

### Cross Property Customer 1 Line

Listing ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	<a href="#">SB23015850</a>	S	1931 <a href="#">Ruhland AVE</a>	REDO	151	STD	2	\$31,800		\$1,850,000↓	\$534.68	3460	1952/ASR	7,491/0.172	N		4	04/03/23	<a href="#">6/6</a>
2	<a href="#">PW22213657</a>	S	11654 <a href="#">Killian ST #A</a>	ELM	619	PRO,TRUS	2	\$0		\$920,000↓	\$463.71	1984	1945/ASR	8,614/0.1978	N		2	04/05/23	<a href="#">138/138</a>
3	<a href="#">CV23026216</a>	S	659 <a href="#">Lewis ST</a>	POM	687	TRUS	2	\$0		\$739,900	\$389.42	1900	1940/PUB	7,599/0.1744	Y		1	04/04/23	<a href="#">4/87</a>
4	<a href="#">22217625</a>	S	3843 <a href="#">Wade ST</a>	LA	C13	STD	2			\$1,175,000↓	\$884.79	1328	1947	4,191/0.09	N		2	04/03/23	<a href="#">102/102</a>
5	<a href="#">23230527</a>	S	1633 S <a href="#">New Hampshire AVE</a>	LA	C16	STD	2		8	\$1,100,000↓	\$363.28	3028	1908	6,551/0.15				04/04/23	<a href="#">51/181</a>
6	<a href="#">23235299</a>	S	606 N <a href="#">Van Ness AVE</a>	LA	HPK	STD	2			\$999,000↑	\$1,005.03	994	1916	1,549/0.03	N			04/05/23	<a href="#">28/57</a>
7	<a href="#">23229583</a>	S	7301 <a href="#">Fountain AVE</a>	LA	C20	STD	2			\$1,275,000↓	\$628.70	2028	1923	3,884/0.08				04/06/23	<a href="#">46/230</a>
8	<a href="#">22201911</a>	S	623 <a href="#">Laveta TER</a>	LA	671	STD	2			\$925,000↓	\$611.37	1513	1920	5,322/0.12				04/05/23	<a href="#">136/136</a>
9	<a href="#">CV222187207</a>	S	1131 W <a href="#">Kensington RD</a>	ECHO	671	STD,TRUS	2	\$0		\$950,000↓	\$444.76	2136	1917/OTH	7,128/0.1636	N		0	04/06/23	<a href="#">169/169</a>
10	<a href="#">22165087</a>	S	2201 <a href="#">SCOTT AVE</a>	LA	671	STD	2			\$1,300,000↓	\$719.42	1807/A	1937/ASR	6,611/0.15	N		5	04/06/23	<a href="#">275/275</a>
11	<a href="#">DW23027606</a>	S	830 E <a href="#">109th ST</a>	LA	C23	STD	2	\$0		\$845,000↑	\$402.38	2100	1940/ASR	4,855/0.1115	N		2	04/04/23	<a href="#">4/4</a>
12	<a href="#">PW23003845</a>	S	4343 <a href="#">Walton AVE</a>	LA	C34	STD	2	\$13,200		\$685,000↓	\$413.65	1656	1921/APP	5,940/0.1364	N		0	04/06/23	<a href="#">54/54</a>
13	<a href="#">IV23007436</a>	S	3800 <a href="#">Woodlawn AVE</a>	LA	C34	STD	2	\$0		\$730,000↑	\$449.51	1624	1908/ASR	4,749/0.109	N		0	04/03/23	<a href="#">23/23</a>
14	<a href="#">PW22192603</a>	S	2103 W <a href="#">73rd ST</a>	LA	C34	STD	2	\$0		\$945,000↓	\$277.94	3400	1997/ASR	5,513/0.1266	N		0	04/03/23	<a href="#">155/225</a>
15	<a href="#">23236453</a>	S	1024 W <a href="#">Florence AVE</a>	LA	C36	STD	2			\$689,000	\$362.82	1899	1946	5,989/0.13			1	04/03/23	<a href="#">14/14</a>
16	<a href="#">OC22047064</a>	S	330 <a href="#">E 101st Street</a>	LA	C37	TRUS	2	\$0		\$1,025,000↓	\$285.99	3584	2016/ASR	5,182/0.119	N		3	04/06/23	<a href="#">234/234</a>
17	<a href="#">22206837</a>	S	1250 S <a href="#">Mcdonnell AVE</a>	LA	ELA	PRO	2		7	\$800,000↑	\$336.13	2380/OTH	1926/ASR	5,861/0.13	N			04/06/23	<a href="#">114/114</a>
18	<a href="#">SR23010991</a>	S	4938 <a href="#">Alonzo AVE</a>	ENC	ENC	STD	2	\$210,540		\$2,080,000↓	\$815.69	2550	1951/ASR	7,586/0.1742	Y		2	04/06/23	<a href="#">40/40</a>
19	<a href="#">DW23021157</a>	S	14533 S <a href="#">Butler AVE</a>	CMP	RN	STD	2	\$0		\$650,000↓	\$232.64	2794	1941/ASR	6,529/0.1499	N		2	04/07/23	<a href="#">19/19</a>
20	<a href="#">22205581</a>	S	622 <a href="#">Esplanade</a>	REDO	157	STD	3			\$2,485,000↓	\$943.79	2633/OTH	1957	4,908/0.11			2	04/07/23	<a href="#">163/163</a>
21	<a href="#">SB23018626</a>	S	778 W <a href="#">14th ST</a>	SP	183	STD	3	\$76,896	5	\$1,125,000↓	\$283.52	3968	1988/ASR	4,803/0.1103	N		3	04/05/23	<a href="#">35/35</a>
22	<a href="#">SB23008638</a>	S	980 <a href="#">W Battery Street</a>	SP	193	STD	3	\$64,068		\$1,005,000↑	\$303.63	3310	1964/ASR	5,206/0.1195	N		0	04/03/23	<a href="#">35/35</a>
23	<a href="#">OC23002418</a>	S	2449 <a href="#">Tamora Avenue</a>	SELM	657	STD	3	\$180,000		\$2,280,000↓	\$448.47	5084	2016/SLR	11,452/0.2629	N		6	04/07/23	<a href="#">23/23</a>
24	<a href="#">OC22207400</a>	S	1363 E <a href="#">59th ST</a>	LA	699	TRUS	3	\$67,800		\$806,000↓	\$367.70	2192	1920/ASR	5,074/0.1165	N		0	04/05/23	<a href="#">127/127</a>
25	<a href="#">23239331</a>	S	1641 <a href="#">Maltman AVE</a>	LA	671	STD	3			\$1,535,000↑	\$554.55	2768/A	1964	7,339/0.16	N		4	04/06/23	<a href="#">14/14</a>
26	<a href="#">P1-11632</a>	S	740 E <a href="#">20th ST</a>	LA	C42	STD,TRUS	3	\$50,508		\$795,000↓	\$288.15	2759	1910	6,006/0.13	N		4	04/03/23	<a href="#">159/159</a>
27	<a href="#">PW23038487</a>	S	6118 <a href="#">Dennison ST</a>	ELA	ELA	TRUS	3	\$12,000		\$625,000↓	\$266.98	2341	1929/ASR	4,111/0.0944	N		0	04/04/23	<a href="#">5/5</a>
28	<a href="#">23233687</a>	S	4348 S <a href="#">Budlong AVE</a>	LA	C34	STD	4		6	\$900,000↓	\$202.07	4454/A	1979/ASR	5,001/0.11				04/05/23	<a href="#">61/61</a>
29	<a href="#">PW23024164</a>	S	8015 <a href="#">1st ST</a>	PAR	RL	STD	4	\$73,740		\$1,200,000↓	\$537.63	2232	1953/ASR	6,422/0.1474	N		4	04/07/23	<a href="#">7/7</a>
30	<a href="#">222002121</a>	S	1007 <a href="#">Angeleno AVE</a>	BBK	610	STD	5		5	\$1,650,000↓	\$266.98	6142	1941/ASR	8,845/0.2			4	04/03/23	<a href="#">318/318</a>
31	<a href="#">GD23007057</a>	S	2123 <a href="#">Fair Park AVE</a>	LA	618	STD	5	\$62,210		\$1,000,000↓	\$243.31	4110	1910/ASR	7,514/0.1725	N		0	04/03/23	<a href="#">69/135</a>
32	<a href="#">22201495</a>	S	847 <a href="#">19th ST</a>	SM	C14	STD	5		4	\$2,712,000↓	\$559.29	4849	1923	8,010/0.18			5	04/05/23	<a href="#">146/146</a>
33	<a href="#">PW23026154</a>	S	2607 <a href="#">Pennsylvania AVE</a>	LA	BOYH	STD	6	\$48,900		\$999,000	\$222.40	4492	1963/ASR	5,418/0.1244	N		2	04/03/23	<a href="#">4/4</a>
34	<a href="#">SR23012955</a>	S	1240 <a href="#">Harvard ST</a>	SM	C14	TRUS	6	\$105,167		\$2,720,000↑	\$442.85	6142	1963/ASR	8,034/0.1844	N		5	04/07/23	<a href="#">33/33</a>
35	<a href="#">23236283</a>	S	844 S <a href="#">Holt AVE</a>	LA	C19	STD	6		3	\$2,365,000↓	\$438.21	5397	1956	5,999/0.13	N			04/05/23	<a href="#">15/15</a>
36	<a href="#">SR23009685</a>	S	126 N <a href="#">Lake ST</a>	LA	C20	BNKR	6	\$122,846		\$1,100,000↓	\$348.32	3158	1925/PUB	5,477/0.1257	N		3	04/04/23	<a href="#">35/35</a>
37	<a href="#">PW23033903</a>	S	135 141 1/2 <a href="#">23rd ST</a>	CARS	699	STD	8	\$225,768	5	\$2,972,000↓	\$282.46	10522	1963/ASR	13,099/0.3007	N		1	04/06/23	<a href="#">34/34</a>
38	<a href="#">SB23028069</a>	S	1251 S <a href="#">Wilton PL</a>	LA	HPK	STD	8	\$138,888	4	\$2,058,000↓	\$365.28	5634	1934/ASR	10,491/0.2408	N		7	04/05/23	<a href="#">20/20</a>
39	<a href="#">23235114</a>	S	1801 N <a href="#">Harvard BLVD</a>	LA	C20	STD	8		4	\$2,085,000↓	\$302.74	6887	1956	7,383/0.16				04/04/23	<a href="#">11/11</a>
40	<a href="#">SR23009584</a>	S	1847 N <a href="#">Cherokee AVE</a>	LA	C20	BNKR	19	\$266,486		\$3,600,000↓	\$407.06	8844	1950/PUB	11,249/0.2582	N		0	04/04/23	<a href="#">34/34</a>
41	<a href="#">23249057</a>	S	903 <a href="#">Lakme AVE</a>	WILM	196	STD	24		7	\$1,450,000	\$282.10	5140/A	1923/ASR	8,636/0.19	N			04/06/23	<a href="#">19/19</a>
42	<a href="#">22221949</a>	S	257 E <a href="#">Valencia AVE</a>	BBK	610	STD	24		3	\$10,270,000↓	\$442.56	23206	1993	13,612/0.31	N			04/07/23	<a href="#">67/67</a>
43	<a href="#">23235491</a>	S	636 S <a href="#">Cochran AVE</a>	LA	C19	STD	32		4	\$6,800,000↓	\$318.95	21320	1928	7,802/0.17				04/07/23	<a href="#">69/69</a>

