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	SB23015850	S	1931 Ruhland AVE	REDO	151	STD	2	\$31,800	\$1,850,000	\$534.68	3460	1952/ASR	7,491/0.172	N	4	04/03/23	<u>6/6</u>
2	PW22213657	S	11654 Killian ST #A	ELM	619	PRO,TRUS	2	\$0	\$920,000	\$463.71	1984	1945/ASR	8,614/0.1978	N	2	04/05/23	138/138
3	CV23026216	S	659 Lewis ST	POM	687	TRUS	2	\$0	\$739,900	\$389.42	1900	1940/PUB	7,599/0.1744	Υ	1	04/04/23	4/87
4	22217625	S	3843 Wade ST	LA	C13	STD	2		\$1,175,000	\$884.79	1328	1947	4,191/0.09	N	2	04/03/23	102/102
5	23230527	S	1633 S New Hampshire AVE	LA	C16	STD	2		8 \$1,100,000	\$363.28	3028	1908	6,551/0.15			04/04/23	51/181
6	23235299	S	606 N Van Ness AVE	LA	HPK	STD	2		\$999,000	\$1,005.03	994	1916	1,549/0.03	N		04/05/23	28/57
7	23229583	S	7301 Fountain AVE	LA	C20	STD	2		\$1,275,000	\$628.70	2028	1923	3,884/0.08			04/06/23	46/230
8	22201911	S	623 Laveta TER	LA	671	STD	2		\$925,000	\$611.37	1513	1920	5,322/0.12			04/05/23	136/136
9	CV22187207	S	1131 W Kensington RD	ECHO	671	STD,TRUS	2	\$0	\$950,000	\$444.76	2136	1917/OTH	7,128/0.1636	N	0	04/06/23	169/169
10	22165087	S	2201 SCOTT AVE	LA	671	STD	2		\$1,300,000	\$719.42	1807/A	1937/ASR	6,611/0.15	N	5	04/06/23	275/275
11	DW23027606	S	830 E 109th ST	LA	C23	STD	2	\$0	\$845,000	\$402.38	2100	1940/ASR	4,855/0.1115	N	2	04/04/23	4/4
12	PW23003845	S	4343 Walton AVE	LA	C34	STD	2	\$13,200	\$685,000	\$413.65	1656	1921/APP	5,940/0.1364	N	0	04/06/23	54/54
13	IV23007436	S	3800 Woodlawn AVE	LA	C34	STD	2	\$0	\$730,000	\$449.51	1624	1908/ASR	4,749/0.109	N	0	04/03/23	23/23
14	PW22192603	S	2103 W <u>73rd ST</u>	LA	C34	STD	2	\$0	\$945,000	\$277.94	3400	1997/ASR	5,513/0.1266	N	0	04/03/23	155/225
15	23236453	S	1024 W Florence AVE	LA	C36	STD	2		\$689,000	\$362.82	1899	1946	5,989/0.13		1	04/03/23	14/14
16	OC22047064	S	330 E 101st Street	LA	C37	TRUS	2	\$0	\$1,025,000	\$285.99	3584	2016/ASR	5,182/0.119	N	3	04/06/23	234/234
17	22206837	S	1250 S Mcdonnell AVE	LA	ELA	PRO	2		7 \$800,000	\$336.13	2380/OTH	1926/ASR	5,861/0.13	N		04/06/23	114/114
18	SR23010991	S	4938 Alonzo AVE	ENC	ENC	STD	2	\$210,540	\$2,080,000	\$815.69	2550	1951/ASR	7,586/0.1742	Υ	2	04/06/23	40/40
19	DW23021157	S	14533 S Butler AVE	CMP	RN	STD	2	\$0	\$650,000	\$232.64	2794	1941/ASR	6,529/0.1499	N	2	04/07/23	19/19
20	22205581	S	622 Esplanade	REDO	157	STD	3		\$2,485,000	\$943.79	2633/OTH	1 1957	4,908/0.11		2	04/07/23	163/163
21	SB23018626	S	778 W <u>14th ST</u>	SP	183	STD	3	\$76,896	5 \$1,125,000	\$283.52	3968	1988/ASR	4,803/0.1103	N	3	04/05/23	35/35
22	SB23008638	S	980 W Battery Street	SP	193	STD	3	\$64,068	\$1,005,000	\$303.63	3310	1964/ASR	5,206/0.1195	N	0	04/03/23	35/35
23	OC23002418	S	2449 Tamora Avenue	SELM	657	STD	3	\$180,000	\$2,280,000	\$448.47	5084	2016/SLR	11,452/0.2629	N	6	04/07/23	23/23
24	OC22207400	S	1363 E 59th ST	LA	699	TRUS	3	\$67,800	\$806,000	\$367.70	2192	1920/ASR	5,074/0.1165	N	0	04/05/23	127/127
25	23239331	S	1641 Maltman AVE	LA	671	STD	3		\$1,535,000	\$554.55	2768/A	1964	7,339/0.16	N	4	04/06/23	14/14
26	P1-11632	S	740 E 20th ST	LA	C42	STD,TRUS	3	\$50,508	\$795,000	\$288.15	2759	1910	6,006/0.13	N	4	04/03/23	159/159
27	PW23038487	S	6118 Dennison ST	ELA	ELA	TRUS	3	\$12,000	\$625,000	\$266.98	2341	1929/ASR	4,111/0.0944	N	0	04/04/23	5/5
28	23233687	S	4348 S Budlong AVE	LA	C34	STD	4	· '	6 \$900,000.	\$202.07	4454/A	1979/ASR	5,001/0.11			04/05/23	61/61
29	PW23024164	S	8015 1st ST	PAR	RL	STD	4	\$73,740	\$1,200,000	\$537.63	2232	1953/ASR	6,422/0.1474	N	4	04/07/23	7/7
30	222002121	S	1007 Angeleno AVE	BBK	610	STD	5		5 \$1,650,000			1941/ASR	8,845/0.2		4	04/03/23	318/318
31	GD23007057	S	2123 Fair Park AVE	LA	618	STD	5	\$62,210	\$1,000,000	\$243.31	4110	1910/ASR	7,514/0.1725	N	0	04/03/23	69/135
32	22201495	S	847 19th ST	SM	C14	STD	5		4 \$2,712,000	\$559.29	4849	1923	8,010/0.18		5	04/05/23	146/146
33	PW23026154	S	2607 Pennsylvania AVE	LA	BOYH	STD	6	\$48,900	\$999,000	\$222.40	4492	1963/ASR	5,418/0.1244	N	2	04/03/23	4/4
34	SR23012955	S	1240 Harvard ST	SM	C14	TRUS	6	\$105,167	\$2,720,000	\$442.85	6142	1963/ASR	8,034/0.1844	N	5	04/07/23	33/33
35	23236283	S	844 S Holt AVE	LA	C19	STD	6		3 \$2,365,000	\$438.21	5397	1956	5,999/0.13	N		04/05/23	15/15
36	SR23009685	S	126 N Lake ST	LA	C20	BNKR	6	\$122,846	\$1,100,000	\$348.32	3158	1925/PUB	5,477/0.1257	N	3	04/04/23	35/35
37	PW23033903	S	135 141 1/223rd ST	CARS	699	STD	8	\$225,768	5 \$2,972,000	\$282.46	10522	1963/ASR	13,099/0.3007	N	1	04/06/23	34/34
38	SB23028069	S	1251 S Wilton PL	LA	HPK	STD	8	\$138,888	4 \$2,058,000	\$365.28	5634	1934/ASR		N	7	04/05/23	20/20
39	23235114	S	1801 N Harvard BLVD	LA	C20	STD	8	, ,	4 \$2,085,000	\$302.74	6887	1956	7,383/0.16			04/04/23	11/11
40	SR23009584	S	1847 N Cherokee AVE	LA	C20	BNKR	19	\$266,486	\$3,600,000	\$407.06	8844	1950/PUB	11,249/0.2582	N	0	04/04/23	34/34
41	23249057	S	903 Lakme AVE	WILM	196	STD	24	, 200, .00	7 \$1,450,000	\$282.10	5140/A	•	8,636/0.19	N	•	04/06/23	19/19
42	22221949	S	257 E Valencia AVE	BBK	610	STD	24		3 \$10,270,000	\$442.56	23206	1993	13,612/0.31	N		04/07/23	67/67
43	23235491	S	636 S Cochran AVE	LA	C19	STD	32		4 \$6,800,000	\$318.95	21320	1928	7,802/0.17			04/07/23	69/69
.5		٥	TTO D COCHIGHT TITE	٠,٢	013	0.5	-		. 40,000,000	4010.00	21020	1,10	. ,002, 0.17			, -, -5	55,55

