

Cross Property Customer 1 Line

Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Sacs	Date	DOM/CDOM
1 22224745	S	4307 Burns AVE	LA			2			\$900,000	\$686.73	1274/A	1922/ASR	2,957/0.0679			04/24/24	100/
2 PW23226242	S	9312 S 5th AVE	ING	101	STD,TRUS	2	\$17,400		\$850,000	\$408.65	2080	1953/ASR	6,636/0.1523	N	2	04/25/24	70/70
3 SB24046026	S	10726 Felton AVE	ING	105	STD	2	\$37,200		\$920,000	\$279.13	3296	1961/ASR	6,473/0.1486	N	3	04/23/24	16/16
4 SR24035338	S	4014 W Chandler BLVD	BBK	610	STD	2	\$91,200		\$1,530,000	\$662.91	2308	1949/APP	6,309/0.1448	N	1	04/24/24	43/43
5 P1-16546	S	6145 Monterey RD	LA	632	STD	2	\$0		\$1,092,200	\$643.02	1555	1947/ASR	6,403/0.147	N	2	04/23/24	22/22
6 DW24044506	S	2615 Manhattan AVE	MTR	635	REO	2	\$0		\$1,034,250	\$382.49	2704	1923/PUB	7,059/0.1621	N	1	04/24/24	22/22
7 DW24001122	S	7954 Hershey ST	RSMD	651	STD,TRUS	2	\$0		\$880,000	\$691.28	1273	1947/PUB	5,452/0.1252	N	0	04/23/24	72/72
8 DW23191488	S	2046 E 28th ST	LA	699	STD	2	\$52,200	6	\$680,000	\$726.50	936	1922/ASR	9,254/0.2124	N	0	04/22/24	62/187
9 OC24036024	S	4731 W 166th ST	LAWN	699	STD	2	\$0		\$1,100,000	\$553.32	1988	1948/PUB	5,088/0.1168	N	4	04/24/24	22/107
10 SB24025807	S	8309 Barnslev AVE	LA	C29	STD	2	\$2,829		\$1,065,000	\$660.67	1612	1948/ASR	7,808/0.1792	N	2	04/24/24	31/31
11 DW24006890	S	135 W 86th Pl	LA	C34	STD	2	\$47,400		\$752,500	\$385.90	1950	1991/ASR	4,320/0.0992	N	0	04/23/24	26/26
12 SR23183694	S	2010 S Union Ave	LA	C36	STD	2	\$0		\$980,000	\$378.52	2589	1920/ASR	3,920/0.09	N	2	04/25/24	106/106
13 WS24033407	S	9104 S Main ST	LA	C37	STD	2	\$29,292		\$475,000	\$377.58	1258	1934/ASR	3,307/0.0759	N	0	04/23/24	1/1
14 SR24041023	S	10419 Lou Dillon AVE	LA	C37	STD	2	\$1,800		\$720,000	\$497.24	1448	1925/ASR	6,505/0.1493	N	0	04/26/24	31/31
15 MB24039124	S	962 S La Verne AVE	ELA	ELA	STD	2	\$5,150		\$650,000	\$403.48	1611	1947/ASR	5,836/0.134	N	2	04/22/24	3/3
16 DW24044205	S	15544 Colorado	PAR	RK	STD	2	\$55,200		\$975,000	\$414.54	2352	1954/ASR	11,264/0.2586	N	2	04/23/24	2/2
17 BB24021987	S	734 W 139th ST	CMP	RP	STD	2	\$12,000		\$560,000	\$434.45	1289	1925/ASR	4,588/0.1053	N	0	04/26/24	8/8
18 SR24022196	S	731 N Alexander ST	SF	SF	STD	2	\$49,200		\$985,000	\$408.88	2409	1940/PUB	7,095/0.1629	N	0	04/22/24	32/32
19 SR23222881	S	1922 1924 Warren ST	SF	SF	STD	2	\$0		\$1,010,000	\$450.89	2240	1949/ASR	5,392/0.1238	N	0	04/26/24	42/42
20 SB24013423	S	4455 W 116th ST	HAWT	108	STD	3	\$5,500		\$1,150,000	\$413.67	2780	1962/ASR	4,054/0.0931	N	0	04/25/24	45/45
21 OC24062372	S	15216 Inglewood AVE	LAWN	112	STD	3	\$42,600	3	\$800,000	\$347.22	2304	1949/APP	9,255/0.2125	N	2	04/26/24	10/10
22 DW24060783	S	615 W Garrell ST	SP	189	STD,TRUS	3	\$13,800		\$750,000	\$447.76	1675	1907/ASR	4,503/0.1034	N	1	04/23/24	0/0
23 SR24004510	S	5921 York BLVD	LA	632	TRUS	3	\$24,000		\$1,100,000	\$583.55	1885	1959/ASR	5,606/0.1287	N	2	04/23/24	58/238
24 WS24048215	S	1315 Dornier DR	MP	641	STD,TRUS	3	\$56,400		\$1,200,000	\$446.26	2689	1948/PUB	8,339/0.1914	N	0	04/24/24	15/15
25 23314766	S	4957 4959 Melrose	LA	C20	STD	3			\$2,600,000	\$494.60	5004	1995	12,995/0.2983	N		04/23/24	148/
26 24363367	S	609 W 52nd ST	LA	C42	STD	3		6	\$675,000	\$508.35	1377	1922	5,400/0.124	N		04/22/24	20/
27 DW24036459	S	5019 S 5021 & 5019 #1 Ashworth St	LW	MAYF	STD	3	\$125,280		\$1,400,000	\$655.74	2135	1944/PUB	5,337/0.1225	N	0	04/25/24	27/27
28 DW24032564	S	6837 Darwell AVE	BG	T3	TRUS	3	\$44,400		\$1,020,000	\$352.09	2897	1925/ASR	10,343/0.2374	N	2	04/26/24	28/28
29 SB24060644	S	2228 Nelson AVE	REDO	151	STD	4	\$117,660		\$2,255,000	\$478.16	4716	1969/ASR	7,506/0.1723	N	7	04/22/24	6/6
30 SB23105969	S	1328 N Fries	WILM	196	STD	4	\$45,612		\$800,000	\$321.80	2486	1930/PUB	5,195/0.1193	N	4	04/26/24	282/282
31 AR24028360	S	3219 Muscatel AVE	RSMD	651	STD	4	\$0		\$2,020,000	\$542.14	3726	1962/ASR	26,092/0.599	N	6	04/25/24	18/18
32 WS23224030	S	625 E Philljios BLVD	POM	687	STD	4	\$153,000		\$2,950,000	\$390.83	7548	2018/ASR	21,012/0.4824	N	8	04/23/24	75/75
33 PW24040458	S	7908 Milton AVE	WH	699	STD	4	\$46,800		\$850,000	\$498.83	1704	1937/ASR	5,598/0.1285	N	0	04/23/24	24/24
34 24351913	S	10314 Wilmington AVE	LA	C37	STD	4			\$1,095,000	\$304.64	3903/A	1988	7,806/0.1792			04/23/24	35/
35 23294803	S	201 E 31st ST	LA	C42	STD	4			\$931,000	\$258.30	3736/A		6,280/0.1442			04/22/24	177/
36 SR24036873	S	312 N MacNeil ST	SF	SF	STD	4	\$62,280	4	\$1,100,000	\$348.10	3160	1928/ASR	7,130/0.1637	N	5	04/22/24	27/27
37 23287225	S	1022 Grant ST	SM	C14	PRO	5		5	\$1,925,000	\$601.71	3360/A	1948/ASR	6,477/0.1487		5	04/22/24	67/
38 23287569	S	1034 Grant ST	SM	C14	PRO	5		5	\$2,150,000	\$616.94	3660/A	1928/ASR	6,475/0.1486			04/22/24	67/
39 DW24046976	S	3029 Tweedy BLVD	SOG	T2	TRUS	5	\$0		\$735,000	\$237.10	3100	1946/ASR	5,027/0.1154	N	0	04/25/24	25/198
40 24355179	S	1506 Scott AVE	LA		STD	6		5	\$1,725,000	\$659.88	2652	1922	7,024/0.1612			04/24/24	28/
41 P1-15633	S	1000 N 1st ST	ALH	601	STD	7	\$0		\$2,000,000	\$372.06	6585	1959/PUB	7,612/0.1747	N	0	04/23/24	152/152
42 24344229	S	822 N Hayward AVE	LA	C10	STD	8			\$2,000,000	\$490.70	4840	1924	7,501/0.1722			04/23/24	46/
43 24352893	S	3336 Helms AVE	CULV	C28	STD	8			\$4,500,000	\$327.58	15233	2025/BLD	12,539/0.2879			04/23/24	81/
44 PW24043070	S	6923 Sherman Way	BELL	T6	STD	8	\$109,380		\$1,250,000	\$347.22	3600	1938/PUB	15,481/0.3554	N	2	04/25/24	11/11
45 SR24029558	S	14106 Delano ST	VNS	VN	TRUS	9	\$126,720		\$1,600,000	\$289.44	5528	1963/ASR	7,478/0.1717	N	9	04/26/24	18/18
46 24371859	S	1147 N Vista ST	WHO	C10	STD	11		5	\$2,658,546	\$406.40	7628	1961	6,166/0.1416			04/24/24	12/
47 23305587	S	1861 W Martin Luther King Jr BLVD	LA	PHHT	STD	12		5	\$1,990,000	\$309.97	7404	1954	10,007/0.2297			04/23/24	22/

Closed

4307 Burns Ave • Los Angeles 90029

2 units • \$437,450/unit • 1,274 sqft • 2,957 sqft lot • \$686.73/sqft • Built in 1922

Virgil and Burns between Sunset and Melrose

List / Sold: \$874,900/\$900,000

100 days on the market

Listing ID: 22224745



Discover the epitome of Los Angeles living at 4307 Burns Ave, a captivating duplex in the heart of Silverlake. This property features two units, each offering traditional 1 BR/1BA plus a versatile bonus room for a den or guest bedroom. Both units boast an open kitchen, dining, and living areas. Enjoy the choice of aesthetics with hardwood laminate flooring and a delightful patio at the rear is perfect for entertaining. The location is unbeatable, close proximity to the Red Line metro station and Sunset Junction. This property presents a unique opportunity for two units, offering endless possibilities for homeowners or investors. Units can be delivered vacant.