**Closed** • Duplex

List / Sold:

**\$1,950,000/\$1,850,000** ↓

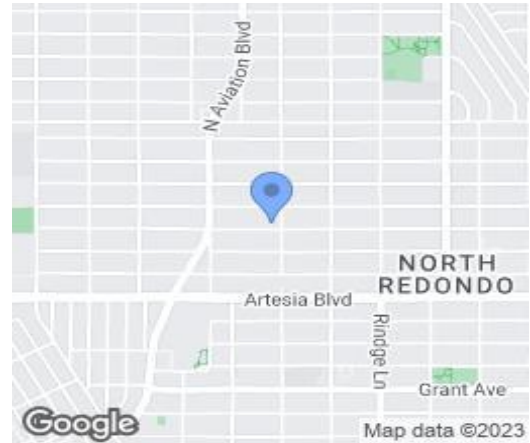
6 days on the market

Listing ID: SB23015850

**1931 Ruhland Ave • Redondo Beach 90278**

**2 units • \$975,000/unit • 3,460 sqft • 7,491 sqft lot • \$534.68/sqft • Built in 1952**

**Heading north on Aviation Blvd, turn right onto Ruhland Avenue.**



This duplex features a grand 3 bedroom/3 bathroom owner's unit that lives like a single family residence, but has the added bonus of collecting extra income from the front 3 bedroom/2 bathroom rental unit. The owner's unit is privately located at the back of the property. A short flight of stairs brings you to a private courtyard with a calming water feature. Upon entry, you'll notice the high ceilings of the living room, built-in bar area, and formal dining space. There are many windows allowing natural light to pour in, a beautiful ceiling fan, cozy gas burning stove-style heater, and red oak wood floors. Adjacent to the living room is another wonderful living area with den and breakfast area for casual dining. The kitchen boasts a SubZero refrigerator, JennAir cooktop, one-year-old Formica countertops, and hardwood cabinetry. The master suite is impressive with double-height ceilings, walk-in closet, and what you never knew you needed... a Jacuzzi tub right in the master bedroom! The master bath has a dual vanity, spacious shower, and more windows pouring in natural light. On the main level there are two more bedrooms, a full bathroom with dual vanity, and a powder room. Upstairs is a lofted retreat. Do you need space for an office, playroom, yoga space or library? There are TWO separate lifestyle areas to make your own, as well as a HUGE walk-in storage closet and private outdoor patio. Head all the way downstairs to find the laundry room and bonus studio unit with a bathroom, gas and water hookups, and its own private entry. There's an attached 2-car garage, carport, and oversized 1-car garage with workshop area. The front unit is impeccably kept and offers three bedrooms, two bathrooms, and a 1-car garage. This duplex is located in the heart of North Redondo Beach, with access to fantastic schools, parks, shopping restaurants, and a short drive to both the Manhattan and Hermosa Beach Piers. This is simply a terrific property in a fabulous neighborhood.

## Facts & Features

- Sold On 04/03/2023
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Three Or More
- 5 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Wall Furnace
- \$0 (Other)
- Laundry: Individual Room
- \$31800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

## Interior

- Rooms: Bonus Room, Family Room, Kitchen, Living Room, Master Bathroom, Master Suite, Multi-Level Bedroom, Walk-In Closet
- Floor: Wood
- Appliances: Dishwasher, Gas Cooktop, Refrigerator
- Other Interior Features: Balcony, Bar, Built-in Features, Ceiling Fan(s), Formica Counters, High Ceilings, Two Story Ceilings

## Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

## Annual Expenses

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

- Gardener:
- Licenses:

- Other Expense Description:

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## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,650	\$2,650	\$3,300
2:	1	3	3	3	Unfurnished	\$0	\$0	\$4,800

### # Of Units With:

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

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## Additional Information

- Standard sale
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4155020033

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## Michael Lembeck

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

## Re/Max Property Connection

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

**Closed** • **Single Family Residence**

List / Sold: **\$950,000/\$920,000** ↓

**11654 Killian St # A** • El Monte 91732

**138 days on the market**

**2 units** • **\$475,000/unit** • **1,984 sqft** • **8,614 sqft lot** • **\$463.71/sqft** • **Built in 1945**

**Listing ID: PW22213657**

**N. of the 10 frwy on Peck Rd. Turn on Killian and go east 2 blocks tho address**



This is a very nice property with a whole lot of custom features that you will only find on a home that shows pride of owner. 2 separate houses side by side with separate yards and separate entrances. You don't have to share parking or the driveways. The large house has been owner occupied for years by the owner and the second detached home has been rented by to the same tenant for approx. 15 years-Vacant now!The properties are well maintained. The two houses are separated by a large 3 car garage and concrete driveway. They are both very private with their own yards. They will be delivered VACANT. They are side by side. You would not know they are a part of the same lot, Be sure to look at the photos as well. They will show you a lot about the properties. Main house is currently occupied but they will be delivered Clean and VACANT. There are a lot of very nice features included in this property and would be perfect for the extended family. Also the street is nice and clean with good neighbors and a great location of North El Monte. ALL NUMBERS AND FIGURES ARE APPROXIMATE...BUYER TO VERIFY ALL INFORMATION. THE CITY PRE SALE INSPECTION HAS BEEN COMPLETED.