\$1,950,000/\$1,850,000

6 days on the market

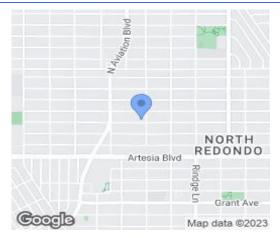
Listing ID: SB23015850

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 Buildinas
- 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:

Unit Details

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

Of Units With:

Separate Electric: 2Gas Meters: 2Water Meters: 2

• Carpet:

• Dishwasher:

• Disposal:

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

• Wall AC:

Additional Information

• Standard sale

• 151 - N Redondo Bch/Villas North area

• Los Angeles County

• Parcel # 4155020033

Michael 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: SB23015850 Printed: 04/09/2023 8:16:32 AM

Closed • Single Family Residence

11654 Killian St # A • El Monte 91732

138 days on the market

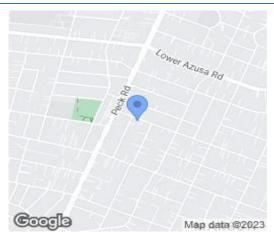
Listing ID: PW22213657

List / Sold: \$950,000/\$920,000 •

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

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 APPROMIMATE...BUYER TO VERIFY ALL INFORATION. 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 Unfurnished \$2,800 1: 1 2 2 \$0 \$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

Additional Information

• Probate Listing, Trust sale

• 619 - El Monte area

• Los Angeles County

• Parcel # 8548002035

Michael Lembeck

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

CUSTOMER FULL: Residential Income LISTING ID: PW22213657

Re/Max Property Connection

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

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

Closed • Single Family Residence

659 Lewis St • Pomona 91768

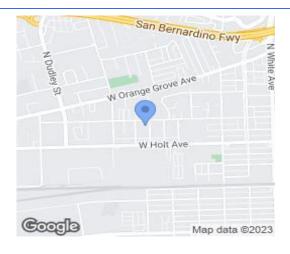
List / Sold: \$739,900/\$739,900 4 days on the market

2 units • \$369,950/unit • 1,900 sqft • 7,599 sqft lot • \$389.42/sqft •

Listing ID: CV23026216

Built in 1940 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 • Sewer: Public Sewer Lot

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:

DishwashDisposal:

• Refrigerator:

• Wall AC:

Additional Information

• Trust sale

687 - Pomona areaLos Angeles CountyParcel # 8357015023

Michael Lembeck

State License #: 01019397 Cell Phone: 714-742-3700 **Re/Max Property Connection** State License #: 01891031

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV23026216 Printed: 04/09/2023 8:16:32 AM

Closed •

\$1,199,000/\$1,175,000 •

3843 Wade St • Los Angeles 90066

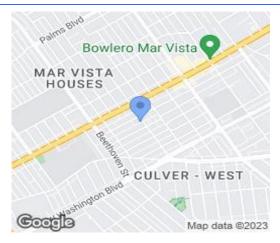
102 days on the market

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

Listing ID: 22217625

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:								

9: 10: 11:

4: 5: 6: 7: 8:

12:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22217625 Printed: 04/09/2023 8:16:32 AM

List / Sold:

Closed •

\$1,199,000/\$1,100,000 •

1633 S New Hampshire Ave • Los Angeles 90006

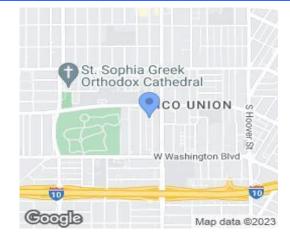
51 days on the market

2 units • \$599,500/unit • 3,028 sqft • 6,551 sqft lot • \$363.28/sqft • Built in 1908

Listing ID: 23230527

South of Venice, Between Vermont+Berendo





Great Great opportunity for development or owner-user income property. One neighbor is completely a new unit building and the other is under construction for a new 4 unit building. Public record shows 6B+2B, however, 1633(2nd fl): 3B+2B+den (electric and gas separated meter), 1635(1st fl): 3B+1.5B(electric and gas separated meter), 1635 1/2: 1B+1B(JADU, permitted, electric separated), garage studio+1Bath(not permitted), Possible income over \$9,000/m, Owner occupied the 1st fl and tenant occupied JADU, Currently 2nd fl vacant, easy and fast rental area, Huge basement, Lots of parking spaces about 10 vehicles, driveway from the front and parking entrance from the alley, 2 automatic gates, Conveniently located and easy to access to K Town, Downtown, 10 and 110 freeways, Don't miss out this great opportunity to build your own home or unit building!! OR just remodel for quick income!! AS-IS. Broker/Agent does not guarantee the accuracy of the square footage, lot size and permit, Buyer/buyer's representative diligently verify all info.

Facts & Features

- Sold On 04/04/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)

- Laundry: InsideCap Rate: 8.09
- \$97057 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$18,943
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- · Licenses:

- Insurance:
- Maintenance:
- · Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,100	\$0	\$3,100
2:	2	3	2		Unfurnished	\$3,200	\$0	\$3,200
3:	3	1	1		Unfurnished	\$1,500	\$1,500	\$1,500

6: 7: 8: 9:

10:

5:

11: 12:

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

CUSTOMER FULL: Residential Income LISTING ID: 23230527 Printed: 04/09/2023 8:16:32 AM

List / Sold: \$995,000/\$999,000 • Closed •

606 N Van Ness Ave • Los Angeles 90004

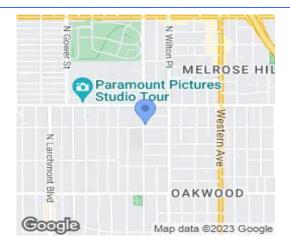
28 days on the market

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

6: 7: 8: 9:

3: 4: 5:

10: 11: 12:

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

CUSTOMER FULL: Residential Income LISTING ID: 23235299 Printed: 04/09/2023 8:16:32 AM

List / Sold:

7301 Fountain Ave • Los Angeles 90046

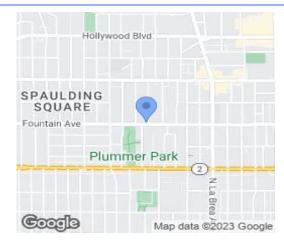
46 days on the market

2 units • \$697,500/unit • 2,028 sqft • 3,884 sqft lot • \$628.70/sqft • Built in 1923

Listing ID: 23229583

From the 101 South, exit Sunset Blvd. turning right heading west. Continue along Sunset Blvd. turning left on La Brea Ave. Continue down La Brea Ave. turning right on Fountain Ave. Continue along Fountain Ave. to Fuller Ave.