Facts & Features

- Sold On 04/24/2024
 - Original List Price of \$899,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Wall Furnace
- Laundry: See Remarks

Interior

- Floor: Carpet, Laminate, Tile, Wood
- Appliances: Dishwasher, Microwave, Refrigerator

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:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,600	\$2,600	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- Los Angeles County
 - Parcel # 5539008019

Michael Lembeck

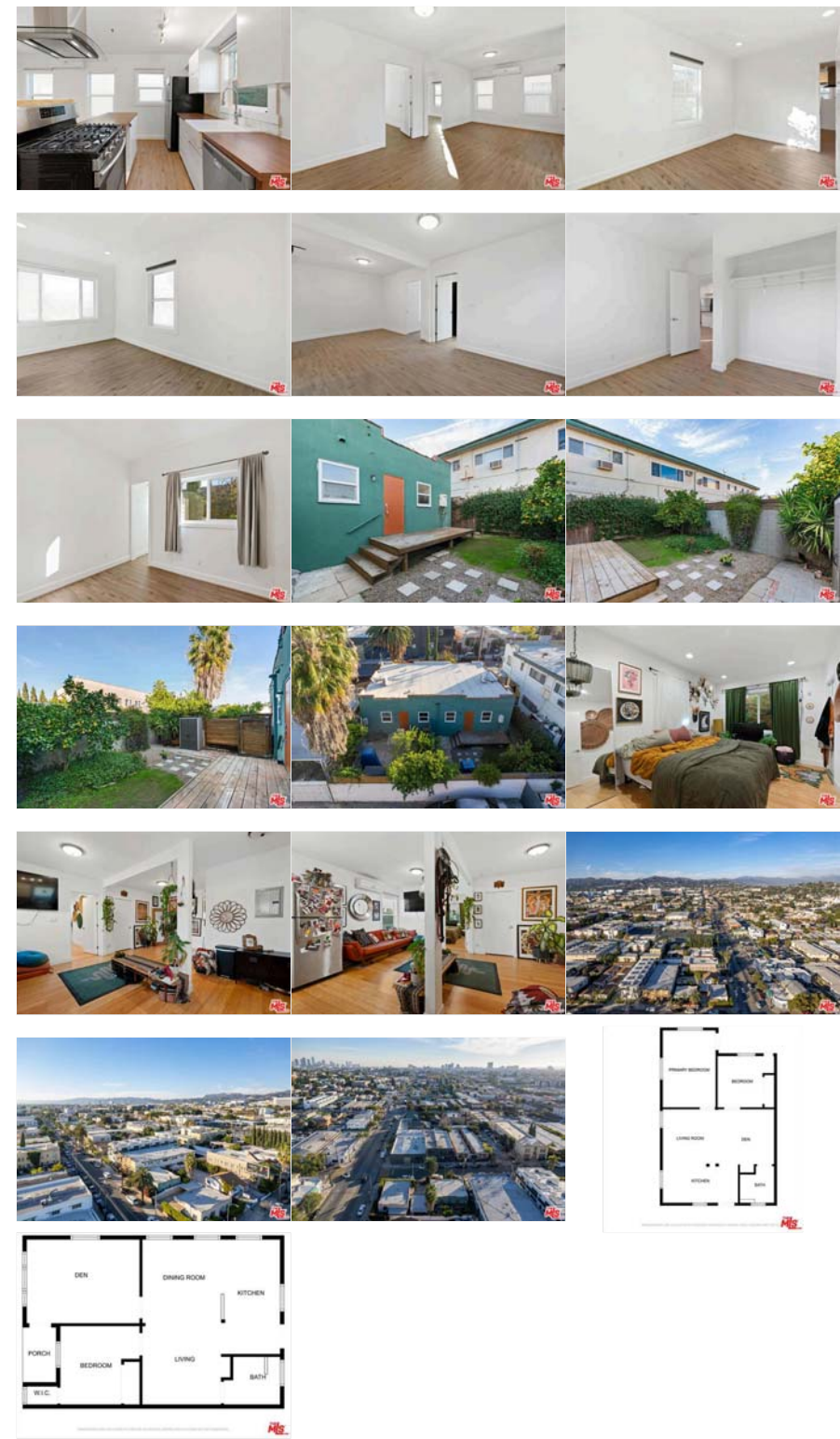
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 22224745

Printed: 04/28/2024 8:39:06 AM

Closed

• Duplex

List / Sold:

\$824,999/\$850,000

70 days on the market

9312 S 6th Ave

• Inglewood 90305

2 units • \$412,500/unit • 2,080 sqft • 6,636 sqft lot • \$408.65/sqft • Built in 1953

Listing ID: PW23226242

Exit 105 W at Crenshaw, turn right on Crenshaw to W Arbor Vitae St, then right to 6th Ave



LOOKING FOR A GREAT DUPLEX IN THE CITY OF INGLEWOOD? First time on the market in more than 60 years. Well-maintained property. You will surely appreciate this lovely duplex in the best area of Inglewood! Great for an Owner-user or Investor. Close to all of the sports venues, shopping and easy access to local amenities. The neighborhood is conveniently located near major transportation routes, making it easy to access other parts of Los Angeles for work or leisure. The duplex is almost 2100 sf with a 6636 sf lot. There are two identical units with 2 bedrooms and 1 bath each. Both bathrooms have been updated and there is bamboo, wood/wood laminate and ceramic tile flooring throughout. There is a good sized living. Owner's dining room has wainscoting, spacious kitchen has island and knotty pine cabinets. Heating is central (ready for air conditioning to be added). One bedroom is larger and both have great ceiling fans. There is also a larger two-car garage with a long driveway to accommodate 4 - 6 vehicles. Backyard is hardscape with room for gardening or play. Property is sold AS-IS. Front unit vacant at COE. Seller will possibly need to rent back his unit for 90 days or less. No seller contingency - identified replacement property. Contact Listing Agent to schedule showing. Do not use Showing Time.

Facts & Features

- Sold On 04/25/2024
 - Original List Price of \$824,999
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - \$17400 Gross Scheduled Income
 - \$11658 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02187306
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1			\$1,450	\$1,450	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 6058013015

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CUSTOMER FULL: Residential Income LISTING ID: PW23226242

Printed: 04/28/2024 8:39:06 AM

Closed • Duplex

List / Sold: \$900,000/\$920,000 ⬆

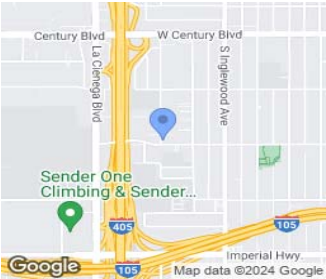
10726 Felton Ave • Inglewood 90304

16 days on the market

2 units • \$450,000/unit • 3,296 sqft • 6,473 sqft lot • \$279.13/sqft • Built in 1961

Listing ID: SB24046026

Located at the corner of S Felton Ave and Lennox Blvd.



We are pleased to present 10726 Felton Ave, Inglewood. This property consists of two large homes on a 6,473 SF corner lot. The first house is a large 4-bed/2-bath house with 2,344 SF of living area. It includes a 2-car garage, private front yard, and a washer/dryer. The second house is a 952 SF 2-bed/1-bath house with a 1-car garage and a private yard. Located in close proximity to LAX, SoFi Stadium & Hollywood Park, and The Inuit Dome, this is an ideal investment opportunity for an owner-user to live in one house and collect rental income from the other in a rapidly gentrifying area.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$900,000
- 2 Buildings
- 3 Total parking spaces
- \$2,029 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$37200 Gross Scheduled Income
- \$15721 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,619
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00648439
- Gardener:
- Licenses:
- Insurance: \$2,142
- Maintenance: \$1,116
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$1,600
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$1,700	\$1,700	\$3,800
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 105 - Lennox area
- Los Angeles County
- Parcel # 4038028009

Michael Lembeck

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Newport Beach, 92660

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Closed • Single Family Residence

List / Sold:
\$1,549,000/\$1,530,000 ↓
43 days on the market
Listing ID: SR24035338

4014 W Chandler Blvd • Burbank 91505
2 units • **\$774,500/unit** • **2,308 sqft** • **6,309 sqft lot** • **\$662.91/sqft** •
Built in 1949
Off of Pass and Chandler



This lot has a front house and an ADU in the rear. The front house has 4 bedrooms, 2 baths, high, wood-beamed ceilings, large living room with impressive fireplace, spacious chef's kitchen, newer tiled bathrooms, skylights, its own HVAC unit, and an attached garage with access to the kitchen. Lots of French doors and windows to bring in natural light. The architectural configuration affords complete privacy from the street. The ADU is a 1 bedroom, 1 bath unit a newer kitchen with an induction range, newer bathroom and windows, and its own HVAC unit. It also has its own attached, oversized garage.