**Facts & Features**

- Sold On 04/05/2023
- Original List Price of \$950,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$2,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,080
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

- Disposal: 2

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**Additional Information**

- Probate Listing, Trust sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8548002035

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**Michael Lembeck**

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

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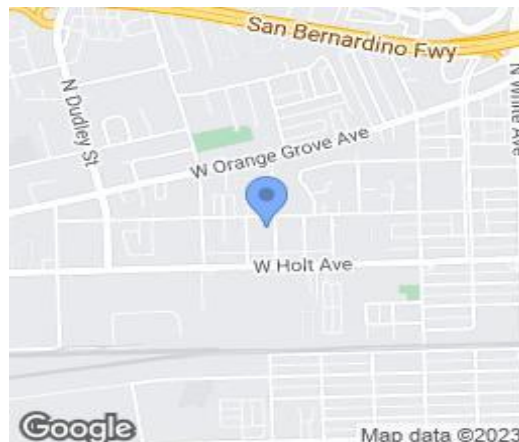
**Re/Max Property Connection**

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

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CUSTOMER FULL: Residential Income LISTING ID: PW22213657

Printed: 04/09/2023 8:16:32 AM

**Closed • Single Family Residence**List / Sold: **\$739,900/\$739,900****659 Lewis St • Pomona 91768****4 days on the market****2 units • \$369,950/unit • 1,900 sqft • 7,599 sqft lot • \$389.42/sqft • Built in 1940****Listing ID: CV23026216****North of W Holt Ave / South of W Orange Grove Ave**

Newly remodeled pool home ready for its next owner. Front unit has 2 bedrooms and 2 bathrooms, approx. 1,277 sq ft. and the back unit features 1 bedroom and 1 bath with approx. 657 sq. ft. Both units have been remodeled in the last 3 years. Front House welcomes you in with a bright and airy feel. Laminate wood flooring throughout. Remodeled Kitchen with quartz counter tops and stainless steel appliances, Window treatments on all windows, Split system wall AC and heating approx 3 years old, also unit has ceiling fans throughout. Spacious living areas with a wood burning fireplace in the living. Cover patio and pool perfect for BBQ and entertainment. One car garage attached. Separate back unit with remodeled kitchen and bathroom. Back unit is detached from the front house with its own entrance. Hurry This property will not last!!! Note: Both units are permitted.

**Facts & Features**

- Sold On 04/04/2023
- Original List Price of \$739,900
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage, Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

- Rooms: Family Room, Kitchen, Living Room
- Floor: Laminate, Wood
- Appliances: Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Recessed Lighting

**Exterior**

- Lot Features: Back Yard, Landscaped, Lawn, Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,400

**# Of Units With:**

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

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### Additional Information

- Trust sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8357015023

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### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

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### Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

**Closed** •

List / Sold:

**\$1,199,000/\$1,175,000** ↓

102 days on the market

Listing ID: 22217625

**3843 Wade St** • Los Angeles 90066

**2 units** • **\$599,500/unit** • **1,328 sqft** • **4,191 sqft lot** • **\$884.79/sqft** •  
**Built in 1947**

**Between Venice Blvd and Washington Blvd. Between Centinela and Beethoven.**



Fully vacant duplex with un-permitted 3rd upper unit. Property will be delivered vacant. Two Car garage with alley access. Decent sized private backyard goes with main unit. Property will be on a Supra Box. 4,191 square foot lot zoned R3. Development possibilities. Seller started process for developing 2 townhouses on the property. Buyer to cooperate with seller's 1031 exchange. Please call agent for more information. The last tenant moved out and is now 100% vacant.

**Facts & Features**

- Sold On 04/03/2023
- Original List Price of \$1,250,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace

**Interior**

- Floor: Carpet, Laminate

**Exterior**

- 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	1	1		Unfurnished	\$0	\$0	\$2,295
2:	1	1	1		Unfurnished	\$0	\$0	\$1,950
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:

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### Additional Information

- Standard sale
- Rent Controlled

- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4236017002

---

### 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



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 # 5075018027

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed**

List / Sold: **\$995,000/\$999,000** ↑

**606 N Van Ness Ave** • Los Angeles 90004

28 days on the market

**2 units** • **\$497,500/unit** • **994 sqft** • **1,549 sqft lot** • **\$1005.03/sqft** •  
**Built in 1916**

Listing ID: 23235299

**On the corner of Van Ness and Clinton St.**



LOCATION LOCATION LOCATION! Welcome to 606 N Van Ness / 5159 Clinton St, a cozy duplex with tons of potential. Centrally located walking distance from Melrose Ave, Larchmont Village and freeways. Great opportunity to live in 1 unit and rent out the other. Upstairs unit is a 2 bedroom 1 Bath. Downstairs unit is a 1 bedroom 1 bath each unit has its own separate access. DETACHED 2 car garage. Conveniently located to plenty of Elementary/Middle schools. Don't miss this great opportunity and prime location. Purchase comes with ADU plans 100% approved by the city, easily turn this duplex into a triplex. See you in escrow!

**Facts & Features**

- Sold On 04/05/2023
- Original List Price of \$995,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Outside

**Interior**

- Rooms: Walk-In Closet, Two Masters
- Floor: Laminate
- Appliances: Disposal, Microwave, Refrigerator

**Exterior**

**Annual Expenses**

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

**Unit Details**

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

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522005007

---

### 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



11:  
12:  
13:

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5550019029

---

**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





10:  
11:  
12:  
13:

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405006007

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** •

List / Sold: **\$1,195,000/\$950,000** ↓

**1131 W Kensington Rd** • Echo Park 90026

169 days on the market

**2 units** • **\$597,500/unit** • **2,136 sqft** • **7,128 sqft lot** • **\$444.76/sqft** •  
**Built in 1917**

Listing ID: CV22187207

**From 101, Right onto Bellevue and then left onto W. Kensington Rd. The home is on the right.**



Investor's dream! This duplex located in the highly sought-after Angelino Heights above Echo Park Lake. It features a 4 bed/1 bath upstairs unit and a 2 bed 1 bath downstairs unit on a 7,128 sqft lot! Both units have deferred maintenance and need a little TLC. Views of Downtown LA can be seen from the upstairs unit. With its impeccable location, in one of LA's trendiest neighborhoods, this duplex is only minutes from exciting entertainment, popular restaurants, Dodger Stadium, and views of Downtown LA Skyline. It is also walking distance from Elysian Park hiking trails, and Echo Park Lake.

### Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,195,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$273 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Kitchen
- Floor: Carpet, Wood

### Exterior

- Lot Features: Back Yard, Sloped Down, Front Yard, Rectangular Lot, Yard
- Waterfront Features: Lake
- Fencing: Chain Link
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01064901
- 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	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: 2
- Wall AC:

## Additional Information

- Standard, Trust sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405006006

---

## 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: CV22187207

Printed: 04/09/2023 8:16:32 AM



10:  
11:  
12:  
13:

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5424002033

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** • **Single Family Residence**

List / Sold: **\$837,000/\$845,000** ↑

**830 E 109th St** • Los Angeles 90059

**4 days on the market**

**2 units** • **\$418,500/unit** • **2,100 sqft** • **4,855 sqft lot** • **\$402.38/sqft** • **Built in 1940**

**Listing ID: DW23027606**

**East of Avalon Ave.**



**NEW CONSTRUCTION!!!2 SEPERATE HOME ON ONE LOT!!!**Come and see this amazing and beautiful property just ready to move in **\*\*\*Live Smart-Rent 1 and Live in 1\*\*\***Opportunity knocks in the heart of Los Angeles!!! These two separate homes are located Minutes away from Downtown LA, LAX, Inglewood New Stadium -entertainment, public transportation-105FWY, 110FWY, Schools and much more. The front house is a 3 bedroom plus 2 full baths and it has been fully remodeled with new plumbing, new windows, new interior doors, new flooring, new roof, custom kitchen cabinets with quarts countertop, gorgeous new baths and much more. The **NEW CONSTRUCTION-TWO STORY SEPERATE HOME WITH BRAND NEW 2 CAR GARAGE ATTACHED** has 3 bedrooms and 3 full bathrooms, let me tell you the Master bedroom it is huge with own private bath, open floor plan built 2023, both of this home have their own laundry area, separate gas and electric meters and much more, it's just too much to list... (AGENTS PLEASE READ PRIVATE REMARKS-SHOWING INSTRUCTIONS)

**Facts & Features**

- Sold On 04/04/2023
- Original List Price of \$837,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$450 (Estimated)
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	3	2	Unfurnished	\$0	\$0	\$3,400
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,400

**# Of Units With:**

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

## Additional Information

- Standard sale
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 6071014023

---

### 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: DW23027606

Printed: 04/09/2023 8:16:33 AM

**Closed** • Duplex

List / Sold: **\$699,900/\$685,000** ↓

**4343 Walton Ave** • Los Angeles 90037

54 days on the market

**2 units** • **\$349,950/unit** • **1,656 sqft** • **5,940 sqft lot** • **\$413.65/sqft** •  
**Built in 1921**

**Listing ID: PW23003845**

**Vermont and Walton**



Welcome to 4343 & 4345 Walton Avenue Los Angeles. Attention all Buyers , you do not want wait on this great investment opportunity with tons of potential and upside. Live in one and rent out the rest! It's a Duplex property with a finished garage ready to be converted into an ADU with existing plumbing. Front unit (2/1) has recently upgraded bathroom shower and flooring. Second unit (1/1). Exterior features large front and back yard and fruit trees with multiple parking areas. Property is "SOLD AS IS" located in close proximity to USC and the Los Angeles Coliseum. Buyer and Buyer's Agent do their diligence to verify all information, inspections, and property permits. This is a potential income generating investment.