This 4 bed 3 bath duplex is a prime investment opportunity in one of the most sought out areas of Los Angeles. Located in a rapidly expanding area and situated within walking distance to all that Hollywood has to offer, this property is an ideal purchase to hold for development or to rent out. With the building's size coupled with its appealing duplex layout and cornerlot location, it can also be used for residential living while housing a small business on the adjoining side. The smaller of two units has undergone recent renovations including an upgraded bathroom, installment of a jacuzzi hot tub, new appliances in the kitchen, and the installation of a water softener for the entire building. The recently planted high-privacy hedges and new fencing coupled with a security gate create a serene outdoor seating area which allows for a private and secure escape from the city. With its highly desirable location and customizability, this property is a steal for a wide variety of buyers. The property will be delivered vacant.

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,395,000
- 1 Buildings

Laundry: Washer Included, Dryer Included

Interior

• Appliances: Refrigerator

Exterior

Annual Expenses

Total Operating Expense: \$19,500

- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

6: 7: 8: 9:

3: 4: 5:

10:

11: 12:

13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

• Standard sale

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

Michael Lembeck

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

CUSTOMER FULL: Residential Income LISTING ID: 23229583

Re/Max Property Connection

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

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

Closed •

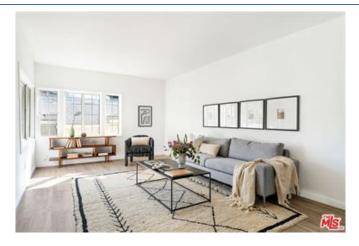
623 Laveta Ter • Los Angeles 90026

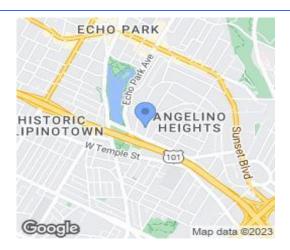
List / Sold: \$889,000/\$925,000 • 136 days on the market

Listing ID: 22201911

2 units • \$444,500/unit • 1,513 sqft • 5,322 sqft lot • \$611.37/sqft • **Built in 1920**

North of Bellevue on Laveta Terrace





Your second chance at a dream opportunity just minutes from Echo Park Lake! Darling duplex in Angelino Heights with one unit delivered vacant at close of escrow presents a dream opportunity for first time buyers + investors alike! Enjoy two 2bd/1ba units, the vacant unit with a bonus room with potential to act as a third bedroom or office. Recently refreshed with new interior + exterior paint and new light fixtures throughout, it's ready for you to move right in and make it your own or rent it out immediately! The occupied unit enjoys long term tenants who are consistent and reliable, enjoy the perk of added income to help supplement the mortgage. The garage presents extra parking or potentially space for an adu conversion for added income (buyer to verify). An oversized basement features an abundance of storage space and tons of potential. The spacious yard is the perfect palate for a green thumb to unleash. Mature fruit trees such as fig and persimmon provide shade overhead - imagine a personal farmer's market right in your own backyard! Enjoy easy access to several LA neighborhoods like Downtown LA, Silver Lake, Hollywood, and Highland Park. Minutes from local favs such as eateries in Echo Park/Silverlake, Dodger Stadium and Elysian Park. The close proximity to the 101, 110, 5 + 2 freeways make this a commuter's dream! Zoned LARD3 the possibilities for future development are plentiful. Become an owner and begin your LA legacy here on Laveta Terrace!

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$889,000
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener: · Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- **Professional Management:**
- Water/Sewer: \$2,400
- 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	\$2,795
2:	1	2	1		Unfurnished	\$975	\$11,700	\$1,750
3:								

7: 8:

4: 5: 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

CUSTOMER FULL: Residential Income LISTING ID: 22201911 Printed: 04/09/2023 8:16:32 AM

Closed • List / Sold: \$1,195,000/\$950,000 •

1131 W Kensington Rd • Echo Park 90026

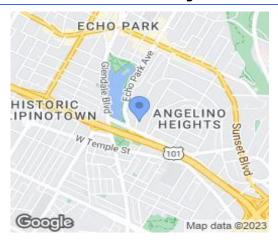
169 days on the market

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: KitchenFloor: Carpet, Wood

Exterior

• Lot Features: Back Yard, Sloped Down, Front Yard,

Rectangular Lot, Yard

• Waterfront Features: Lake

Fencing: Chain LinkSewer: Public Sewer

Annual Expenses

• Total Operating Expense: \$0

Electric:Gas: \$0

• Furniture Replacement:

• Trash: \$0

• Cable TV: 01064901

Gardener:Licenses:

Insurance: \$0Maintenance:Workman's Comp:

• Professional Management:

Water/Sewer: \$0Other Expense:

• Other Expense Description:

Unit Details

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV22187207 Printed: 04/09/2023 8:16:32 AM

List / Sold:

Closed •

\$1,300,000/\$1,300,000 •

275 days on the market

Listing ID: 22165087

2201 SCOTT Ave • Los Angeles 90026

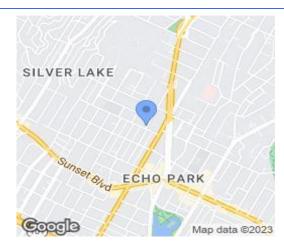
_

275 days on

2 units • \$650,000/unit • 1,807 sqft • 6,611 sqft lot • \$719.42/sqft • Built in 1937

North of Sunset, West of Alvarado





Front unit to be delivered vacant! Gorgeous Duplex in Silver Lake perched on hill with great privacy and views. Two side by side 2 bedroom units, Perched above the street each with its own yard and a total of 5 one car garages below. Upgrades include Central air and heat for both units, tankless water heaters for each, brand new fence completed for privacy on all sides, washer, dryers in each unit, beautifully landscaped and secured. Great rents but still some upside

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Multi/Split5 Total parking spacesCooling: Central Air

- Laundry: Washer Included, Inside
- \$29208 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

• Rooms: Living Room

• Heating: Central

• Floor: Wood

- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop,
- Gas Range, Range, Gas Oven

Exterior

- Lot Features: Front Yard, Yard, Secluded, Back Yard
- Security Features: Card/Code Access, Gated Community,

Smoke Detector(s)

• Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,066
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:

- Insurance: \$166Maintenance: \$270Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$150
- Other Expense Description:

Unit Details

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

7: 8: 9:

4: 5: 10: 11: 12: 13:

