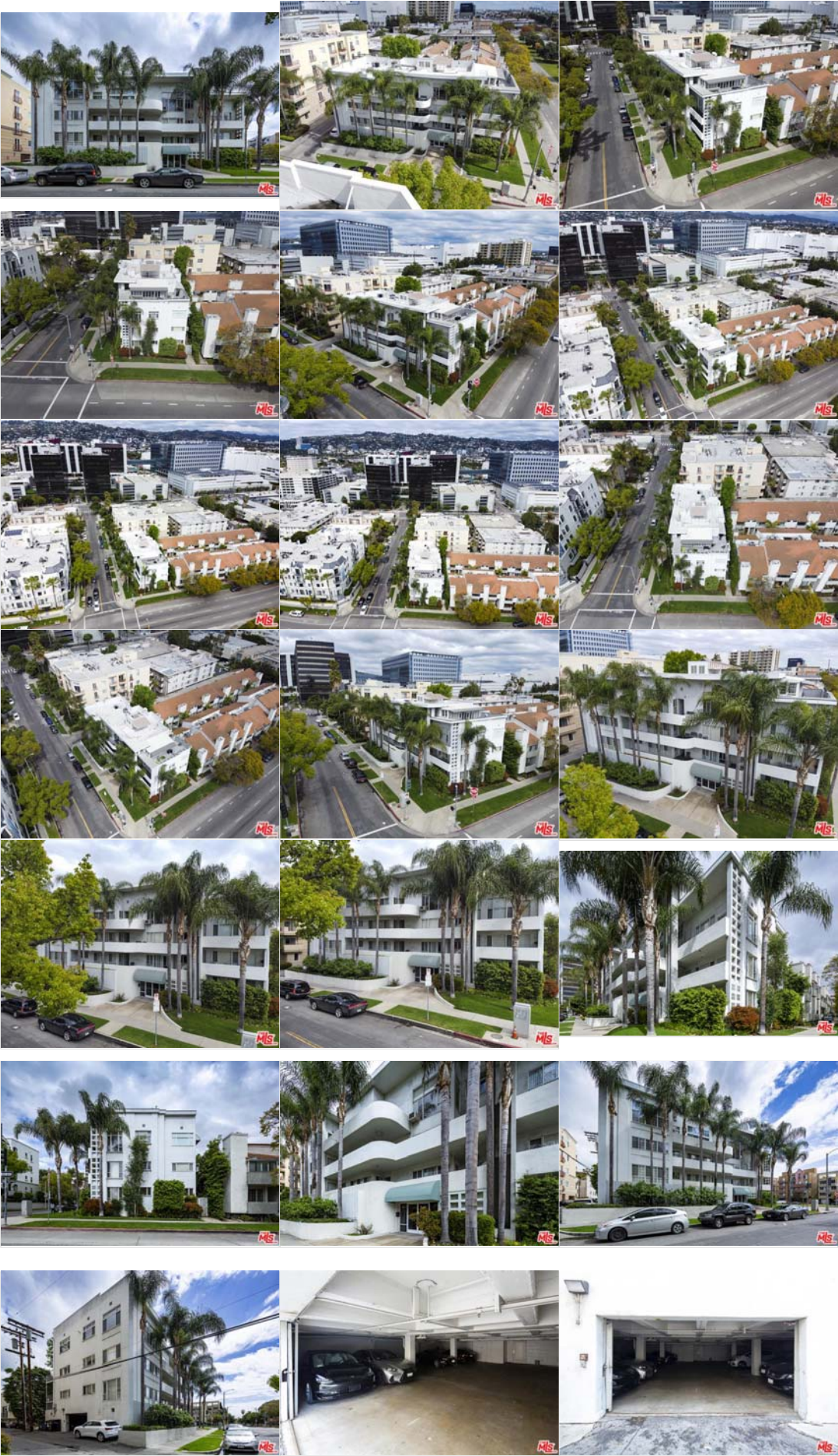
Michael Lembeck

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

Re/Max Property Connection

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

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List / Sold:

Closed •**\$6,800,000/\$6,600,000** ↓**109 days on the market****Listing ID: SR20233946****5325 Denny Ave • North Hollywood 91601****17 units • \$400,000/unit • 15,314 sqft • 13,500 sqft lot • \$430.98/sqft • Built in 1989****Just east of NOHO arts district; just off Magnolia Blvd.**