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Dryer Included, In Garage, Washer Included
- \$91200 Gross Scheduled Income
- \$91200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2476021018

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CUSTOMER FULL: Residential Income LISTING ID: SR24035338

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Closed

• Duplex

List / Sold:

\$999,900/\$1,092,200

⬆

22 days on the market

Listing ID: P1-16546

6145 Monterey Rd

• Los Angeles 90042

2 units • \$499,950/unit • 1,555 sqft • 6,403 sqft lot • \$643.02/sqft • Built in 1947

North of S. Avenue 60; south of Hardison Way

Great investor property to own with two separate houses on a lot to be delivered vacant! And they are adjacent to South Pasadena in the prestigious Hermon area. Each house has their own yards with plenty of room to enjoy the outdoors. Great parking too; a two car garage and carport that is at the back of the lot and can be accessed from the street in back. The front house has two bedrooms and one bathroom; the back house has one bedroom and one bathroom. Both houses are in good condition with original hard wood floors throughout and good size bedrooms and lots of storage space. The front house has many windows to let in natural light and the back house has laundry hookups. There are laundry hookups in the garage too.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$999,900
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

- Laundry: In Garage, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood

- Appliances: Free-Standing Range

Exterior

- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02188471
- Gardener:
- Licenses:

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

Unit Details

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

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
- Buyer Agency Compensation: 2.500%

- 632 - Highland Park area
- Los Angeles County
- Parcel # 5312004016

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CUSTOMER FULL: Residential Income LISTING ID: P1-16546

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Closed • Duplex

List / Sold:
\$1,149,000/\$1,034,250 ↓
22 days on the market
Listing ID: DW24044506

2615 Manhattan Ave • Montrose 91020
2 units • \$574,500/unit • 2,704 sqft • 7,059 sqft lot • \$382.49/sqft •
Built in 1923
South of the 210 fwy between La Cresenta Ave & Rosemont Ave



Don't miss out on this opportunity to own a two-unit property in Montrose! The rear unit has undergone recent exterior updates, offering modern appeal. Enjoy the convenience of walking to various restaurants and shopping centers, while also being just a short drive away from Descanso Gardens, Hiking Trails, freeway access, and Downtown Los Angeles. Don't let this opportunity pass you by!

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$1,149,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01774139
- 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	1	Furnished	\$0	\$0	\$0
2:	1	2	1	0	Furnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Buyer Agency Compensation: 2.5%
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5610027048

Michael Lembeck

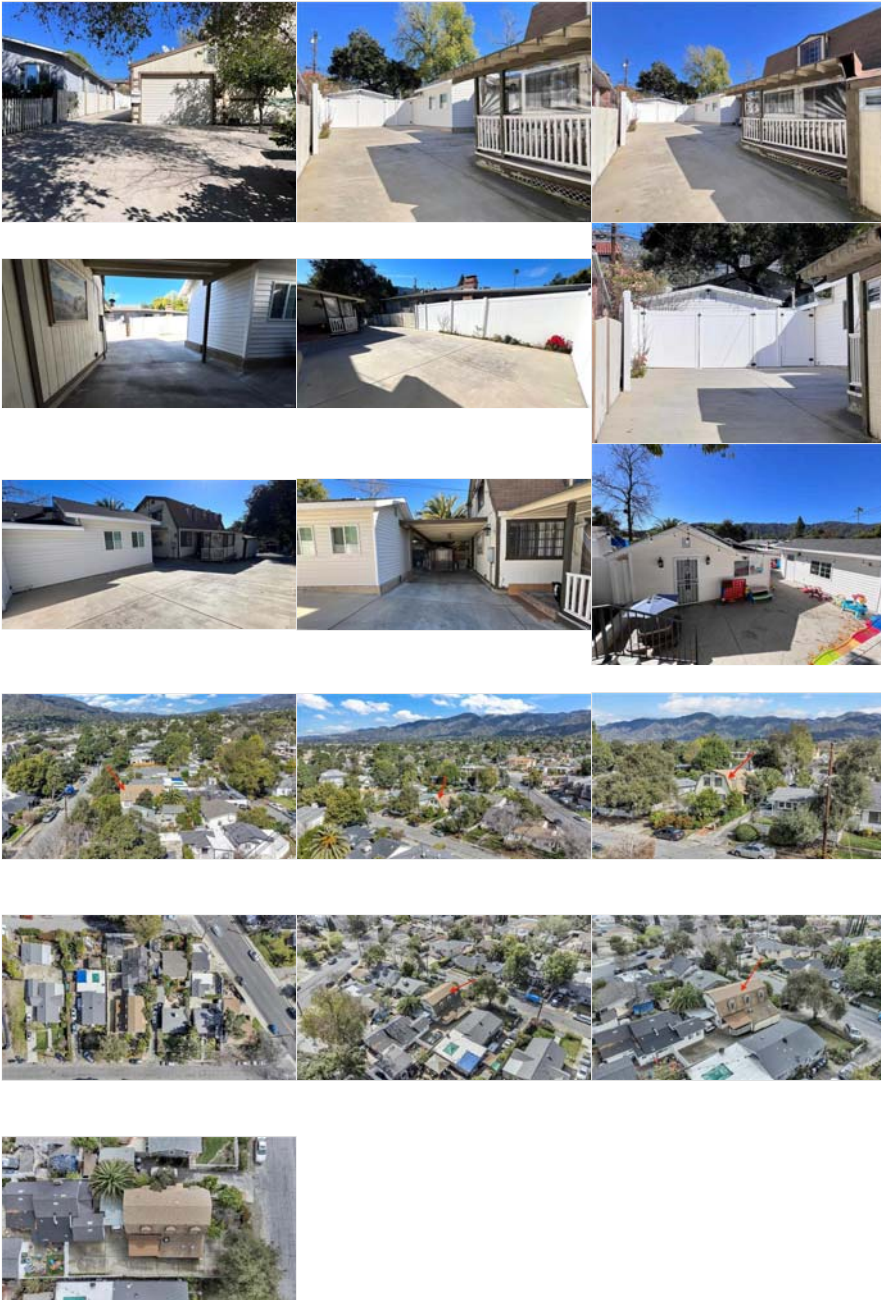
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CUSTOMER FULL: Residential Income LISTING ID: DW24044506

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Closed

• Duplex

7954 Hershey St

• Rosemead 91770

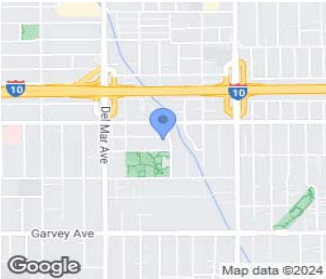
2 units • \$444,444/unit • 1,273 sqft • 5,452 sqft lot • \$691.28/sqft • Built in 1947

10 Fwy to the North, San Gabriel Blvd to the East, Garvey Ave to the South, Del Mar Ave to the West

List / Sold: \$888,888/\$880,000

77 days on the market

Listing ID: DW24001122



Nestled in the bustling city of Rosemead, this multi-family duplex offers an incredible opportunity for both investment and lifestyle. Comprising two unique units, this property presents versatility, convenience, and potential. The front unit is a 2 bedroom, 1 bathroom haven with room for comfortable living and an ideal canvas for personalization and creative touches. The rear unit is a quaint 1-bed, 1-bath retreat that offers the perfect blend of privacy and simplicity to accommodate extended family or for individual renters. With its convenient location, this home is located close to esteemed schools such as Mark Keppel High School. It is also situated near vibrant shopping destinations and delectable restaurants, this property promises a lifestyle of ease and accessibility. Just moments away, explore the vibrant pulse of Valley Boulevard, renowned for its diverse culinary scene and cultural offerings. Savor authentic Asian cuisine at local favorites like Savoy Kitchen, known for its Hainanese chicken rice, or venture to Baccali Café & Rotisserie for a taste of Mediterranean delights. Enjoy the easy access to excellent shopping destinations at the nearby Montebello Town Center for entertainment and leisure. Both units offer incredible potential, awaiting a visionary touch to restore their brilliance. Embrace the opportunity to tailor each space and making it your own and unlocking substantial value.