Of Units With:

Separate Electric: 2Gas Meters: 2

Water Meters: 2Carpet:

• 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

CUSTOMER FULL: Residential Income LISTING ID: 22165087 Printed: 04/09/2023 8:16:33 AM

Closed • Single Family Residence

830 E 109th St • Los Angeles 90059

4 days on the market

Listing ID: DW23027606

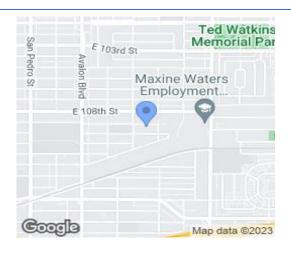
List / Sold: \$837,000/\$845,000 •

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

Built in 1940

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

· Sewer: Public Sewer • Lot Features: Back Yard, Front Yard

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

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

- # 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 CountyParcel # 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

CUSTOMER FULL: Residential Income LISTING ID: DW23027606 Printed: 04/09/2023 8:16:33 AM Closed • Duplex

54 days on the market

List / Sold: \$699,900/\$685,000 •

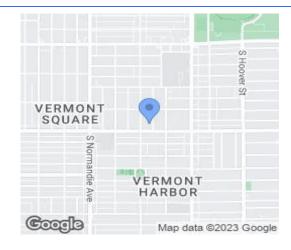
4343 Walton Ave • Los Angeles 90037

Listing ID: PW23003845

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

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)

Annual Expenses

- Total Operating Expense: \$500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- Gardener:
- · Licenses:

• Insurance: \$500

• Sewer: Public Sewer

- Maintenance:
- Workman's Comp:
- **Professional Management:**

• Fencing: Block, Wrought Iron

- 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

CUSTOMER FULL: Residential Income LISTING ID: PW23003845 Printed: 04/09/2023 8:16:33 AM

Closed • Duplex

3800 Woodlawn Ave • Los Angeles 90011

23 days on the market

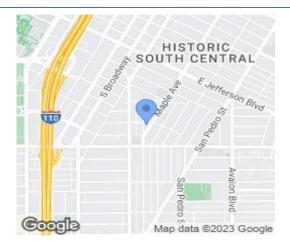
List / Sold: \$729,900/\$730,000 •

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

• Sewer: Public Sewer • Lot Features: Level

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: Unfurnished 1 2 0 \$0 \$0 2: 1 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

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

2103 W 73rd St • Los Angeles 90047

155 days on the market

Listing ID: PW22192603

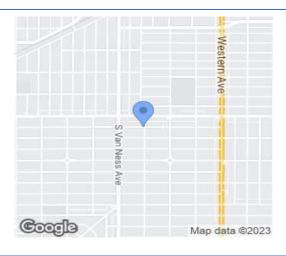
List / Sold: \$950,000/\$945,000 •

2103 W /3rd St • Los Angeles 9004/

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

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 BuildingsLevels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central AirHeating: 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 ConditionSewer: 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: 2Water 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

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

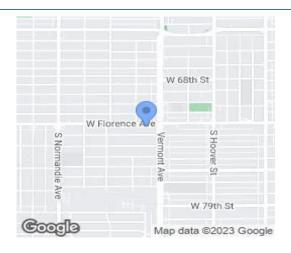
14 days on the market

Listing ID: 23236453

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

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:								

9: 10: 11: 12:

4: 5: 6: 7: 8:

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

Michael Lembeck

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

Re/Max Property Connection State License #: 01891031

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

CUSTOMER FULL: Residential Income LISTING ID: 23236453 Printed: 04/09/2023 8:16:33 AM

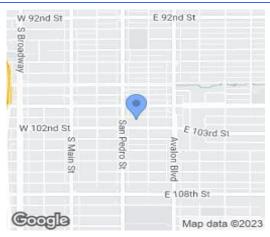
330 E 101st Street • Los Angeles 90003

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

234 days on the market 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 BuildingsLevels: 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)
- Lot Features: Front Yard, Level with Street, Rectangular 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: 2Water Meters: 1Carpet: 2Dishwasher: 0Disposal: 0

Patio:Ranges: 2Refrigerator: 0Wall 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

CUSTOMER FULL: Residential Income LISTING ID: OC22047064 Printed: 04/09/2023 8:16:33 AM

Closed • List / Sold: \$695,000/\$800,000 ★

1250 S Mcdonnell Ave • Los Angeles 90022

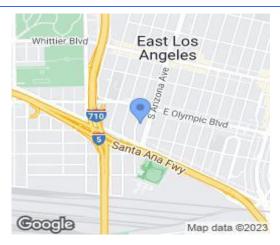
114 days on the market

2 units • \$347,500/unit • 2,380 sqft • 5,861 sqft lot • \$336.13/sqft • Built in 1926

Listing ID: 22206837

North of Santa Ana Fwy (I-5), East of Long Beach Fwy (I-710), South of Pomona Fwy, and West of Rosemead Blvd





PROBATE Sale. Subject to Court confirmation and overbidding in Court. Sale was confirmed in Court on February 17th, 2023. For Sale AFTER 43 years. Great Investment opportunity in East Los Angeles, just South of Whittier Blvd. and North of Telegraph Rd., delivered Vacant. Total lot size is 5,861 Sq. Ft., zoned R3. Front house is 3 bed 2 bath, approx. 1,450 Sq. Ft. The second unit is a 2 bed 1 bath unit, approx. 930 Sq. Ft. on top of the parking and storage room in the back. Square footage of the units are approximate and is more than what is shown on property profile. Seller makes no warranties, and Buyer to verify and conduct their own investigations. Additional shed in the back for parking. Both units are currently vacant and will be delivered vacant at closing. Fully fenced and gated property. Great re-development opportunity. Close to I-5 and I-710 Fwys, and minutes to DTLA. SoldAS IS, WHERE IS. Seller is a Court-Appointed Fiduciary and cannot make any representations as to the condition and history of the subject property. Buyer to conduct their own investigations.

Facts & Features

• Sold On 04/06/2023

Original List Price of \$695,000

• 2 Buildings

• Cooling: Wall/Window Unit(s)

• Heating: Wall Furnace

• Cap Rate: 7.18

• \$49877 Net Operating Income

Interior

• Rooms: Living Room, Family Room

• Floor: Wood, Vinyl, Tile, Carpet

• Appliances: Microwave, Refrigerator, Gas Range, Range Hood

• Other Interior Features: Ceiling Fan(s)

Exterior

• Lot Features: Front Yard

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

Detector(s)

Annual Expenses

Total Operating Expense: \$15,103

Electric:

Gas:

• Furniture Replacement:

• Trash:

• Cable TV:

Gardener:

Licenses:

• Insurance:

Maintenance:

· Sewer: Other

• Workman's Comp:

• Professional Management:

Water/Sewer:

• Other Expense:

• Other Expense Description:

Unit Details

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

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

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

• Probate Listing sale

- ELA East Los Angeles area
- Los Angeles County
- Parcel # 5246015013

Michael Lembeck

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

Re/Max Property Connection State License #: 01891031

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

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22206837 Printed: 04/09/2023 8:16:33 AM