### Facts & Features

- Sold On 04/06/2023
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$315 (Estimated)
- Laundry: In Kitchen, Washer Hookup
- \$13200 Gross Scheduled Income
- \$12700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Floor: Tile, Vinyl
- Other Interior Features: Storage

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

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



---

**Additional Information**

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020023015

---

**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: PW23003845

Printed: 04/09/2023 8:16:33 AM

**Closed** • Duplex

List / Sold: **\$729,900/\$730,000** ↑

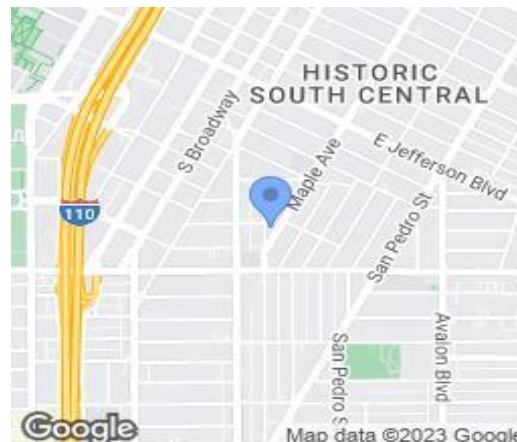
**3800 Woodlawn Ave** • Los Angeles 90011

23 days on the market

2 units • \$364,950/unit • 1,624 sqft • 4,749 sqft lot • \$449.51/sqft •  
Built in 1908

Listing ID: IV23007436

South east of Main St and MLK



Vacant and just remodeled duplex near USC! This is an amazing home with lot's of character. Unit 3800 1/2 features 2 bedrooms, 1 bath. One of the bedrooms is huge, you can easily hack it into 2 bedrooms and use it as a 3 bed/1 bath. It has a cozy living room and it's own porch to greet your guests when visiting. . Unit 3800 is a 2 bedroom, 2 bath. One of the rooms is a master bedroom with it's own bath. The living room has a fireplace. The kitchen has a pantry and it's the larger of the 2 kitchens. Both units have been remodeled, upgrades include, windows, flooring, kitchen cabinets with quartz countertops, tile flooring in the bathrooms and upgraded vanities, recessed lighting, new appliances, new electrical panels and meters and a new roof!! There is a long drive way to provide plenty of parking. This area has a lot of homes that have been tastefully upgraded and also in the process of construction, it's a great area and ready for you to call home or make your next addition to your rental portfolio.

**Facts & Features**

- Sold On 04/03/2023
- Original List Price of \$729,900
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$321 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Level
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02088261
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5121026007

---

**Michael Lembeck**

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

---

**Re/Max Property Connection**

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

---

CUSTOMER FULL: Residential Income LISTING ID: IV23007436

Printed: 04/09/2023 8:16:33 AM

**Closed** • Duplex

List / Sold: **\$950,000/\$945,000** ↓

**2103 W 73rd St** • Los Angeles 90047

155 days on the market

**2 units** • \$475,000/unit • **3,400 sqft** • **5,513 sqft lot** • **\$277.94/sqft** •  
**Built in 1997**

Listing ID: PW22192603

**Off the I-105 W. South Western and 73rd.**



CORNER LOT CHARMER ! A Fantastic Opportunity to own a Two level duplex. Perfect for investment property or live in one and rent the other side. The property offers a large lot that goes from street to street.Units feature 3 bedrooms 3 Bath in the heart of Los Angeles Area with None Rent Control. Both homes has their own private entry. Front home has been revived. Second home ready to go but also upside potential with a little improvement. Property offers central air and central heat for each unit. Large living room with built-ins fireplace.Conveniently located within minutes of Downtown LA, and major Freeways! Property will be Vacant COE.

### Facts & Features

- Sold On 04/03/2023
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$408 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Disposal
- Other Interior Features: Laminate Counters

### Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden
- Fencing: Average Condition
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02094258
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

---

### **Additional Information**

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6017004030

---

### **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: PW22192603

Printed: 04/09/2023 8:16:33 AM

**Closed** •

List / Sold: **\$689,000/\$689,000**

**1024 W Florence Ave** • Los Angeles 90044

**14 days on the market**

**2 units** • **\$344,500/unit** • **1,899 sqft** • **5,989 sqft lot** • **\$362.82/sqft** •  
**Built in 1946**

**Listing ID: 23236453**

**West of Vermont Ave**



A great opportunity to own a duplex within a highly sought after area. Both units are separate on the lot with two bedrooms and a bath, the main unit also has an additional half bath. It has a garage for parking or storage and space in the front for off street parking. Both units are currently occupied but will be delivered vacant at close of escrow. Broker & Broker's Agents do not represent or guarantee accuracy of square footage, bedroom/bathroom count, lot size, lot lines or dimensions, permitted or un-permitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer to verify the accuracy of all info.

**Facts & Features**

- Sold On 04/03/2023
- Original List Price of \$689,000
- 2 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- \$56544 Net Operating Income

**Interior**

- Floor: Carpet, Tile, Wood

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$4,553
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6019021007

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### Michael Lembeck

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

---

### Re/Max Property Connection

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

**Closed** • Duplex

**\$1,150,000/\$1,025,000** ↓

234 days on the market

**330 E 101st Street** • Los Angeles 90003

**2 units** • \$575,000/unit • 3,584 sqft • 5,182 sqft lot • \$285.99/sqft • Built in 2016

Listing ID: OC22047064

South of Century, North of Imperial, between Towne and San Pedro



Are you looking for that New Home Feel? This 2016 construction in Century Cove has just been COMPLETELY refreshed and is better than new! Fresh paint inside and out, new carpet, new vanities, updated kitchen, fire sprinkler system and low maintenance landscaping... it's stunning and ready NOW! Each unit is 5 bedrooms and 3 full bathrooms. One bed/bath is downstairs in each unit. This property lives well and is flexible to lifestyle needs. 4 bedrooms upstairs along with full size laundry hookups with cabinets above. Plenty of storage!!! Need a gym, an office, downstairs bedroom...space...look no further. Fully enclosed yard, low maintenance landscaping. Easy access to highways, transportation, shopping and recreation. Move-In Ready!

**Facts & Features**

- Sold On 04/06/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Upper Level, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Main Floor Bedroom, Master Suite
- Floor: Carpet, Tile
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Range Hood, Vented Exhaust Fan
- Other Interior Features: Granite Counters, Open Floorplan

**Exterior**

- Lot Features: Front Yard, Level with Street, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Good Condition, Stucco Wall, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02189396
- 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	5	3	2	Unfurnished	\$0	\$0	\$3,600
2:	1	5	3	1	Unfurnished	\$0	\$0	\$3,500

**# Of Units With:**

- Separate Electric: 2
- Drapes:



- Gas Meters: 2
- Water Meters: 1
- Carpet: 2
- Dishwasher: 0
- Disposal: 0

- Patio:
- Ranges: 2
- Refrigerator: 0
- Wall AC: 0

---

### Additional Information

- Trust sale
- C37 - Metropolitan South 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



7:  
8:  
9:  
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13:

**# Of Units With:**

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

---

**Additional Information**

- Probate Listing sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5246015013

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**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** • Single Family Residence

**\$2,150,000/\$2,080,000** ↓

40 days on the market

**4938 Alonzo Ave** • Encino 91316

**2 units** • \$1,075,000/unit • **2,550 sqft** • **7,586 sqft lot** • **\$815.69/sqft** • **Built in 1951**

**Listing ID: SR23010991**

**South of Ventura Blvd on Alonzo**



Enjoy this 4 bedroom , 4 bath property - From the moment you step into this South of the Blvd luxe villa you'll be transported to another world. The owner has gone to great lengths to create a unique living experience, and no detail has been spared. This home fuses the comforts of modern living. The entire home has been designed with unique features. It has integrated smart lighting, which has been made easy to use. At the touch of a button, you can set your desired scene. There are three lovely bedrooms with each having their own theme. The kitchen, dining, living room, chef's kitchen, two living rooms, and dining area are completely open plan, designed for modern living and entertainment. There is an integrated Sub-Zero fridge and separate freezer. The living area overlooks the Balinese-inspired pool area. The garden oasis and pool are complete with custom-made daybed, outdoor teak dining table and sun beds. The entire garden is surrounded by Bamboo, and the pool decking is reclaimed Ulin wood. Other Things to Note: The garage has been converted to a ADU and is the 4th bedroom/ADU has a separate entry and its own address that can also be used as a home office. The location of this home is convenient to shopping, schools, and freeways.