Facts & Features

- Sold On 04/23/2024
 - Original List Price of \$899,900
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,091 (Assessor)
- Laundry: Outside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: None
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01975063
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	
2:	1	1	1	0	Unfurnished	\$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, Trust sale
 - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5287019024

Michael Lembeck

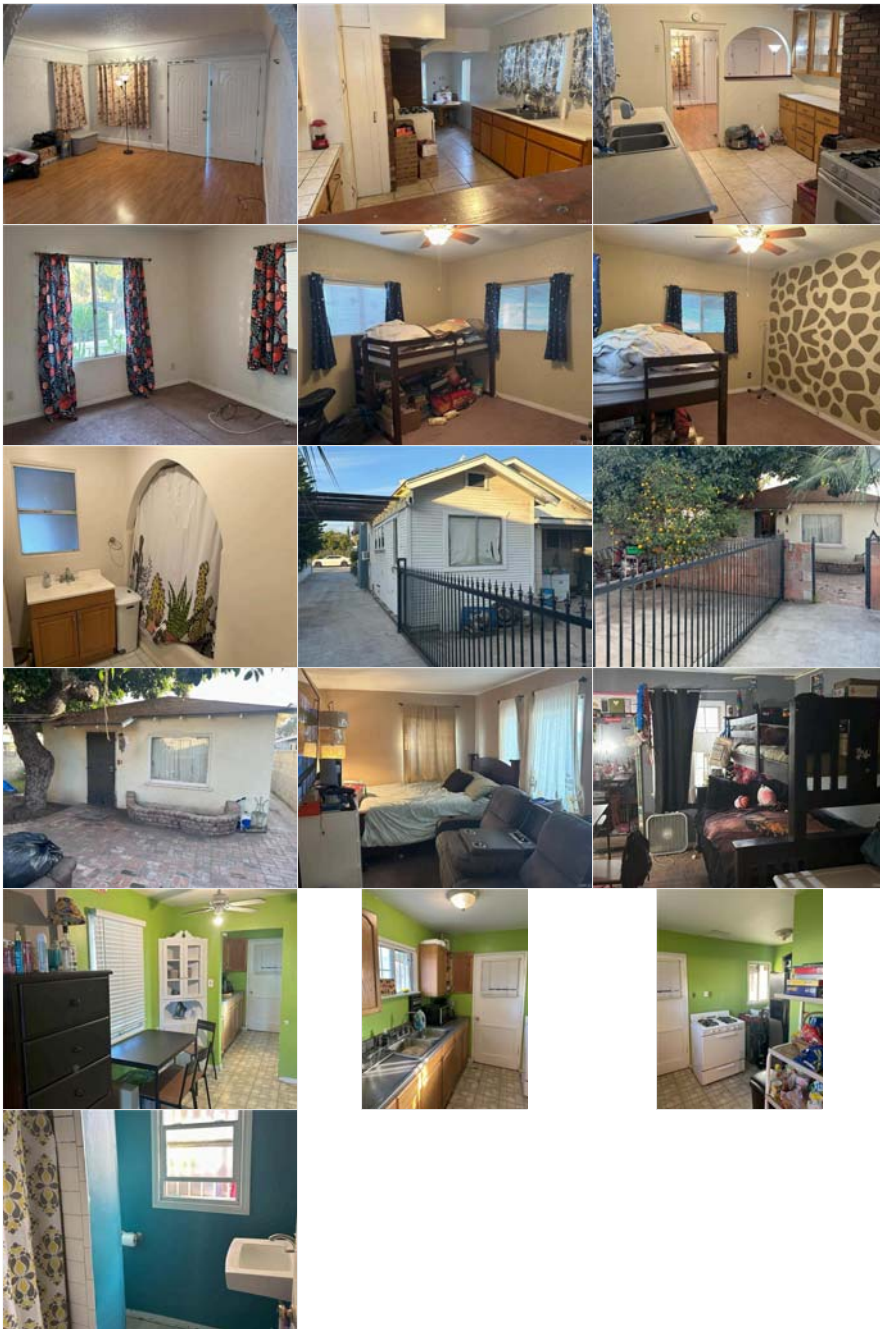
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CUSTOMER FULL: Residential Income LISTING ID: DW24001122

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Closed

• Duplex

2046 E 78th St

• Los Angeles 90001

2 units • \$329,975/unit • 936 sqft • 9,254 sqft lot • \$726.50/sqft • Built in 1922

Lou Dillon Ave & Nadeau St

List / Sold: \$659,950/\$680,000

62 days on the market

Listing ID: DW23191488



Excellent income property investment for owner/user or investor. Welcome to this charming Duplex which brings an exceptional opportunity for investment in the highly desired Florence Graham area! Discover a wealth of opportunity and endless potential with this 2-unit property! The parcel includes a duplex, each boasting a spacious 2-bed, 1-bath layout. There is plenty of available parking for each of the houses. Nestled on a sprawling 9,254 sq. ft lot, envision the possibilities of adding ADUs to maximize your investment. Enjoy robust rental income that matches the property's value. Its ideal location and large lot offer a serene ambiance without compromising proximity to the city's vibrant amenities. Modern updates could elevate its appeal, making it a prime candidate for present or future redevelopment. This is a rare investment opportunity to acquire two homes on a large lot in a fantastic central location, near highly rated schools and shopping centers. Schedule your showing today and experience the ultimate in Southern California living!

Facts & Features

- Sold On 04/22/2024
 - Original List Price of \$659,950
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,101 (Estimated)
- Laundry: Inside
 - Cap Rate: 5.84
 - \$52200 Gross Scheduled Income
 - \$38551 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,649
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01220332
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,700
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,500
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,850

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6025022017

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23191488

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Closed • Duplex

List / Sold:
\$1,099,999/\$1,100,000
22 days on the market
Listing ID: OC24036024

4731 W 166th St • Lawndale 90260
2 units • **\$550,000/unit** • **1,988 sqft** • **5,088 sqft lot** • **\$553.32/sqft** •
Built in 1948
The corner of Inglewood Ave and 166th St



Discover the perfect investment property or your next home sweet home in Lawndale City! This duplex is located in one of the city's most desirable areas, offers incredible potential for savvy investors and homeowners alike. Front Unit: 3bed/2bath & Back Unit: 3bed/2bath. Each unit has its own two-car garage, providing secure parking and storage options. Plenty of Parking: Ample parking space ensures convenience for tenants and guests. Situated in a coveted area of Lawndale, this property offers easy access to schools, shopping, dining, and more. With good cash flow and the ability to rent both units or live in one while renting the other, this is a fantastic investment opportunity. First-time homebuyers can live in the back unit and enjoy rental income from the front unit, helping offset your mortgage. This is your chance to secure a property that combines excellent rental income potential with a prime location in Lawndale. Whether you're an investor looking for a reliable income stream or a homebuyer seeking a flexible living arrangement, this duplex is the perfect solution. Don't miss out on this fantastic opportunity! Contact us today to schedule a viewing and explore the endless possibilities this duplex has to offer.

Facts & Features

- Sold On 04/24/2024
 - Original List Price of \$1,099,999
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02154693
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4080015024

Michael Lembeck

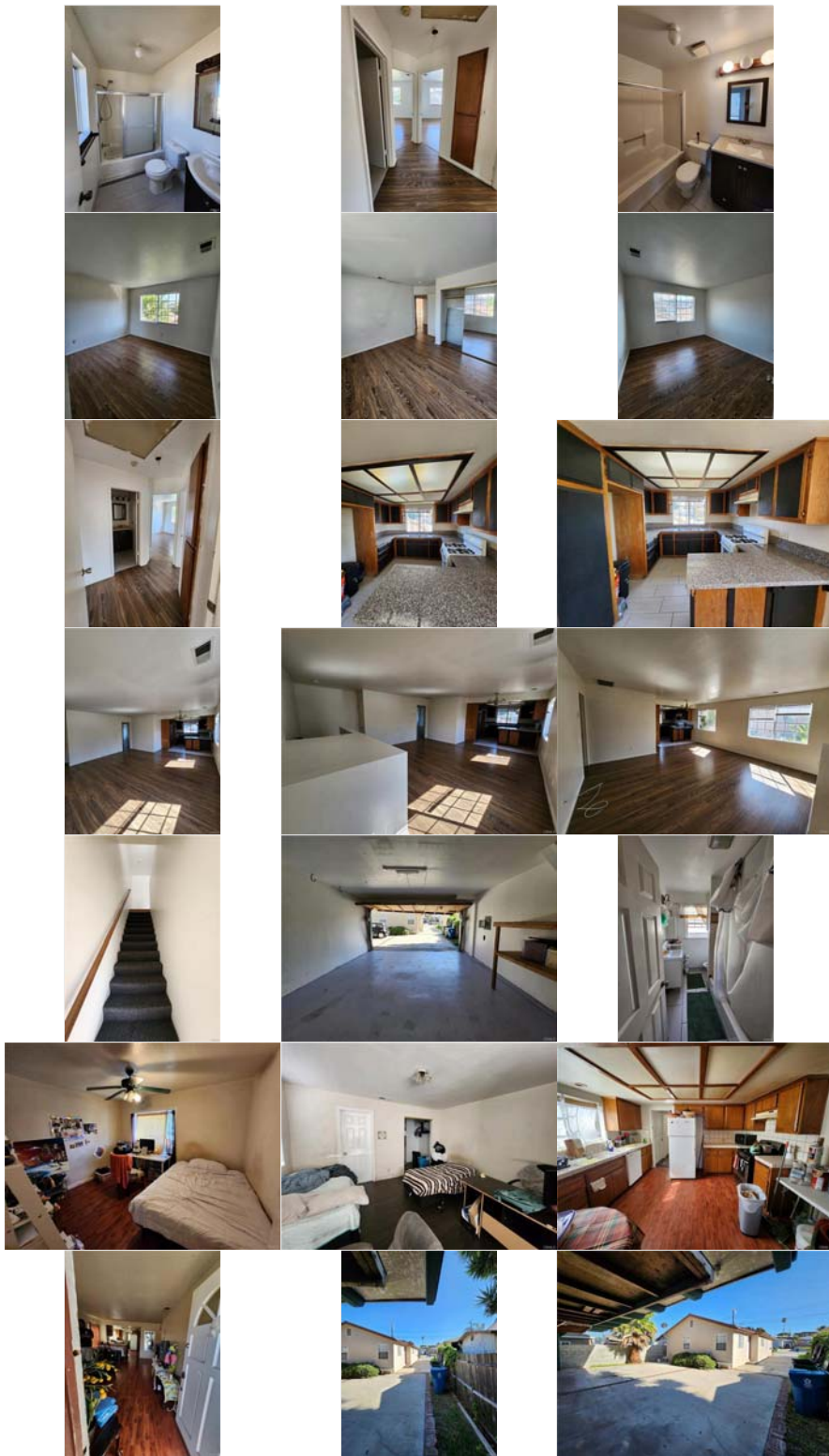
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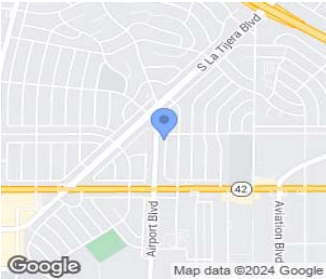
CUSTOMER FULL: Residential Income LISTING ID: OC24036024