40 days on the market

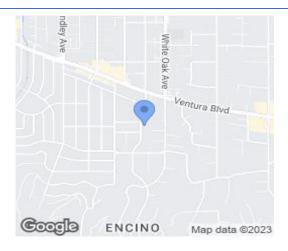
Listing ID: SR23010991

4938 Alonzo Ave • Encino 91316

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

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 there 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
- Sewer: Public Sewer
- Detector(s)

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

Of Units With:

Separate Electric: 0Gas Meters: 0Water 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

CUSTOMER FULL: Residential Income LISTING ID: SR23010991 Printed: 04/09/2023 8:16:33 AM

Closed • Triplex

14533 S Butler Ave • Compton 90221

19 days on the market **Listing ID: DW23021157**

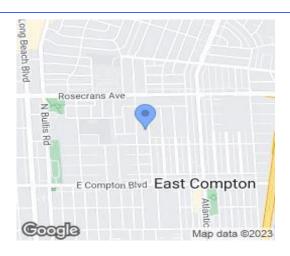
List / Sold: \$699,000/\$650,000 •

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

Built in 1941

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

Michael Lembeck

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

Re/Max Property Connection State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Printed: 04/09/2023 8:16:33 AM CUSTOMER FULL: Residential Income LISTING ID: DW23021157

Closed •

\$2,500,000/\$2,485,000 •

163 days on the market

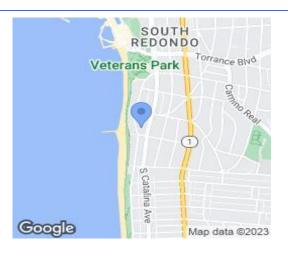
622 Esplanade • Redondo Beach 90277

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

Listing ID: 22205581

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:								

8: 9: 10:

4: 5: 6: 7:

11: 12:

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

Michael Lembeck

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

Re/Max Property Connection State License #: 01891031

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

CUSTOMER FULL: Residential Income LISTING ID: 22205581 Printed: 04/09/2023 8:16:33 AM

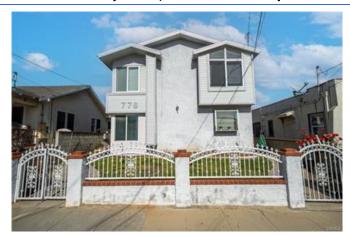
778 W 14th St • San Pedro 90731

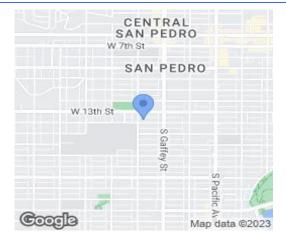
35 days on the market

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 Sewer: Public Sewer
- Detector(s)

- Fencing: Block
- 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: 3Water Meters: 0

• Carpet:

Dishwasher: 3Disposal:

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

Additional Information

• Standard sale

183 - Vista Del Oro areaLos Angeles CountyParcel # 7454024021

Rent Controlled

Michael 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: SB23018626 Printed: 04/09/2023 8:16:33 AM

Closed • Triplex

980 W Battery Street • San Pedro 90731

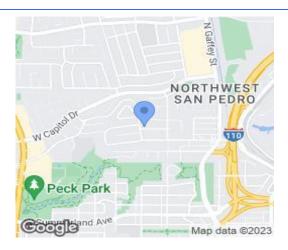
List / Sold: \$995,000/\$1,005,000 • 35 days on the market

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

Listing ID: SB23008638 Built in 1964

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 <i>,</i> 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

Michael 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: SB23008638 Printed: 04/09/2023 8:16:33 AM

\$2,388,000/\$2,280,000

23 days on the market

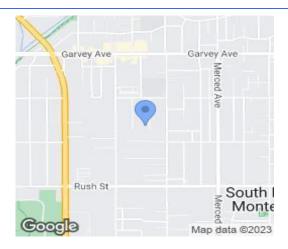
Listing ID: OC23002418

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 Sewer: Public Sewer 19999 Sqft, Rectangular Lot

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: 4Gas Meters: 3

• Water Meters: 3

• Carpet:

• Dishwasher:

• Disposal: 3

• Drapes:

• Patio:

Ranges: 3Refrigerator:

• Wall AC:

Additional Information

• Standard sale

• 657 - So. El Monte area

• Los Angeles County

Michael Lembeck

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

Re/Max Property Connection State License #: 01891031

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

CUSTOMER FULL: Residential Income LISTING ID: OC23002418 Printed: 04/09/2023 8:16:33 AM

Closed •

1363 E 59th St • Los Angeles 90001

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

Built in 1920

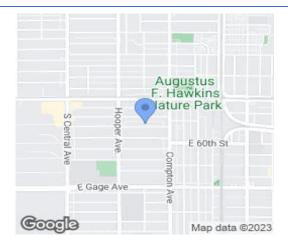
Listing ID: OC22207400

List / Sold: \$833,000/\$806,000 •

127 days on the market

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

Michael 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: OC22207400 Printed: 04/09/2023 8:16:33 AM

List / Sold:

Closed •

\$1,395,000/\$1,535,000 •

44 days an the seconds

14 days on the market

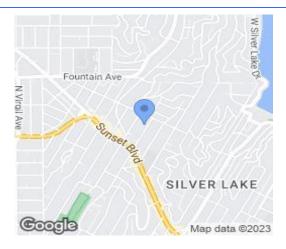
Listing ID: 23239331

1641 Maltman Ave • Los Angeles 90026

3 units • \$465,000/unit • 2,768 sqft • 7,339 sqft lot • \$554.55/sqft • Built in 1964

North of Sunset, Between Hyperion & Micheltorena





First time ever on the market! This midcentury triplex in the heart of Silver Lake was built in 1964 and is being offered by the original owner. Bring your vision and your toolbelt, and restore this Sunset Junction gem with loads of charm from a bygone era. The perfect opportunity for a savvy investor, the lower unit offers 4 bedrooms, 2 bathrooms (and a secret trap door basement!), and lives like a single-family home. There are two additional bright and sunny one bedroom, one bathroom units on the upper level, that will be delivered tenant occupied. Laundry on site and four car detached garage on a huge lot. Conveniently located in a primo Silver Lake location half a block above Sunset where you'll find chic establishments like Pine and Crane, Barcari, Alfred Coffee, Clare V. and the Silverlake Farmer's Market. This is a Trust Sale and property is being sold AS-IS. Offers due Wednesday 2/15 at 12pm.