**Facts & Features**

- Sold On 04/06/2023
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$345 (Estimated)
- Laundry: Inside
- \$210540 Gross Scheduled Income
- \$164940 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Office
- Floor: Wood
- Appliances: Dishwasher
- Other Interior Features: Built-in Features, Furnished, Granite Counters, Track Lighting

**Exterior**

- Lot Features: 0-1 Unit/Acre, Front Yard, Garden, Level with Street, Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$1,262
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Furnished	\$20,000	\$20,000	\$20,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,900

### # Of Units With:

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

## Additional Information

- Standard sale
- ENC - Encino area
- Los Angeles County
- Parcel # 2182003018

## Michael Lembeck

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

## Re/Max Property Connection

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

**Closed** • Triplex

List / Sold: **\$699,000/\$650,000** ↓

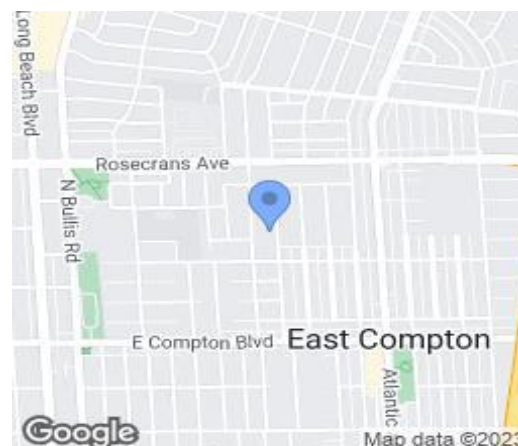
**14533 S Butler Ave** • Compton 90221

19 days on the market

2 units • \$349,500/unit • 2,794 sqft • 6,529 sqft lot • \$232.64/sqft •  
Built in 1941

Listing ID: DW23021157

0



EXCELLENT INVESTMENT OPPORTUNITY...HIGHLY MOTIVATED SELLER., The front unit is a single story 3-bedrooms / 1-bath with an approximately 1,502 sf. The rear 2 story unit is 2 bedrooms / 1-bath with approximately 938 sf. with its own private back yard. There is a 2 car garage attached to the back unit that is not rented. The tenants pay all utilities except gas. THE PROPERTY HAS A PERMITTED DETACHED \*\*RUMPUS ROOM\*\* APPROXIMATELY 354 S.F WITH ITS OWN ELECTRIC METER. Great potential opportunity to be converted into an ADU/3rd unit. DO NOT DISTURB TENANTS. Both tenants are under Month to Month contracts.

### Facts & Features

- Sold On 04/07/2023
- Original List Price of \$699,000
- 3 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, In Kitchen
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02172508
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,026	\$2,026	\$2,800
2:	1	2	1	0	Unfurnished	\$1,316	\$1,316	\$2,300

### # Of Units With:

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

### Additional Information

- Standard sale
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County

- Parcel # 6195014014

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**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: DW23021157

Printed: 04/09/2023 8:16:33 AM

Closed •

List / Sold:

\$2,500,000/\$2,485,000 ↓

163 days on the market

Listing ID: 22205581

622 Esplanade • Redondo Beach 90277

3 units • \$833,333/unit • 2,633 sqft • 4,908 sqft lot • \$943.79/sqft •  
Built in 1957

North of Topaz St; South of Sapphire St



622 Esplanade is a triplex located in Redondo Beach, CA. Built-in 1957, the property boasts a unique unit mix of, (1) One Bedroom, One Bathroom unit, and (2) Two Bedroom, Two Bathroom units. The property has been well maintained and offers tenants garage and on-site parking. Situated adjacent to the Redondo Beach Pier, tenants of 622 Esplanade benefits from high-end shopping, dining, and entertainment that lines the Pacific Coast Highway and the Redondo Beach area. The property sits less than a block away from Redondo Beach and there are plenty of parks and schools in the vicinity.\* One Bedroom One Bathroom unit is a nonconforming unit. Buyer to perform their own investigations on the future viability of getting the unit to be conforming.

**Facts & Features**

- Sold On 04/07/2023
- Original List Price of \$2,700,000
- 1 Buildings
- 5 Total parking spaces
- \$75381 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$38,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,975	\$1,975	\$2,173
2:	2	2	2		Unfurnished	\$3,900	\$7,800	\$8,580
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

- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7508006022

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### Michael Lembeck

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

---

### Re/Max Property Connection

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

**Closed** • **Triplex**

**\$1,200,000/\$1,125,000** ↓

35 days on the market

**778 W 14th St** • San Pedro 90731

**3 units** • **\$400,000/unit** • **3,968 sqft** • **4,803 sqft lot** • **\$283.52/sqft** • **Built in 1988**

Listing ID: SB23018626

**110 Harbor Fwy south; exit left on Gaffey Street southbound; Turn right on 14th Street.**



This Vista Del Oro triplex is a great investment property on 14th Street between Cabrillo Ave & Gaffey Street. Built in 1988, this Triplex is NOT subject to LA City RSO restrictions. The units are 2-story townhome style apartments each with their own laundry hookups. There are 3 garages with access from the alley in the back of the property. Two units are 2 bed + 2 bath, and the third is a large owner's unit with 4 bedrooms + 2-1/2 baths. The San Pedro area is experiencing a major revitalization with hundreds of millions of dollars being invested into the development of the LA Waterfront "West Harbor" entertainment hub, new housing construction projects scattered around the vibrant downtown area, and the ongoing Alta Sea project.

**Facts & Features**

- Sold On 04/05/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$470 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- Cap Rate: 5
- \$76896 Gross Scheduled Income
- \$64764 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

**Interior**

- Rooms: All Bedrooms Up
- Appliances: Dishwasher, Free-Standing Range, Gas Water Heater, Range Hood, Water Heater
- Other Interior Features: Balcony

**Exterior**

- Lot Features: 2-5 Units/Acre, Level with Street, Paved
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$12,132
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01106226
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management: 6152
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,580	\$1,580	\$2,200
2:	1	2	2	1	Unfurnished	\$1,744	\$1,744	\$2,200
3:	1	4	3	1	Unfurnished	\$2,834	\$2,834	\$3,500

**# Of Units With:**

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher: 3
- Disposal:

- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC: 0

---

### Additional Information

- Standard sale
- Rent Controlled

- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7454024021

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### Michael Lembeck

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

### Re/Max Property Connection

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

**Closed** • Triplex

List / Sold: **\$995,000/\$1,005,000** ↑

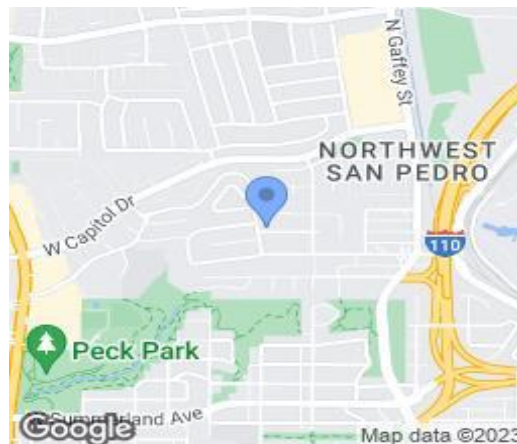
**980 W Battery Street** • San Pedro 90731

35 days on the market

**3 units** • **\$331,667/unit** • **3,310 sqft** • **5,206 sqft lot** • **\$303.63/sqft** • **Built in 1964**

Listing ID: SB23008638

**N Park Western Dr and W Battery St**



980 w Battery St is a magnificent three unit apartment located right in the heart of San Pedro. Each unit is fully equipped with the high quality appliances and furniture. There are many nice restaurants and stores nearby. It is an excellent opportunity to live in the owners unit while enjoying the benefit of income from other 2 units. Each unit comes with their own parking space and able to fit at least 2 cars each. This triplex has a great style to it while still maintaining a home feel. Please feel free to reach out with any questions you may have.

### Facts & Features

- Sold On 04/03/2023
- Original List Price of \$995,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$0 (Assessor)
- Laundry: Dryer Included, Electric Dryer Hookup, In Closet, Washer Included
- \$64068 Gross Scheduled Income
- \$40848 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room
- Appliances: Dishwasher, Freezer, Gas Oven, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), Pantry

### Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Garden, Sprinkler System, Sprinklers In Front, Walkstreet, Yard
- Fencing: Wood
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$5,220
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses: 300
- Insurance: \$2,000
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,920
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,200	\$1,200	\$3,200
2:	1	3	2	0	Furnished	\$1,389	\$1,389	\$2,800
3:	1	2	1	0	Furnished	\$1,450	\$1,450	\$2,200

#### # Of Units With:

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

- Disposal:

---

**Additional Information**

- Standard sale
- Rent Controlled
- 193 - San Pedro - North area
- Los Angeles County
- Parcel # 7445013050

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**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: SB23008638

Printed: 04/09/2023 8:16:33 AM

**Closed** • **Triplex**

List / Sold:

**\$2,388,000/\$2,280,000** ↓

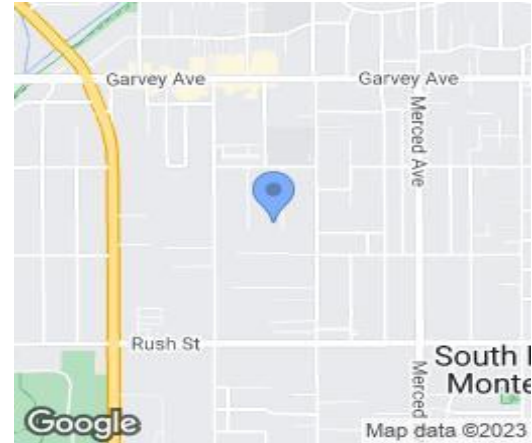
23 days on the market

Listing ID: OC23002418

**2449 Tamora Avenue** • South El Monte 81733

**3 units** • **\$796,000/unit** • **5,084 sqft** • **11,452 sqft lot** • **\$448.47/sqft** •  
**Built in 2016**

**S/ Garvey Ave; E/ Rosemead Blvd**



This is a rare opportunity to purchase 3 PUD-style new constructions with separate 2-story homes conveniently located in the heart of San Gabriel Valley and everything it has to offer! 2449 Tamora is a 5 bedroom / 4 baths with downstairs master suite. 2447 Tamora is a 5 bedroom / 4 baths with large living room and downstairs master suite. 2445 Tamora is a 4 bedroom / 3 baths with an oversized 400 SF enclosed patio at rear yard. All units have separate electrical, gas and water meters. Bedrooms on main floor, separate in-home laundry facility, stucco finished and concrete tile roof. Built with care, with all modern amenities and comforts such as dual pane windows, central heat & air, tankless water heater, tile & laminate finish throughout, etc. Super low maintenance interiors & yard with mostly concrete driveway and block-wall. Live in one and rent out the others, or create your own community with close friends and families. With newer homes nearby selling for million+ dollar and does not even compare on quality, finish & privacy, this is a must see!

### Facts & Features

- Sold On 04/07/2023
- Original List Price of \$2,388,000
- 3 Buildings
- 9 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$180000 Gross Scheduled Income
- \$144000 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Laminate, Tile
- Appliances: Disposal, Gas Range, Range Hood, Tankless Water Heater
- Other Interior Features: Open Floorplan, Recessed Lighting, Storage

### Exterior

- Lot Features: Cul-De-Sac, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$41,296
- Electric: \$7,200.00
- Gas: \$2,160
- Furniture Replacement:
- Trash: \$2,856
- Cable TV: 00527439
- Gardener:
- Licenses: 300
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Furnished			
2:	2	5	4	2	Furnished			

**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- 657 - So. El Monte area
- Los Angeles County

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**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** •

List / Sold: **\$833,000/\$806,000** ↓

**1363 E 59th St** • Los Angeles 90001

127 days on the market

**3 units** • **\$277,667/unit** • **2,192 sqft** • **5,074 sqft lot** • **\$367.70/sqft** •  
**Built in 1920**

Listing ID: OC22207400

**West of Compton Ave and South of E Slauson**



Income producing triplex in LA County - NO rent control! Property is gated with plenty of off street parking. Interior was recently painted. Unit #1 - 3BR/ 1 BA with attached Laundry Room; Unit #2 - 2BR/ 1 BA; and Unit #3 - 2BR/ 1 BA with W/D hook ups. Owner pays water. Separately metered electric is paid by tenants.

### Facts & Features

- Sold On 04/05/2023
- Original List Price of \$833,000
- 2 Buildings
- 8 Total parking spaces
- \$1,498 (Estimated)
- Laundry: Common Area, Upper Level
- \$67800 Gross Scheduled Income
- \$66600 Net Operating Income
- 3 electric meters available
- 0 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Yard
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$3,600
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01823662
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

### Unit Details

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

### # Of Units With:

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

### Additional Information

- Trust sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6008021029



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**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: OC22207400

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**# Of Units With:**

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

---

**Additional Information**

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5429022017

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**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** • Triplex

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

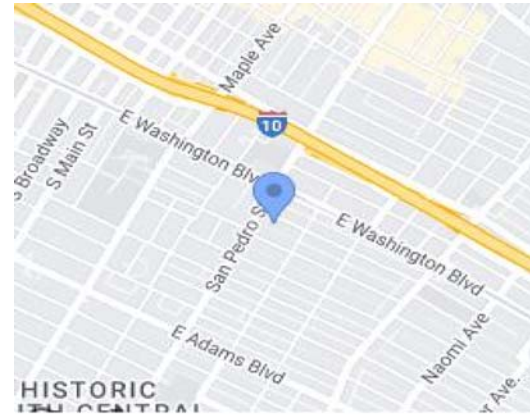
**740 E 20th St** • Los Angeles 90011

159 days on the market

**3 units** • \$265,000/unit • 2,759 sqft • 6,006 sqft lot • \$288.15/sqft •  
Built in 1910

Listing ID: P1-11632

Located between San Pedro St and Stanford Avenue just one block south of East Washington Boulevard



Fantastic opportunity to own this triplex with a 4 single car garage - a rarity! Located at the front of the property is a one story 3bd house with 1 1/4 baths, laundry room, a carved fireplace in living room, pocket doors separating living & dining rooms plus hardwood flooring. Across the large courtyard and at the rear of the property is the 4 single car garage with access from the courtyard and the alley. Two 1 bd /1 ba units are located above the garage and one unit is now VACANT. Both have hardwood flooring with linoleum covering it in Unit 742. The front house has been allocated 2 of the garage parking spaces and each of the rear units have one garage space. All 3 units have copper plumbing! A new water heater was installed about 3 months ago in the front unit and both water heaters for the 2 back units were replaced about 4-5 years ago. Tenants pay for gas and electric which are separately metered--trash is included with the electric. This property is conveniently located between San Pedro St and Stanford Ave and just one block from the Blue Metro line and the San Pedro Station on E. Washington Blvd. Also nearby is the All Peoples Christian Church and Community Center, the Corazon de la Gente Community Garden, the San Pedro Elementary School and Santee High School. Additionally, within 1-3 blocks are restaurants, fast food eateries, local stores and a shopping center that includes Rite Aid Pharmacy and 99 Cents Only store. Easy access to the 10 and 110 freeways. Standard Trust Sale. Property being sold "AS IS".

### Facts & Features

- Sold On 04/03/2023
- Original List Price of \$830,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside, See Remarks
- \$50508 Gross Scheduled Income
- \$43958 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Floor: See Remarks, Wood, Vinyl
- Appliances: None
- Other Interior Features: Copper Plumbing Full

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$6,550
- Insurance: \$800
- Electric:
- Maintenance:
- Gas: \$0
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$0
- Water/Sewer: \$4,615
- Cable TV: 01280965
- Other Expense: \$320
- Gardener:
- Other Expense Description: LAHD RSO & SCEP
- Licenses:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2	Unfurnished	\$1,944	\$1,944	\$2,470
2:		1	1	1	Unfurnished	\$815	\$815	\$1,450
3:		1	1	1	Unfurnished	\$0	\$1,450	\$1,450

4:  
5:  
6:  
7:  
8:  
9:  
10:  
11:  
12:  
13:

**# Of Units With:**

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

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**Additional Information**

- Standard, Trust sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5131011005

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** • Triplex

List / Sold: **\$625,000/\$625,000**

**6118 Dennison St** • East Los Angeles 90022

**5 days on the market**

**3 units** • \$208,333/unit • 2,341 sqft • 4,111 sqft lot • \$266.98/sqft •  
**Built in 1929**

**Listing ID: PW23038487**

**Whittier and Hendricks**



Spanish style fixer in East Los Angeles. Three units with all having two bedroom one bath. Garage at rear of property with one unit upstairs. Shared driveway parking. Units also share one open yard for outdoor use.

**Facts & Features**

- Sold On 04/04/2023
- Original List Price of \$625,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Gas
- \$1,219 (Estimated)
- Laundry: Inside
- \$12000 Gross Scheduled Income
- \$9500 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet

**Exterior**

- Lot Features: 0-1 Unit/Acre, Lawn, Level with Street
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 02056727
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Trust sale
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6339023006

---

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

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

---

CUSTOMER FULL: Residential Income LISTING ID: PW23038487

Printed: 04/09/2023 8:16:33 AM

**Closed** •

List / Sold: **\$995,000/\$900,000** ↓

**4348 S Budlong Ave** • Los Angeles 90037

61 days on the market

**4 units** • **\$248,750/unit** • **4,454 sqft** • **5,001 sqft lot** • **\$202.07/sqft** •  
**Built in 1979**

Listing ID: 23233687

**Northeast corner of Budlong and Vernon.**



A value-add, mixed-use property at the signalized, northeast corner of Vernon Avenue and Budlong Avenue near USC and Exposition Park. The offering consists of two separate buildings, a market with a beer & wine license and a beauty salon in the Vernon Avenue building, and a Spanish architectural style duplex on Budlong Avenue with two 3 bedroom 1 bath units. All units are one month to month leases with significant rental upside. An owner-user seeking to occupy the retail portion can obtain up to 75% conventional commercial financing, with still historically low interest rates fixed for 20 years.