Printed: 04/28/2024 8:39:06 AM

Closed • Duplex

List / Sold:
\$1,099,000/\$1,065,000 ↓
31 days on the market
Listing ID: SB24025807

8309 Barnsley Ave • Los Angeles 90045
2 units • \$549,500/unit • 1,612 sqft • 7,808 sqft lot • \$660.67/sqft •
Built in 1948
Off of Barnsley



Welcome to the inviting duplex at 8309 Barnsley, where each of the two units boasts 2 bedrooms and 1 bathrooms, creating a perfect blend of comfort and convenience. Nestled in a serene environment, this eco-friendly property welcomes you with a dual entrance porch, setting the tone for a warm and sustainable living experience. Inside each unit, discover a well-designed space that seamlessly connects the living, dining, and kitchen areas. Natural light bathes the interiors, highlighting the thoughtful design elements throughout. Outside in the back lies a shared large backyard, providing a private outdoor space for both units to enjoy. One of the most appealing features of this home is the expansive & flat 7800 sqft lot with possibility of adding 2 ADU's. This space provides a blank canvas for the new homeowner - for landscaped gardens, an outdoor entertainment area, or simply a haven for kids and pets to play. The property also features an extended driveway leading to a two-car garage, ensuring ample parking and storage space. Embrace the essence of modern duplex living at 8309 Barnsley, where comfort and eco-conscious design come together seamlessly. Situated in the esteemed Westchester neighborhood, this duplex is situated in a prime location within close proximity to LMU, LAX, & Playa Vista, amazing local beaches and so much more!

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$340 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$2829 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,562	\$1,562	\$0
2:	1	2	1	1	Unfurnished	\$1,267	\$1,267	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4125008039

Michael Lembeck

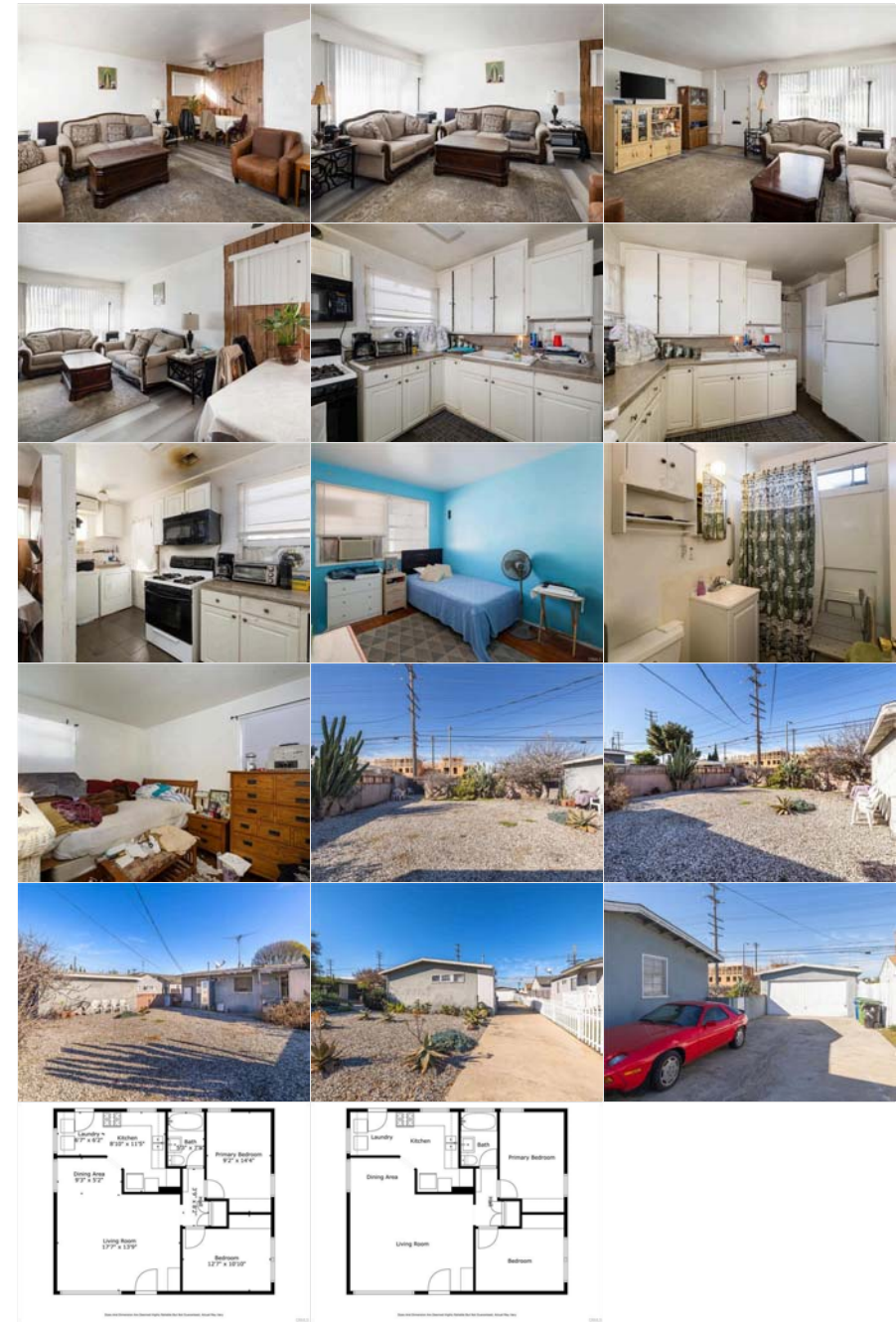
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CUSTOMER FULL: Residential Income LISTING ID: SB24025807

Printed: 04/28/2024 8:39:07 AM

Closed

• Duplex

135 W 86th Pl

• Los Angeles 90003

2 units • \$374,950/unit • 1,950 sqft • 4,320 sqft lot • \$385.90/sqft • Built in 1991

One block South of Manchester East of 110 Fwy

List / Sold: \$749,900/\$752,500

26 days on the market

Listing ID: DW24006890



Back on the market. Priced very competitive for this property! *NO RENT CONTROL* AMAZING INVESTMENT OPPORTUNITY! This duplex was built in 1991. There are two units with 3 Bedrooms and 1 Bathroom in each. Long term tenants. Plenty of parking in the front and back of property. There may be space to add an ADU for increased revenue, but you must check with the city of Los Angeles. Don't miss out on a rare opportunity to own a property in Los Angeles without rent control!

Facts & Features

- Sold On 04/23/2024
 - Original List Price of \$829,900
 - 1 Buildings
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$292 (Estimated)
- \$47400 Gross Scheduled Income
 - \$33238 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate
- Appliances: None

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,162
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses: 135
- Insurance: \$1,445
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,759
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6040012021

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24006890

Printed: 04/28/2024 8:39:07 AM

Closed

• Duplex

2010 S Union Ave

• Los Angeles 90007

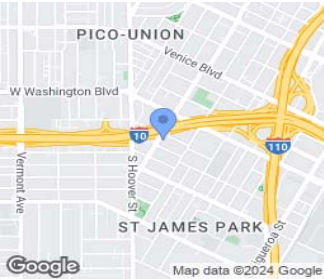
2 units • \$495,000/unit • 2,589 sqft • .09 acre(s) lot • \$378.52/sqft • Built in 1920

One mile north of USC. Half a mile southwest of Downtown Los Angeles.