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,395,000
- 1 BuildingsLevels: Two
- 4 Total parking spaces
- Heating: Forced Air, Wall Furnace

• Laundry: Washer Included, Dryer Included, Community,

Individual Room

Interior

• Floor: Carpet, Wood, Tile

Exterior

• Lot Features: Yard • Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

7: 8: 9:

5:

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 # 5429022017

Michael 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: 23239331 Printed: 04/09/2023 8:16:33 AM

159 days on the market

740 E 20th St • Los Angeles 90011

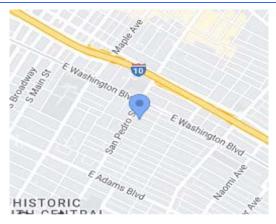
3 units • \$265,000/unit • 2,759 sqft • 6,006 sqft lot • \$288.15/sqft •

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
- Electric: • Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener: Licenses:

- Insurance: \$800 • Maintenance:
- Workman's Comp:
- **Professional Management:** • Water/Sewer: \$4,615
- Other Expense: \$320
- Other Expense Description: LAHD RSO & SCEP

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:

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

CUSTOMER FULL: Residential Income LISTING ID: P1-11632 Printed: 04/09/2023 8:16:33 AM **Closed** • Triplex

6118 Dennison St • East Los Angeles 90022

5 days on the market

Listing ID: PW23038487

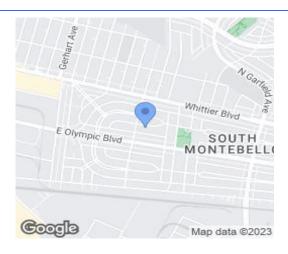
List / Sold: **\$625,000/\$625,000**

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

Built in 1929

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

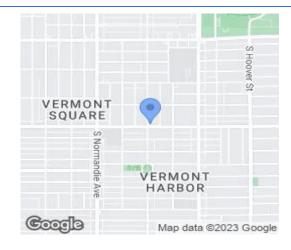
CUSTOMER FULL: Residential Income LISTING ID: PW23038487 Printed: 04/09/2023 8:16:33 AM Closed • List / Sold: \$995,000/\$900,000 ▶

4348 S Budlong Ave • Los Angeles 90037

4 units • \$248,750/unit • 4,454 sqft • 5,001 sqft lot • \$202.07/sqft • Listing ID: 23233687

Northeast corner of Budlong and Vernon.





61 days on the market

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

CUSTOMER FULL: Residential Income LISTING ID: 23233687 Printed: 04/09/2023 8:16:33 AM

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

8015 1st St • Paramount 90723

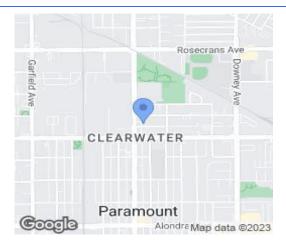
7 days on the market

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 BuildingsLevels: 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: 4Water Meters: 1
- Carpet:

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4

• Dishwasher: • Wall AC: 4 • Disposal: 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 •

\$1,849,000/\$1,650,000

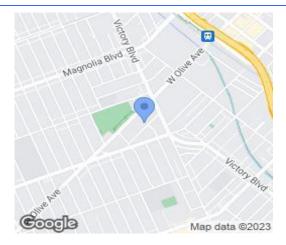
318 days on the market

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 rerent 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.								

9: 10: 11:

8:

12:

Of Units With:

Separate Electric: 5Gas Meters: 5Water 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

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

CUSTOMER FULL: Residential Income LISTING ID: 222002121 Printed: 04/09/2023 8:16:33 AM

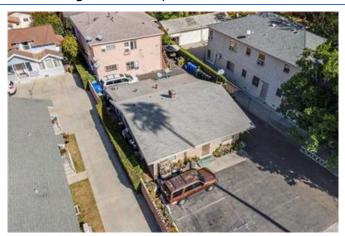
69 days on the market

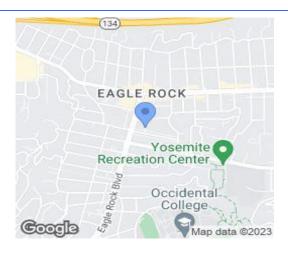
Listing ID: GD23007057

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

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

 Fencing: Chain Link • Security Features: Carbon Monoxide Detector(s), Smoke • Sewer: Sewer Paid

Detector(s), Window Bars

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: 5Gas Meters: 5Water Meters: 0

Carpet:Dishwasher:Disposal: 4

Drapes:Patio:

Ranges: 5Refrigerator: 5Wall AC: 5

Additional Information

Standard saleRent Controlled

618 - Eagle Rock areaLos Angeles CountyParcel # 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

CUSTOMER FULL: Residential Income LISTING ID: GD23007057 Printed: 04/09/2023 8:16:33 AM

List / Sold:

Closed •

\$3,100,000/\$2,712,000 •

146 days on the market

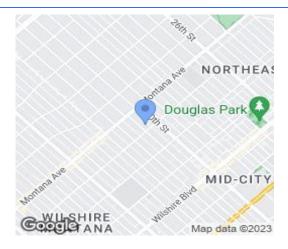
Listing ID: 22201495

847 19th St • Santa Monica 90403

5 units • \$620,000/unit • 4,849 sqft • 8,010 sqft lot • \$559.29/sqft • **Built in 1923**

Between Idaho Ave and Montana Ave on 19th St.





PRICE REDUCED!! Rare OWNER/USER opportunity in a prestigious Santa Monica location, just steps to Montana Ave. and in the coveted Franklin School District! The property has two structures on an 8,000 sf lot. The front building has four units consisting of (3) 2 bed + 1 bath and (1) 1 bed + 1 bath units. The back of the property features a private 3 bed + 2 bath house with a large yard. The house will be delivered vacant, Parking consists of a 3 private garages with additional driveway parking in the front of the building, and 2 private garages located off the alley that are attached to the house. 8 parking spaces total when used as tandem. Both rear garages and one front garage will be delivered vacant, 19th Street is quiet and has no traffic signals on Montana or Wilshire. Property is subject to City of Santa Monica rent control. Inside with accepted offer only.

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$3,295,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace

• Laundry: Community

• Cap Rate: 3.8

• \$118580 Net Operating Income

Interior

• Floor: Carpet, Wood, Laminate

Exterior

· Sewer: Other

Annual Expenses

- Total Operating Expense: \$55,985
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00270969
- Gardener: · Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,281	\$1,281	\$1,281
2:	1	1	1		Unfurnished	\$1,882	\$1,882	\$1,882
3:	1	2	1		Unfurnished	\$2,317	\$2,317	\$2,317
4:	1	2	1		Unfurnished	\$2,714	\$2,714	\$2,714
5:	1	3	2		Unfurnished	\$6,500	\$6,500	\$6,500
6:								

7: 8:

10:

11: 12:

13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 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

CUSTOMER FULL: Residential Income LISTING ID: 22201495 Printed: 04/09/2023 8:16:33 AM

2607 Pennsylvania Ave • Los Angeles 90033

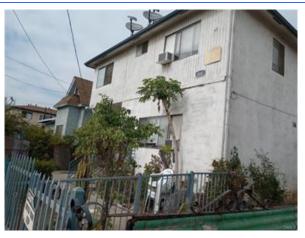
List / Sold: \$999,000/\$999,000 4 days on the market

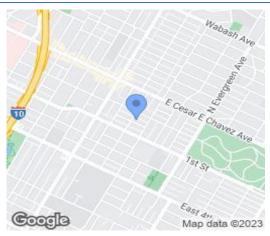
Listing ID: PW23026154

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

Built in 1963

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 areaLos 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

CUSTOMER FULL: Residential Income LISTING ID: PW23026154 Printed: 04/09/2023 8:16:34 AM

Closed • Apartment

\$2,670,000/\$2,720,000

1240 Harvard St • Santa Monica 90404

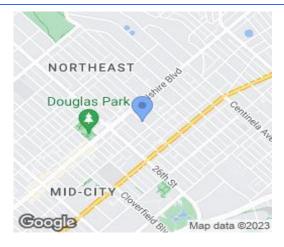
33 days on the market

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

Listing ID: SR23012955

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: \$3,850Maintenance:

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

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

CUSTOMER FULL: Residential Income LISTING ID: SR23012955 Printed: 04/09/2023 8:16:34 AM

List / Sold:

Closed •

\$2,895,000/\$2,365,000 •

844 S Holt Ave • Los Angeles 90035

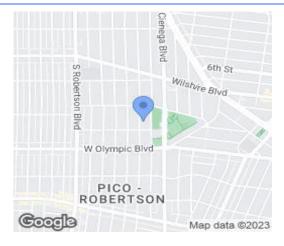
15 days on the market

6 units • \$482,500/unit • 5,397 sqft • 5,999 sqft lot • \$438.21/sqft • Built in 1956

Listing ID: 23236283

Take La Cienega Blvd to Gregory Way. Go west on Gregory Way, pass Le Doux Rd, and turn left on Holt Ave. Property on left-hand side.