**Facts & Features**

- Sold On 04/05/2023
- Original List Price of \$995,000
- 2 Buildings
- Heating: Wall Furnace
- Cap Rate: 5.7
- \$56371 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$25,037
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0		Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	0	0		Unfurnished	\$995	\$995	\$995
3:	1	3	1		Unfurnished	\$2,095	\$2,095	\$2,095
4:	1	3	1		Unfurnished	\$994	\$994	\$994
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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



- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

---

### Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020023020

---

### Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

---

### Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

**Closed** • **Quadruplex**

List / Sold: **\$1,200,000/\$1,200,000**

**8015 1st St** • **Paramount 90723**

**7 days on the market**

**4 units** • **\$300,000/unit** • **2,232 sqft** • **6,422 sqft lot** • **\$537.63/sqft** • **Built in 1953**

**Listing ID: PW23024164**

**From Paramount go East on 1st St.**



Pride of ownership fourplex consisting of 2 duplexes, each on their own parcel, both on one lot. Four 1 bedroom, 1 bath units, Two 2 car garages and an owners storage room. 3 units have been extensively remodeled. Lots of upside potential. 3 units with low rents. The two parcels provide enough SF frontage to add an ADU or another unit. May be room to expand garages or add yard space to units. Low maintenance property with long term tenants. Non Rent Control (other than CA 1482 AB). Buyer to confirm all information.

**Facts & Features**

- Sold On 04/07/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,069 (Estimated)
- Laundry: Inside
- \$73740 Gross Scheduled Income
- \$69046 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down

**Exterior**

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lot 10000-19999 Sqft
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$4,552
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,816
- Cable TV: 00527009
- Gardener:
- Licenses:
- Insurance: \$1,464
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$252
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,595	\$1,595	\$1,800
2:	1	1	1	2	Unfurnished	\$1,350	\$1,350	\$1,850
3:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
4:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,800

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4

- Dishwasher:
- Disposal: 4

- Wall AC: 4

---

### **Additional Information**

- Standard sale

- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6241014028

---

### **Michael Lembeck**

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

---

### **Re/Max Property Connection**

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

---

CUSTOMER FULL: Residential Income LISTING ID: PW23024164

Printed: 04/09/2023 8:16:33 AM

**Closed** •

List / Sold:

**\$1,849,000/\$1,650,000** ↓

318 days on the market

Listing ID: 222002121

**1007 Angeleno Ave** • Burbank 91506  
5 units • \$369,800/unit • sqft • 8,845 sqft lot • No \$/Sqft data •  
Built in 1941



If you are handy and willing to put in some sweat equity, this could be an investment of a lifetime! Burbank is and will most likely always be one of the highest demand, small self incorporated cities in L.A. EZ freeway access to everywhere, multiple studios within miles, it attracts great demand and dictates high rents. This family owned property needs some TLC and management. Good quiet, yet EZ to access location. Fully rented and 100% occupied, a movement to upgrade the units and rent at fair market rent would pay back tremendously.

**Facts & Features**

- Sold On 04/03/2023
- Original List Price of \$2,440,000
- Levels: Two
- 4 Total parking spaces
- Laundry: Community
- Cap Rate: 5
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet

**Exterior**

- Lot Features: Rectangular Lot

**Annual Expenses**

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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

- 610 - Burbank area
- Los Angeles County
- Parcel # 2446027022

---

### Michael Lembeck

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

---

### Re/Max Property Connection

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

**Closed** • Apartment

**\$1,170,000/\$1,000,000** ↓

69 days on the market

**2123 Fair Park Ave** • Los Angeles 90041

**5 units** • \$234,000/unit • 4,110 sqft • 7,514 sqft lot • \$243.31/sqft • Built in 1910

Listing ID: GD23007057

East of Eagle Rock Blvd, north of Yosemite.



Excellent central Eagle Rock location, just east of Eagle Rock Blvd and a couple of blocks south of Colorado Blvd near to 2 and 134 fwys as well as grocery, Starbucks, laundry and public transport. 5 units total - 1 x 2+1, 975 sf front house; 2 x 1+1, 628 sf each apartments; 2 x 2+1, 831 sf & 861 sf apartments (all measurements provided by floorplan company). Utilities: Landlord pays all water, sewer, trash, common area electric (lighting) and hot water for rear building. Tenants pay electric, gas and front house also pays their own hot water. No on-site laundry. Tandem parking with space for up to 10 cars. Four units have upgraded countertops in kitchens otherwise bathrooms and kitchens are original. Both buildings have copper plumbing, window AC and wall furnaces. Most tenants are 10+ year residents. All units subject to LA City rent stabilization ordinance and Covid-19 regulations.

**Facts & Features**

- Sold On 04/03/2023
- Original List Price of \$1,370,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- \$62210 Gross Scheduled Income
- \$46639 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

**Interior**

- Floor: Vinyl, Wood
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

**Exterior**

- Lot Features: Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link
- Sewer: Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$15,571
- Electric: \$780.00
- Gas: \$1,337
- Furniture Replacement:
- Trash: \$3,903
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance: \$4,476
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,075
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$968	\$968	\$1,300
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,300
3:	1	2	1	0	Unfurnished	\$1,084	\$1,084	\$1,700
4:	1	2	1	0	Unfurnished	\$1,084	\$1,084	\$1,700

5: 1 2 1 0 Unfurnished \$949 \$949 \$1,900

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal: 4
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator: 5
- Wall AC: 5

---

**Additional Information**

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5686017011

---

**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





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
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277006022

---

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** • Apartment

List / Sold: **\$999,000/\$999,000**

**2607 Pennsylvania Ave** • Los Angeles 90033

**4 days on the market**

**6 units** • \$166,500/unit • 4,492 sqft • 5,418 sqft lot • \$222.40/sqft •  
**Built in 1963**

**Listing ID: PW23026154**

**Southof E. Caesar Chavez of S. Soto St in Boyle heights Location, and east**



100% occupied 6 unit building in Hot Boyle Heights area just minutes away from Downtown and Arts District. Building is only a 6 minute walk to the metro station and convenient for shopping and employment. Individually metered for gas and electricity and includes 2 garages with 2 car parking per garage with alley access. Property has been retrofitted .

**Facts & Features**

- Sold On 04/03/2023
- Original List Price of \$999,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Assessor)
- \$48900 Gross Scheduled Income
- \$35242 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,655
- Electric: \$0.00
- Gas: \$7,290
- Furniture Replacement:
- Trash: \$3,540
- Cable TV: 00775443
- Gardener:
- Licenses:
- Insurance: \$3,883
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,400	\$1,400	\$2,700
2:	1	1	1	0	Unfurnished	\$450	\$450	\$1,900
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,900
4:	1	2	1	0	Unfurnished	\$550	\$550	\$2,300
5:	1	1	1	0	Unfurnished	\$375	\$375	\$1,900
6:	1	1	1	0	Unfurnished	\$500	\$500	\$1,900

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180010021

---

**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: PW23026154

Printed: 04/09/2023 8:16:34 AM

**Closed** • Apartment

List / Sold:

**\$2,670,000/\$2,720,000** ↑

33 days on the market

Listing ID: SR23012955

**1240 Harvard St** • Santa Monica 90404

**6 units** • \$445,000/unit • 6,142 sqft • 8,034 sqft lot • \$442.85/sqft •  
Built in 1963

Between Wilshire Blvd and Santa Monica Blvd on Harvard St. South of Wilshire.



Incredible location and great investment opportunity. This 6 unit apartment building is located just off Wilshire Blvd, (Mid-City). The unit mix consists of (3) 2 bed/1 bath, (2) 3 bed/1.5 bath and (1) 3 bed/2 bath. Two units will be delivered tenant ready to move in and offering immediate upside. There is a storage unit attached to the rear carport with a possibility of a ADU conversion. The location is in a great neighborhood close to dining, shopping and much more. Buyer to verify any and all information regarding property.