List / Sold: \$990,000/\$980,000

106 days on the market

Listing ID: SR23183694



Motivated Seller! This property has an ASSUMABLE LOAN with an interest rate of 3.6%; will also be delivered vacant! Stunning University Park vacant duplex one mile away from USC and Downtown Los Angeles. Both units are vacant, rare for this area, and recently renovated. The location for highway access, shopping, restaurants, and schools is very appealing. This quiet neighborhood has the potential for much growth because of USC and DTLA. The investment also allows the opportunity to further increase cash flow by adding an ADU (ADU - Buyer to Verify). The location is within the USC DPS (Department of Public Safety) Patrol Zone which adds an extra layer of security and peace of mind. There is a new roof on the house and garage, new HVAC/Central Air and heating systems, and new laminate flooring throughout the property. There is great parking space with a garage in the rear that can be converted to an ADU. The first unit has 1 large bedroom, 1 bathroom, washer and dryer space with a living room and large den; which could be converted to another bedroom. The second unit, upstairs, has 2 bedrooms, 1 bathroom, washer and dryer room, large sun room, and a renovated attic which could be used as a study or office. This is a perfect investment property or owner-user for a first time buyer where you can live in one unit and rent out the other. One unit features new appliances and the other purchased within 2 years. There is an enclosed rear area great for entertaining and privacy. The upper unit was recently painted. Enjoy the local coffee shops, restaurants, and markets in this growing neighborhood.

Facts & Features

- Sold On 04/25/2024
 - Original List Price of \$1,150,000
 - 1 Buildings
 - 4 Total parking spaces
 - Cooling: Central Air, Gas
 - Heating: Central, Natural Gas
 - \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Upper Level, Stackable, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Attic, Bonus Room, Den, Dressing Area, Entry, Family Room, Game Room, Great Room, Kitchen, Laundry, Library, Living Room, Loft, Primary Suite, Media Room, Office, Recreation, Sun
 - Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Range Hood, Refrigerator, Water Heater
 - Other Interior Features: 2 Staircases, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Storage, Tandem, Tile Counters, Two Story Ceilings, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Park Nearby
- Fencing: Chain Link, Good Condition, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
 - Los Angeles County

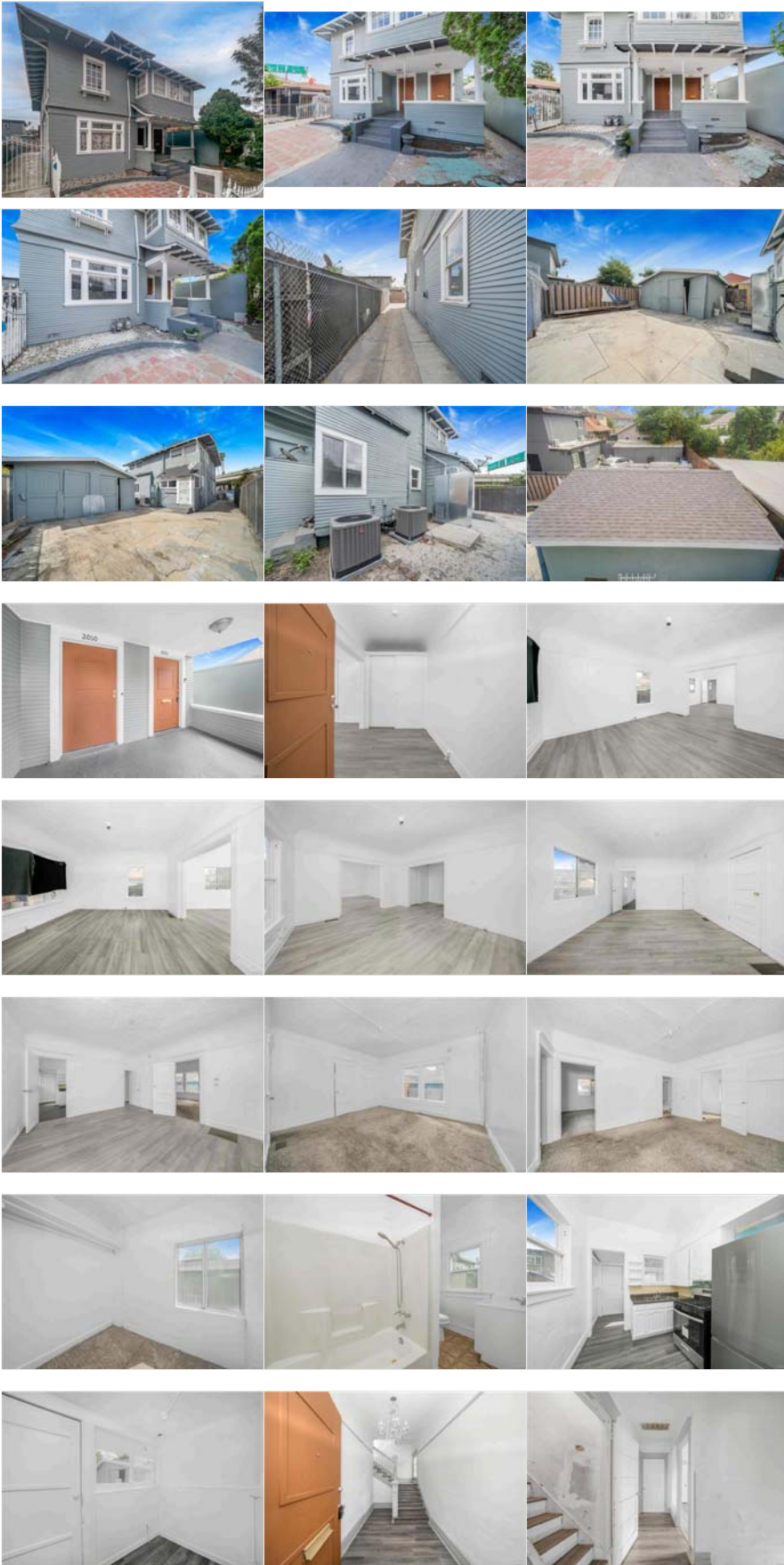
Michael Lembeck

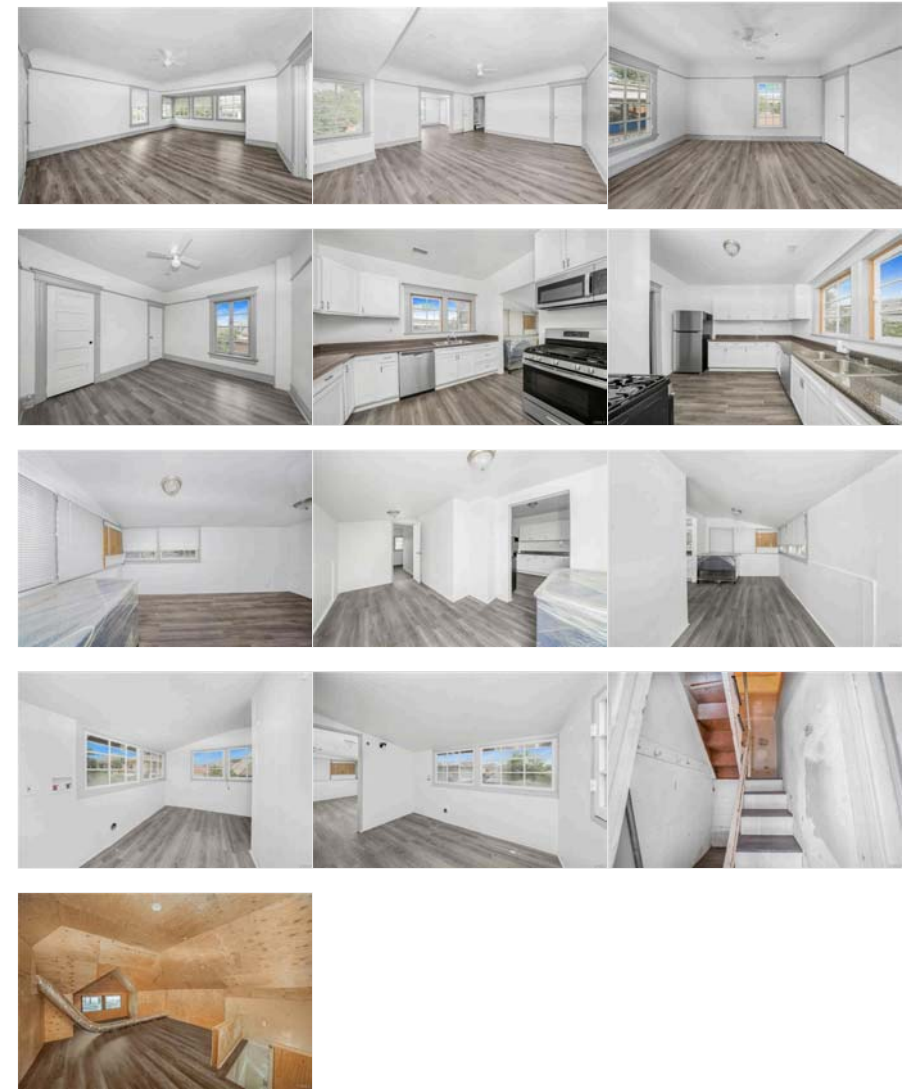
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CUSTOMER FULL: Residential Income LISTING ID: SR23183694

Printed: 04/28/2024 8:39:07 AM

Closed

• Duplex

9104 S Main St

• Los Angeles 90003

2 units

• \$237,500/unit

• 1,258 sqft

• 3,307 sqft lot

• \$377.58/sqft

• Built in 1934

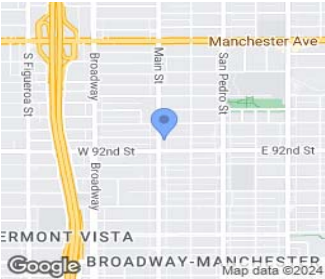
Main St cross 91st Street

List / Sold:

\$475,000/\$475,000

1 days on the market

Listing ID: WS24033407



Extremely convenient location. Walking distance to school, restaurants, laundromat, market. Plenty of off street parking. Front unit: 3 bed, 1 bath. Back unit: 2 bed, 1 bath. Great tenants and always pay on time.