Presenting this rare 6-unit multifamily investment opportunity in one of L.A.'s most desirable cosmopolitan areas. 844 S. Holt Ave is a chance to own and operate a classic mid-century apartment building with upside potential. 3 two-BR and 3 one-BR units comprise this building with 5,397 sq ft gross rentable area on a 5,999 sq ft lot. Total current rents are below market rates in the area. Coupled with a value add opportunity to either partially or fully renovate 5 of the units with potential 4.7% cap rate. Unit 2 is fully-renovated and currently vacant. Additional features include 6 parking spaces and laundry room onsite. The coin laundry and annual oil royalties provide additional passive income. The building is centrally located near Beverly Hills, WeHo and Century City. Plus it is within walking distance to recreation, dining, houses of worship and the new La Cienega subway station (opening 2024) for current and future value growth.

Facts & Features

- Sold On 04/05/2023
- Original List Price of \$2,895,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas

• Cap Rate: 2.9

• \$83081 Net Operating Income

Interior

• Floor: Wood • Appliances: Refrigerator

Exterior

• Sewer: Other

Annual Expenses

- Total Operating Expense: \$39,471
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- · Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,136	\$1,136	\$2,995
2:	2	2	2		Unfurnished	\$2,995	\$2,995	\$2,995
3:	3	1	1		Unfurnished	\$1,492	\$1,492	\$2,495
4:	4	2	2		Unfurnished	\$2,450	\$2,450	\$2,995
5:	5	1	1		Unfurnished	\$1,273	\$1,273	\$2,495
6:	6	2	2		Unfurnished	\$1,000	\$1,000	\$2,995
7.								

8:

9: 10: 11: 12: 13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

• Standard sale

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

CUSTOMER FULL: Residential Income LISTING ID: 23236283 Printed: 04/09/2023 8:16:34 AM

\$2,057,000/\$1,100,000

35 days on the market

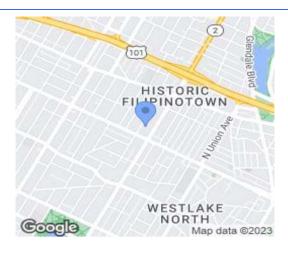
Listing ID: SR23009685

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 GARAGE FURNISHED? **ACTUAL RENT** TOTAL RENT PRO FORMA **BEDS BATHS** Unfurnished 1: 6 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

Michael 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: SR23009685 Printed: 04/09/2023 8:16:34 AM

135 141 1/2 E 223rd St • Carson 90745

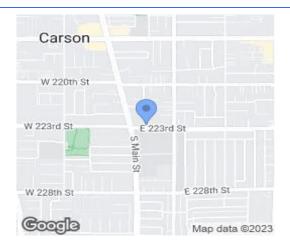
34 days on the market

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 BuildingsLevels: 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: \$3,334.80Gas: \$3,335

• Furniture Replacement:

• Trash: \$3,335

Cable TV: 00527439

Gardener:Licenses:

Insurance: \$4,735Maintenance: \$16,000Workman's Comp:

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: 8Water Meters: 1
- Carpet:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:

• Dishwasher:

• Disposal:

• Wall AC:

Additional Information

• Standard sale

699 - Not Defined areaLos Angeles CountyParcel # 7335024025

Michael 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: PW23033903 Printed: 04/09/2023 8:16:34 AM

\$2,200,000/\$2,058,000 •

1251 S Wilton Pl • Los Angeles 90019

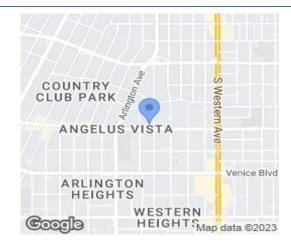
20 days on the market

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 quit 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 BuildingsLevels: 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: \$3,696Maintenance: \$4,800Workman'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: 0 Unfurnished \$1,550 \$1,550 \$1,850 1 1 1 8: 1 Unfurnished \$1,324 \$1,324 \$1,850 1

Of Units With:

Separate Electric: 8Gas 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

Michael 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: SB23028069 Printed: 04/09/2023 8:16:34 AM

List / Sold:

Closed •

\$2,300,000/\$2,085,000 •

1801 N Harvard Blvd • Los Angeles 90027

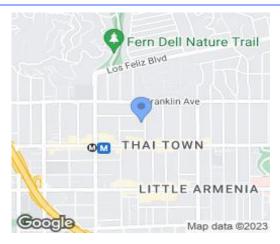
11 days on the market

8 units • \$287,500/unit • 6,887 sqft • 7,383 sqft lot • \$302.74/sqft • Built in 1956

Listing ID: 23235114

Located just south of Franklin Avenue and 2 blocks west of Western Ave, the subject property is adjacent to Los Feliz.





1801 N. Harvard is an eight unit value-add property operating at a 4.45% CAP and 13.5 GRM on current rents. Located just south of Franklin Ave (adjacent to Los Feliz), the subject property is conveniently located near several neighborhood hubs filled with large Hollywood corporate employers (Children's Hospital LA, Hollywood Presbyterian, Sunset Gower Studios, Netflix), a city college (LACC), and an array of independent businesses. Constructed in 1956, the property features (1) 2-bdrm. units and (7) 1-bdrm. units. Each bright and spacious unit average approx. 800 SF and offer approx. 21% rental upside compared to renovated units in the area. Well-maintained by the current owners, capital improvements include a new roof and fresh exterior paint. Please note, soft-story retrofitting is not required.