### Facts & Features

- Sold On 04/07/2023
- Original List Price of \$2,670,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1,515 (Unknown)
- Laundry: Common Area
- \$105167 Gross Scheduled Income
- \$57939 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$16,979
- Electric: \$98.00
- Gas:
- Furniture Replacement:
- Trash: \$4,427
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$3,850
- Maintenance:
- Workman's Comp:
- Professional Management: 8016
- Water/Sewer: \$588
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,334		\$3,300
2:	2	2	2		Unfurnished	\$0		\$3,300
3:	3	3	2		Unfurnished	\$0		\$4,000
4:	4	3	2		Unfurnished	\$0		\$4,000
5:	5	2	1		Unfurnished	\$1,928		\$3,300
6:	6	3	2		Furnished	\$1,716		\$4,000

### # Of Units With:

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

---

**Additional Information**

- Trust sale
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4267006018

---

**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: SR23012955

Printed: 04/09/2023 8:16:34 AM



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 # 4333023021

---

**Michael Lembeck**

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

---

**Re/Max Property Connection**

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

**Closed** • Apartment

List / Sold:

**\$2,057,000/\$1,100,000** ↓

35 days on the market

Listing ID: SR23009685

**126 N Lake St** • Los Angeles 90026

**6 units** • **\$342,833/unit** • **3,158 sqft** • **5,477 sqft lot** • **\$348.32/sqft** • **Built in 1925**

**Just off of S Alvarado**



Bankruptcy Sale: Central District of California (Los Angeles) Case No. 2:22-bk-14708 | In re: William Holdings, LLC Bid Deadline: February 16 On-site Inspections: By Appointment Only – January 26, February 2 & 9 at 11 a.m. (meeting at the 126 N. Lake Street property). 126-128 N. Lake St. is part of a 3-building multifamily portfolio in northwestern Los Angeles, with the other two buildings located at: • 1847 N. Cherokee Ave., Los Angeles, CA • 5616 Lexington, Los Angeles, CA The properties are available for purchase individually, in any combination, or in the portfolio's entirety. This presents an exceptional opportunity to acquire properties near desirable areas and popular attractions, close to Hollywood and downtown Los Angeles. 126-128 N. Lake St. is a multifamily property with 6 units available for rent. The area features major employment centers as it is close to Dodger Stadium and major retailers like Target, Home Depot and CVS.

**Facts & Features**

- Sold On 04/04/2023
- Original List Price of \$2,057,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$866 (Estimated)
- Laundry: Common Area
- \$122846 Gross Scheduled Income
- \$81331 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- 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:	6	0	0	3	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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



## Additional Information

- Bankruptcy Property sale

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5157020035

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### 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: SR23009685

Printed: 04/09/2023 8:16:34 AM

**Closed** • **Quadruplex**

List / Sold:

**\$3,100,000/\$2,972,000** ↓

34 days on the market

**135 141 1/2 E 223rd St** • Carson 90745

**8 units** • **\$387,500/unit** • **10,522 sqft** • **13,099 sqft lot** • **\$282.46/sqft** • **Built in 1963**

Listing ID: PW23033903

Major cross streets are S. Main St and E. 223rd St.



Pleased to present an exceptionally-rare opportunity to acquire an 8-unit apartment building that is side-by-side fourplexes consisting of 3-bedroom units in a prime rental market. The subject property checks the box on virtually everything an investor looks for in a property: • Large 3-bedroom family-oriented units • Washer/Dryer hook-ups • \$100,000 average income within 1-mile (perfect renter profile for 3-bedroom apartments) • Side by side fourplexes allowing a buyer to obtain two residential loans or one commercial loan • Ideal location across the street from Carson High School • Centrally-located city of Carson with four major freeways passing through its borders (405, 110, 91 & 710) • Well-maintained but with future upside potential on income

**Facts & Features**

- Sold On 04/06/2023
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- 11 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$2,871 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4.6
- \$225768 Gross Scheduled Income
- \$142690 Net Operating Income
- 9 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$76,305
- Electric: \$3,334.80
- Gas: \$3,335
- Furniture Replacement:
- Trash: \$3,335
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$4,735
- Maintenance: \$16,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,335
- Other Expense: \$1,000
- Other Expense Description: Misc

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,194	\$2,194	\$2,200
2:	3	3	2	0	Unfurnished	\$2,200	\$6,600	\$2,595
3:	2	3	2	0	Unfurnished	\$2,365	\$4,730	\$2,595
4:	2	3	2	0	Unfurnished	\$2,595	\$5,190	\$2,595

**# Of Units With:**

- Separate Electric: 9
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

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### **Additional Information**

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7335024025

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### **Michael Lembeck**

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### **Re/Max Property Connection**

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23033903

Printed: 04/09/2023 8:16:34 AM

**Closed** • [Apartment](#)

**\$2,200,000/\$2,058,000** ↓

20 days on the market

**1251 S Wilton Pl** • Los Angeles 90019

**8 units** • **\$275,000/unit** • **5,634 sqft** • **10,491 sqft lot** • **\$365.28/sqft** • **Built in 1934**

**Listing ID: SB23028069**

**North of Pico west of Western east of Arlington**



The subject property is a two story 8 unit apartment building constructed in 1934 with classic Spanish style architecture situated on a large 10,491 square foot lot. The rents are significantly below market, and there is additional income potential from renting 5 of the 7 garages that are presently used by the landlord. 2 of the garages are included with two of the rental units. The property could also generate additional income potential using the ADU process to add dwellings (buyer to verify). The property has been upgraded with newer electric breakers, and a new water heater that was installed in 2022. The landlord pays for trash service, but there are separate gas and electric meters for each unit, which the tenants pay for. The property is located within Country Club Park, which is a quiet residential neighborhood that is gated off at Pico Boulevard. The streets are very wide with many older historic buildings that were constructed in the early 1900's situated on large lots. The property location provides convenient access to the 10 freeway, Mid-Wilshire, Koreatown, Downtown LA, USC, and has a walk score of 82 (Very Walkable). This offering provides huge upside in future income with stability of current income as it is 100% leased with all tenants paying their full rent on time.

**Facts & Features**

- Sold On 04/05/2023
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$0 (Assessor)
- Cap Rate: 4.19
- \$138888 Gross Scheduled Income
- \$92262 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lawn, Lot 10000-19999 Sqft, Rectangular
- Sewer: Public Sewer
- Lot, Level, Near Public Transit

**Annual Expenses**

- Total Operating Expense: \$46,627
- Electric: \$1,420.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,420
- Cable TV: 00908242
- Gardener:
- Licenses: 450
- Insurance: \$3,696
- Maintenance: \$4,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,420
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,363	\$1,363	\$1,850
2:	1	2	1	1	Unfurnished	\$1,590	\$1,590	\$2,400
3:	1	1	1	0	Unfurnished	\$929	\$929	\$1,850
4:	1	1	1	0	Unfurnished	\$918	\$918	\$1,850
5:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
6:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,850

7:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,850
8:	1	1	1	0	Unfurnished	\$1,324	\$1,324	\$1,850

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5081023011

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 Mission Viejo, 92691



11:  
12:  
13:

**# Of Units With:**

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

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**Additional Information**

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544008004

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Mission Viejo, 92691

**Closed** • [Apartment](#)

List / Sold:

**\$4,200,000/\$3,600,000** ↓

34 days on the market

Listing ID: SR23009584

**1847 N Cherokee Ave** • Los Angeles 90028

**19 units** • **\$221,053/unit** • **8,844 sqft** • **11,249 sqft lot** • **\$407.06/sqft** • **Built in 1950**

**1847 N Cherokee Avenue**



Bankruptcy Sale: Central District of California (Los Angeles) Case No. 2:22-bk-14708 | In re: William Holdings, LLC Bid Deadline: February 16 On-site Inspections: By Appointment Only – January 26, February 2 & 9 at 11 a.m. (meeting at the 126 N. Lake Street property). 1847 N. Cherokee Ave. is part of a 3-building multifamily portfolio in northwestern Los Angeles, with the other two buildings located at: • 5616 Lexington Ave., Los Angeles, CA • 126-128 N. Lake St., Los Angeles, CA The properties are available for purchase individually, in any combination, or in the portfolio’s entirety. This presents an exceptional opportunity to acquire properties near desirable areas and popular attractions, close to Hollywood and downtown Los Angeles. 1847 N. Cherokee Ave is a multifamily property with 19 units available for rent. The property is mere blocks from Hollywood Blvd. and has easy access to Highway 101. Only two blocks from the Hollywood Walk of Fame, this area features major employment centers like Paramount Pictures, the Hollywood Bowl, multiple Hollywood museums and major retailers like Starbucks, Target and Home Depot.

**Facts & Features**

- Sold On 04/04/2023
- Original List Price of \$4,200,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- \$1,654 (Estimated)
- Laundry: Common Area
- \$266486 Gross Scheduled Income
- \$170451 Net Operating Income
- 19 electric meters available
- 19 gas meters available
- 19 water meters available

**Interior**

**Exterior**

- Lot Features: 16-20 Units/Acre
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00804484
- 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:	19	19	0	14	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

- Separate Electric: 19
- Gas Meters: 19
- Water Meters: 19
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:



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**Additional Information**

- Bankruptcy Property sale

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547003010

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**Michael Lembeck**

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**Re/Max Property Connection**

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SR23009584

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12:  
13:

**# Of Units With:**

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

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**Additional Information**

- Standard sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7423010013

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**Re/Max Property Connection**

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26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691



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:

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**Additional Information**

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2453037056

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**Re/Max Property Connection**

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Mission Viejo, 92691



**# Of Units With:**

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

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**Additional Information**

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5508009020

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Cell Phone: 714-742-3700

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Mission Viejo, 92691