Facts & Features

- Sold On 04/23/2024
 - Original List Price of \$475,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$290 (Estimated)
- \$29292 Gross Scheduled Income
 - \$27292 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01329713
 - Gardener:
 - Licenses:
- Insurance: \$500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,386	\$1,386	\$0
2:	1	2	1	0	Unfurnished	\$1,054	\$1,054	\$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
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6041008002

Michael Lembeck

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

Citivist Realty Services, Inc

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Closed

•

Single Family Residence

10419 Lou Dillon Ave

•

Los Angeles 90002

2 units

•

\$375,000/unit

•

1,448 sqft

•

6,505 sqft lot

•

\$497.24/sqft

•

Built in 1925

List / Sold:

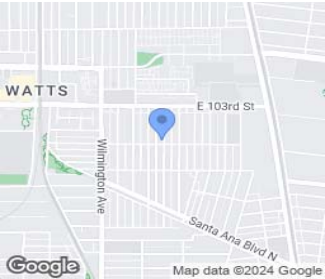
\$749,999/\$720,000

↓

31 days on the market

Listing ID:

SR24041023



Want a home with all the perfect options? This two unit home has a permitted garage conversion! Option 1: Live in the main house and have a dear loved one live in the second. Option 2: Live in the main house and rent out the second unit for approximately \$1800 per month. Option3: Live in this two unit home and enjoy the second unit as your office or casita for guests. These are just three of the many options of the perfect home awaiting you. Main home possible rent is \$3,500 per month. It has 5 bedrooms and two bathrooms in the main house, which flows and feels much larger than it is. Two of those are bonus rooms, records indicate 3 bedrooms and two bathrooms in the main house. The second unit was built in 2022, it boasts upgrades to the kitchen, cabinets, and bathroom---a beautifully renovated ADU. It has one bedroom and one bathroom. The main house also has laminated floors throughout and upgraded kitchen and bathrooms. This house is a must see! It won't last long. The yard is large with a long driveway that provides plenty of ample parking, while also offering a place for kids to play or to host get togethers. Beautiful pavers make for a few different patio and entertaining area options with a large beautiful tree for shade and hanging lights. Did I mention the electrical was upgraded? This is a jewel in the heart of the city with tons of upgrades. The home has paid solar, but it is currently not feeding the grid. Buyer can get this fixed and benefit from solar panel savings each month! Homes to be delivered vacant.

Facts & Features

- Sold On 04/26/2024
 - Original List Price of \$749,999
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - Cooling: See Remarks
 - Heating: Natural Gas
 - \$492 (Estimated)
- Laundry: Inside
 - \$1800 Gross Scheduled Income
 - \$1800 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
- Other Interior Features: Ceiling Fan(s), Granite Counters
- Floor: Laminate

Exterior

- Lot Features: Level with Street, Yard
- Fencing: Chain Link, Wood, Wrought Iron
 - Sewer: Private Sewer

Annual Expenses

- Total Operating Expense: \$270
 - Electric: \$120.00
 - Gas: \$60
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 02188471
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$40
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6066011026

Michael Lembeck

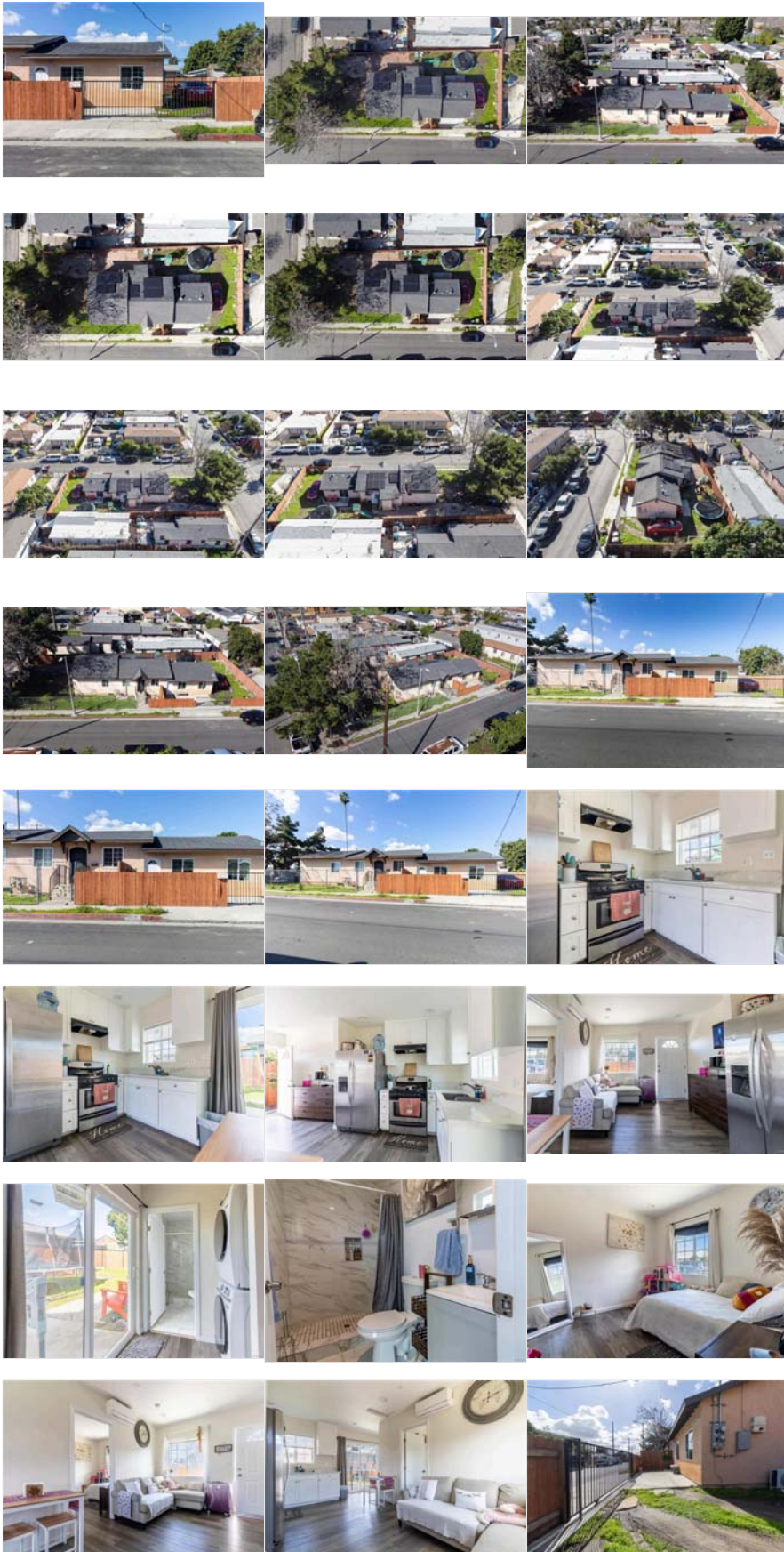
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Cell Phone: 714-742-3700