We are proud to represent this 17-unit apartment building in NoHo. The building was constructed in 1989. Its unit mix consists of (3) one-bedroom units, (10) two-bedroom, two-bathroom units, (3) three-bedroom, two-bathroom units, and (1) single. Tenants enjoy covered garage parking. The building features a courtyard with a BBQ area, and the units have central HVAC units, stainless steel appliances, and high ceilings in the second story units. North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. The property is separately metered for gas and electricity. Each unit has its own gas meter which reduces expenses.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$6,995,000
- 1 Buildings
- 17 Total parking spaces
- Laundry: Community
- \$441928 Gross Scheduled Income
- \$291985 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 17 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$149,943
- Electric: \$3,507.00
- Gas: \$651
- Furniture Replacement:
- Trash: \$5,325
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,009
- Maintenance:
- Workman's Comp:
- Professional Management: 13560
- Water/Sewer: \$13,356
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	2	3	Unfurnished	\$5,895	\$5,895	\$5,345
2:	10	2	2	10	Unfurnished	\$22,580	\$22,580	\$23,950
3:	3	3	2	3	Unfurnished	\$8,130	\$8,130	\$9,000
4:	1	0	1	1	Unfurnished	\$832	\$832	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2416023025

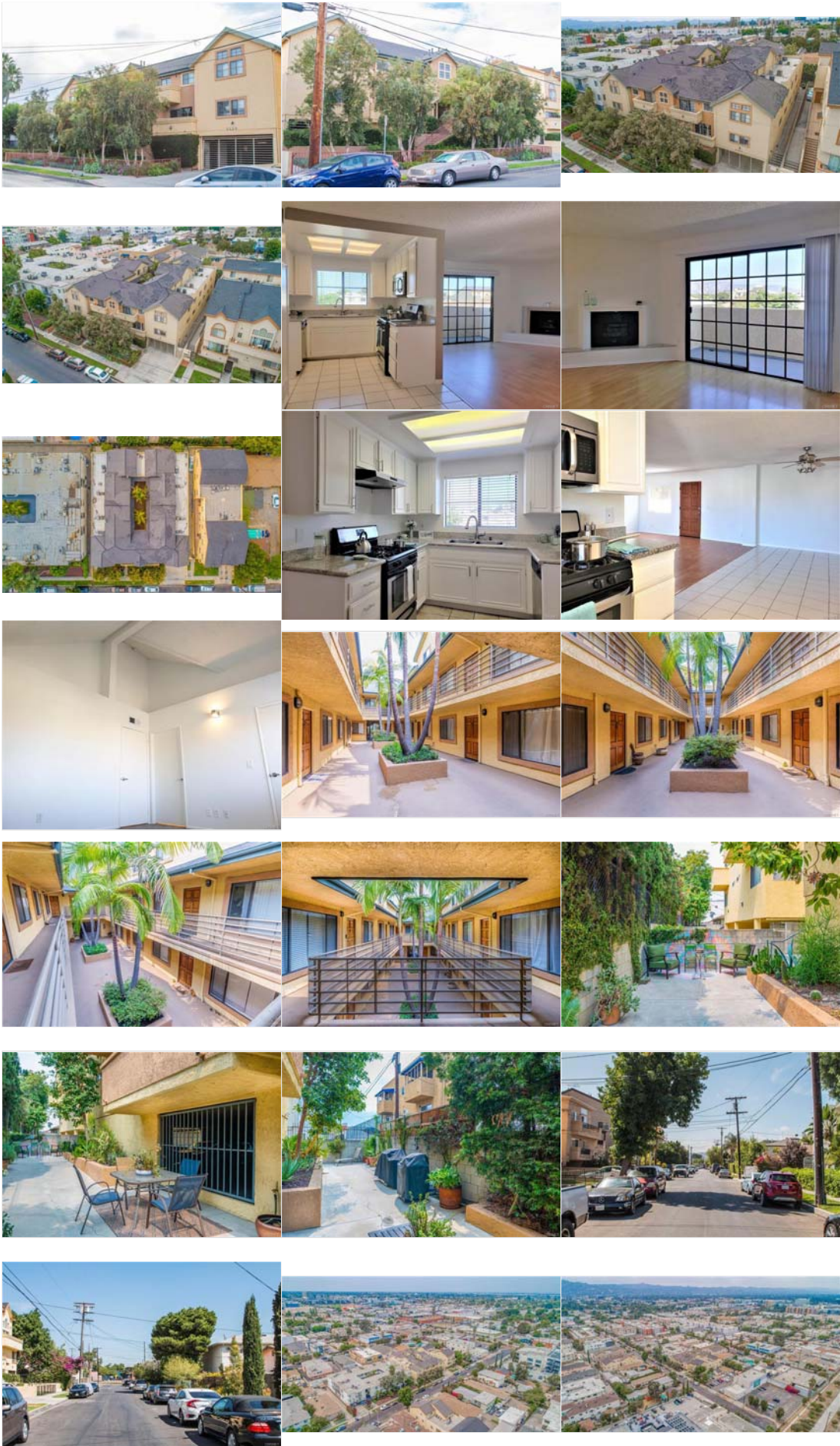
Michael Lembeck

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: SR20233946

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Closed •

List / Sold:

\$7,500,000/\$7,070,000 ↓

36 days on the market

Listing ID: 21679530

18543 Clark St • Tarzana 91356
28 units • \$267,857/unit • 29,884 sqft • 36,708 sqft lot • \$236.58/sqft •
Built in 1962
18543-18545 CLARK ST, TARZANA CA 91356



Excellent Tarzana Location - The Villa Royale apartments are located walking distance to Ventura Blvd and Reseda Blvd, a very walkable pocket of the sub-market. | Attractive Unit-Mix - Over 60% of the unit mix consists of 2 bedroom and 3 bedroom units. | Immediate Rental Upside - The Villa Royale apartments offers immediate rental upside with five units being delivered vacant. | High Barrier To Entry Sub-Market | Soft Story Retrofit Completed - The owner recently completed all the soft story retrofit work required. | The building is 100% copper piped.

Facts & Features

- Sold On 04/20/2021
- Original List Price of \$7,500,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$338781 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$223,133
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02062634
- 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:	9	1	1		Unfurnished	\$1,415	\$12,735	\$14,400
2:	17	2	2		Unfurnished	\$1,793	\$30,494	\$34,000
3:	1	3	2		Unfurnished	\$1,400	\$1,400	\$2,300
4:	1	3	3		Unfurnished	\$2,500	\$2,500	\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- TAR - Tarzana area
- Los Angeles County
- Parcel # 2160004029

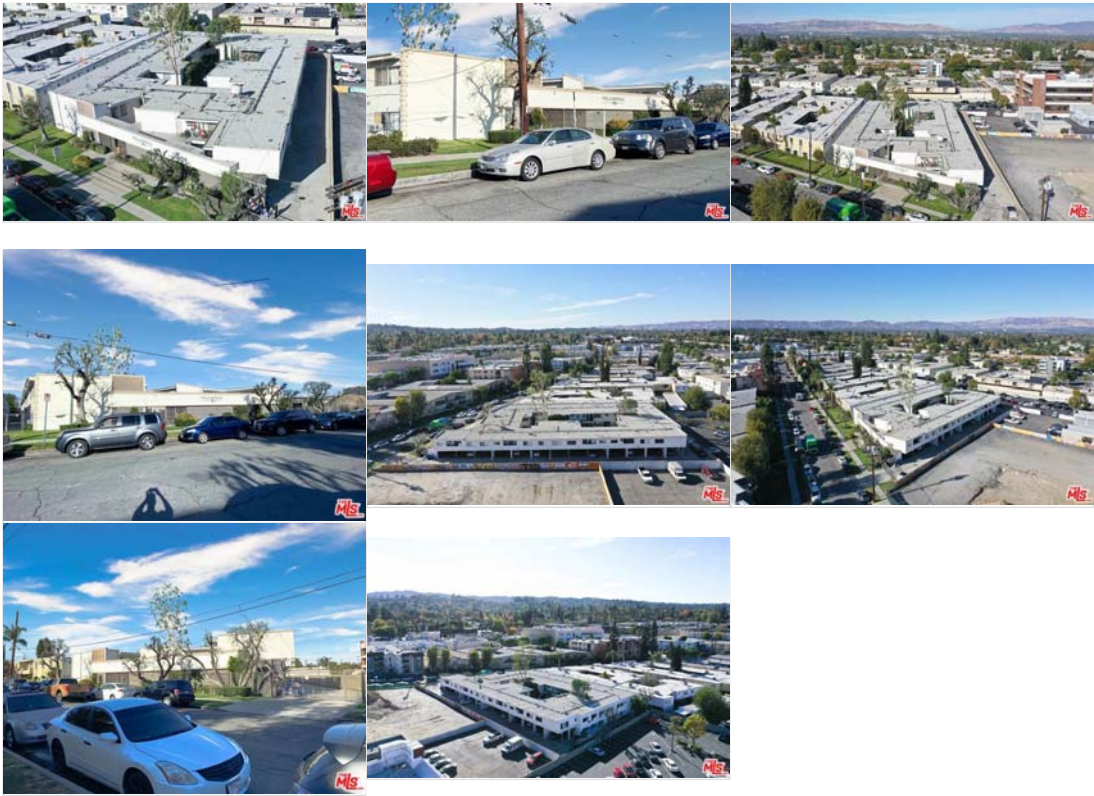
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