Facts & Features

- Sold On 04/04/2023
- Original List Price of \$2,300,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace

- Laundry: Community, Individual Room
- Cap Rate: 4.45
- \$102463 Net Operating Income

Interior

• Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$62,755
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,495	\$2,495	\$2,495
2:	7	1	1		Unfurnished	\$1,660	\$11,619	\$14,665
3:								

6: 7: 8: 9:

4: 5:

10:

11: 12:

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 # 5544008004

Michael 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: 23235114 Printed: 04/09/2023 8:16:34 AM

\$4,200,000/\$3,600,000

1847 N Cherokee Ave • Los Angeles 90028

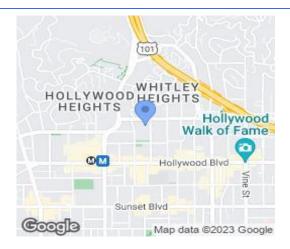
34 days on the market

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

Listing ID: SR23009584

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 \$0

Of Units With:

- Separate Electric: 19
- Gas Meters: 19
- Water Meters: 19
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

• Bankruptcy Property sale

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

Michael 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: SR23009584 Printed: 04/09/2023 8:16:34 AM

Closed •

903 Lakme Ave • Wilmington 90744

19 days on the market

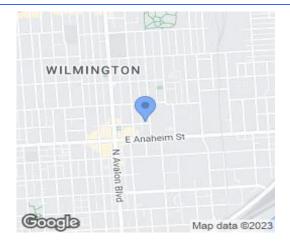
List / Sold: \$1,450,000/\$1,450,000

24 units • \$60,417/unit • 5,140 sqft • 8,636 sqft lot • \$282.10/sqft • Built in 1923

Listing ID: 23249057

North of Anaheim, East of Avalon





We are pleased to present this 24 unit SRO (Single Room Occupancy) located in the heart of Wilmington. The offering consists of 23 SRO units that include a private sink and 1 - 2 bedroom / 1 bathroom manager's apartment unit. All units are currently occupied on month to month terms at under market rents. In total, the building sits on a 8,636 sq ft lot and features 13 open parking spaces. Offered at \$58k/bedroom and \$282/ft, this opportunity allows an astute investor to add value to the property as tenants turnover. The property has strong day 1 income operating at a 6.85% Cap Rate & 7.88 GRM. There is rental upside potential to a 9.20% Pro-Forma Cap Rate & 6.47 Pro-Forma GRM. This property is a part of a 8 building portfolio in Wilmington. Each property in the portfolio is being offered individually or can be bought together! Each building in the portfolio is less than a mile away from each other and most are within a few blocks of each other.

Facts & Features

- Sold On 04/06/2023
- Original List Price of \$1,450,000
- 1 Buildings
- 13 Total parking spaces
- Heating: Central

• Cap Rate: 6.85

• \$99381 Net Operating Income

Interior

Appliances: None

Exterior

Annual Expenses

• Total Operating Expense: \$75,495

Electric:

Gas:

• Furniture Replacement:

Trash:

• Cable TV: 01947193

Gardener:Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	23	1	0		Unfurnished	\$580	\$13,340	\$16,675
2:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,000
3:								

7: 8: 9: 10:

4: 5: 6:

11:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 196 East Wilmington area
- Los Angeles County
- Parcel # 7423010013

Michael 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: 23249057 Printed: 04/09/2023 8:16:34 AM

List / Sold:

Closed •

\$11,250,000/\$10,270,000 •

257 E Valencia Ave • Burbank 91502

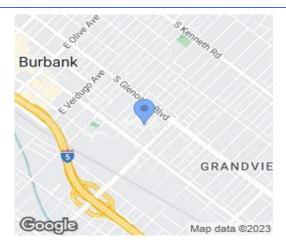
67 days on the market

24 units • \$468,750/unit • 23,206 sqft • 13,612 sqft lot • \$442.56/sqft • Built in 1993

Listing ID: 22221949

North of San Fernando Blvd, and South of Glenoaks Blvd





PLEASE DO NOT WALK THE PROPERTY OR DISTURB RESIDENTS. CBRE, Inc. is proud to exclusively present 257 E. Valencia Avenue in the city of Burbank, California. Located south of S. Glenoaks Boulevard and north of San Fernando Boulevard, between Alameda Avenue and Providencia Avenue, this property offers an investor the opportunity to own a prime piece of real estate in one of the most prominent submarkets within the Tri-Cities and San Fernando Valley. 257 E. Valencia Avenue is a three-story 24-unit multifamily property constructed in 1993 on a 13,612 SF BUR4 zoned lot, with a total building size of 23,206 SF. The neatly landscaped, controlled-access property is well-maintained, is separately metered for gas and electric, and offers enclosed parking garages with ample storage areas. 257 E. Valencia Ave. is comprised of 8 two-bedroom/ two-bath units, 14 two-bedroom/one and- a-half-bath units, and 2 one-bedroom/one-and-a-half-bath units. The spacious units are equipped with updated laminate and tile flooring, in-unit washer and dryer units, a stove, refrigerator, granite countertops, and centralized air conditioning and heating. The property has large a gated subterranean parking with 44 parking spaces and ample individual patio and balcony spaces for tenants.

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$11,250,000
- 1 Buildings
- Levels: Three Or More12 Total parking spaces11 Total carport spaces
- Heating: Central

• Cap Rate: 3.38

• \$380430 Net Operating Income

Interior

Appliances: Range

Exterior

Security Features: Automatic Gate, Gated Community

Annual Expenses

- Total Operating Expense: \$217,924
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- · Other Expense:
- Other Expense Description:

Unit Details

1:	UNITS 8	BEDS 2	BATHS 2	GARAGE	FURNISHED? Unfurnished	ACTUAL RENT \$2,322	TOTAL RENT \$18,575	PRO FORMA \$25,600
2:	14	2	1		Unfurnished	\$2,104	\$29,455	\$44,100
3:	2	1	1		Unfurnished	\$1,688	\$3,375	\$4,800
4:								

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

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

• Standard sale

- 610 Burbank areaLos Angeles County
- Parcel # 2453037056

Michael 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: 22221949 Printed: 04/09/2023 8:16:34 AM

List / Sold:

Closed •

\$7,500,000/\$6,800,000 •

636 S Cochran Ave • Los Angeles 90036

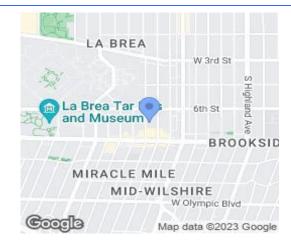
69 days on the market

32 units • \$234,375/unit • 21,320 sqft • 7,802 sqft lot • \$318.95/sqft • Built in 1928

Listing ID: 23235491

Cochran between Wilshire and 6th.





We are pleased to present The Stanford Apartments located at 636 S. Cochran Avenue A 32 Unit apartment building located in the Miracle Mile district of Los Angeles. Built in 1928, the property consists of Eight (8) One Bedroom Units, and Twenty Four (24) Studio Units. 26/32 Units are designated Luxury Exempt. This means the exempt units are not subject to LA City Rent Control. The path to stabilization is significantly more efficient. Unit types are comprised of units with varying sizes allowing an investor to appeal to variety of tenants needs. The 21,320 sf building is located on a 7,802 sf lot and is zoned LAR4. 636 S. Cochran Avenue allows investors an opportunity to acquire a very well maintained investment property with significant upside potential. The building is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA, as well as the many shops on Melrose Ave. The immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000/yr.

Facts & Features

- Sold On 04/07/2023
- Original List Price of \$7,500,000
- 1 Buildings

- Cap Rate: 4.3
- \$292227 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$231,134
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:Licenses:

- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$1,570	\$12,560	\$18,400
2:	24	0	1		Unfurnished	\$1,333	\$31,982	\$39,350
3:								

5: 6: 7: 8:

4:

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 # 5508009020

Michael 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: 23235491 Printed: 04/09/2023 8:16:34 AM