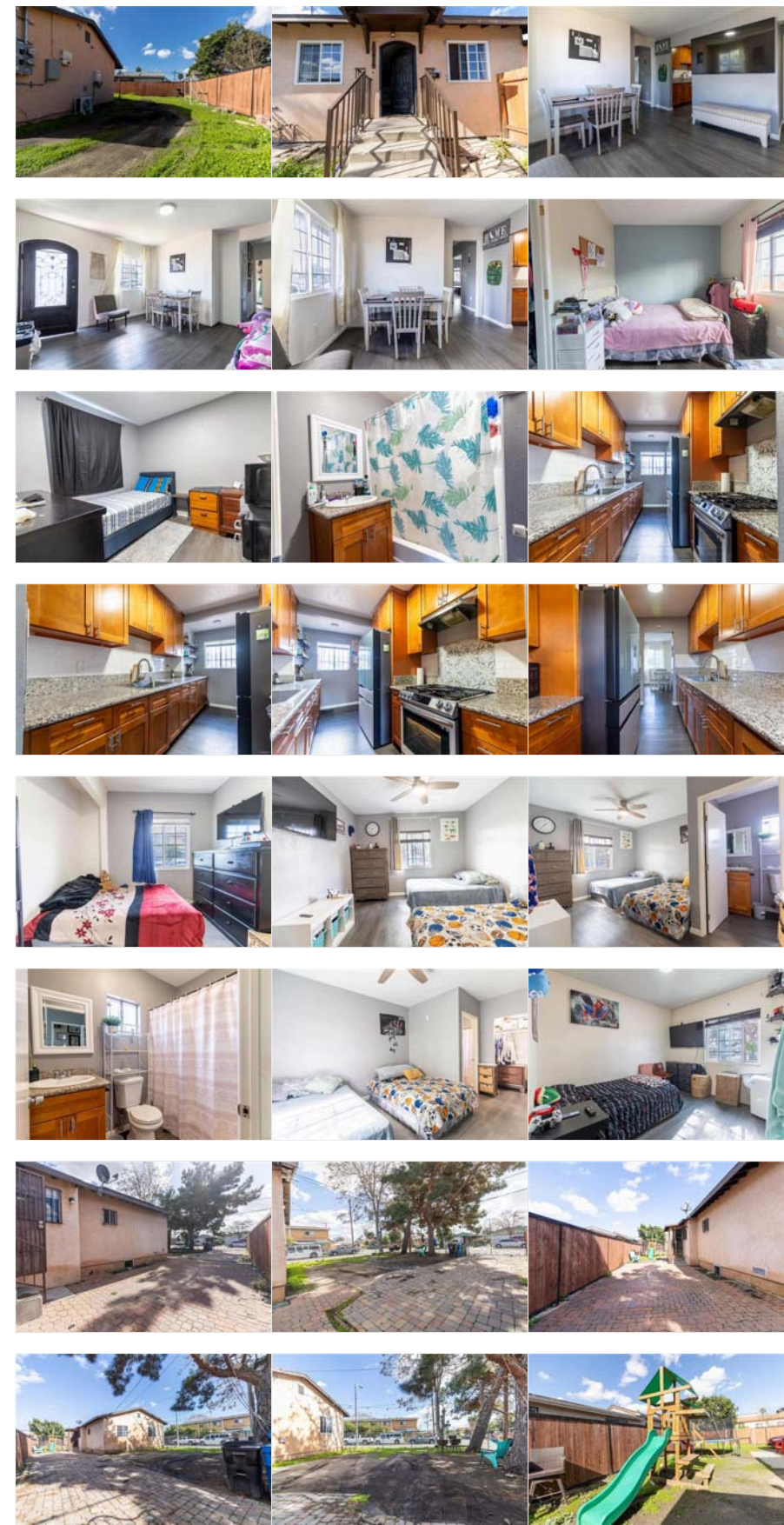
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SR24041023

Printed: 04/28/2024 8:39:07 AM

Closed • Duplex

List / Sold: \$649,000/\$650,000 ↗

962 S La Verne Ave • East Los Angeles 90022

3 days on the market

2 units • \$324,500/unit • 1,611 sqft • 5,836 sqft lot • \$403.48/sqft • Built in 1947

Listing ID: MB24039124

East on Whittier Blvd to La Verne Ave; right.



Great investment opportunity in one of L.A.'s most desired neighborhoods. This property consists of two separate buildings and a garage. They are equipped with 2 electrical meters, 2 gas meters, and 1 water meter. Zoning is R4. It is within walking distance to schools, parks, shopping, restaurants, and public transportation. Centrally located by all major freeways, 10, 60, 710, and 5 fwy.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$610,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,108 (Estimated)
- Laundry: See Remarks
- \$5150 Gross Scheduled Income
- \$4720 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Den, Dressing Area, Family Room, Game Room, Living Room, Media Room
- Appliances: Water Heater
- Floor: Laminate

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Level with Street, Park Nearby, Paved, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897540
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,200	\$3,200	\$3,500
2:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5245005016

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: MB24039124

Printed: 04/28/2024 8:39:07 AM

Closed

• Duplex

15544 Colorado

• Paramount 90723

2 units

• \$449,500/unit

Built in 1954

• 2,352 sqft

• 11,264 sqft lot

• \$414.54/sqft

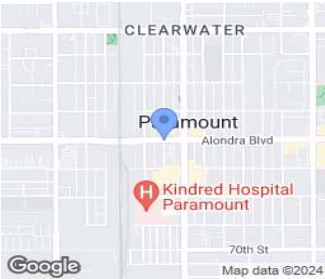
Check GPS

List / Sold:

\$899,000/\$975,000

2 days on the market

Listing ID: DW24044205



Facts & Features

- Sold On 04/23/2024
 - Original List Price of \$899,000
 - 3 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - \$55200 Gross Scheduled Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01182091
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 1%
- RK - Paramount South of Somerset area
 - Los Angeles County
 - Parcel # 6270015006

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Closed

• Duplex

734 W 139th St

• Compton 90222

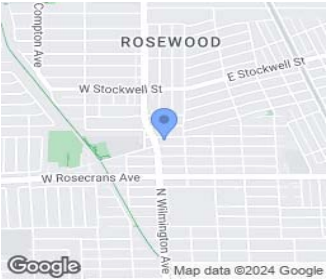
2 units • \$287,500/unit • 1,289 sqft • 4,588 sqft lot • \$434.45/sqft • Built in 1925

North of Alondra and

List / Sold: \$575,000/\$560,000

8 days on the market

Listing ID: BB24021987



****Attentions Investors**** This property offers an exceptional investment opportunity for savvy investors with a vision!! Two vacant separate structures situated one large rectangular lot, this offering includes an almost completed ADU project at the rear of the lot. The ADU structure boasts framing, foundation, plumbing, and electrical work completed, featuring a 2-bed, 1-bath layout spread over 750 sq ft. (Has its own separate address 736 W 139th st. Includes approved plans to be transferred over to new owner.) Additionally, a front remodeled house of 539 sq ft, also with a 2-bed, 1-bath configuration, adds further value to this investment. Both structures rest on a generous lot spanning over 4,588 sq ft with no rent control—a significant advantage for potential cash flow. Ideal for buy-and-hold rental income or a quick fix-and-flip strategy. This property presents an incredible opportunity for investors with a vision for ADU projects, buy-and-hold strategies, or strategic flipping. Don't miss the chance to explore the potential returns and versatility this property offers! Great location in Compton. Unincorporated area. Cash or hard money only! Near shopping, schools and restaurants, easy freeway access and public transportation and metro line. Will not last!

Facts & Features

- Sold On 04/26/2024
 - Original List Price of \$575,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup
 - \$12000 Gross Scheduled Income
 - \$8850 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
 - Floor: Laminate, Tile
- Appliances: Gas Range
 - Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,150
 - Electric: \$500.00
 - Gas: \$250
 - Furniture Replacement:
 - Trash: \$500
 - Cable TV: 01935934
 - Gardener:
 - Licenses:
- Insurance: \$900
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.75%
- RP - Compton S of Rosecrans, E of Central,W of Ala area
 - Los Angeles County

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: BB24021987

Printed: 04/28/2024 8:39:07 AM

Closed

• Single Family Residence

731 N Alexander St

• San Fernando 91340

2 units • \$475,000/unit • 2,409 sqft • 7,095 sqft lot • \$408.88/sqft • Built in 1940

Listing ID: SR24022196

List / Sold: \$950,000/\$985,000

32 days on the market

Main cross streets Glenoaks and N Alexander st. Please use reliable gps to confirm location.



Enjoy these beautiful units in the city of San Fernando Valley. Fantastic Opportunity to own 2 detached properties with the main house vast 1,586 sq ft floor plan offering 3 bedrooms 2 bath (huge master bedroom with walk in closet, large bathroom with double sinks, Jacuzzi tub and its very own laundry area with plenty of cabinets and counter space for storage. Second unit is a 2 bedroom, 1 bath unit with 823 sq ft floor plan. The back yard is large enough to host gatherings but also intimate enough to enjoy your next BBQ. Property features: Recess lighting, Copper plumbing on both homes, updated panels, Cement driveway, New Central A/C & Heat unit in both homes, tiled bathrooms, recessed lighting, Energy efficient dual panel windows will keep the utility bills low and the interior quiet. Both properties have separate electrical meters, Second unit features energy efficient new tank-less water heaters. Both houses have privacy and great upgrades. Close to Shopping Centers and convenient access to the 5, 210 and 118 freeway.

Facts & Features

- Sold On 04/22/2024
 - Original List Price of \$950,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$328 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
 - \$49200 Gross Scheduled Income
 - \$46800 Net Operating Income
 - 2 electric meters available
 - 0 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Walk-In Closet
 - Floor: Tile
- Appliances: Electric Oven, Gas Range
 - Other Interior Features: Granite Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Paved
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Stucco Wall, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$1,200
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01160047
 - Gardener:
 - Licenses:
- Insurance: \$1,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$1,200
2:	1	3	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

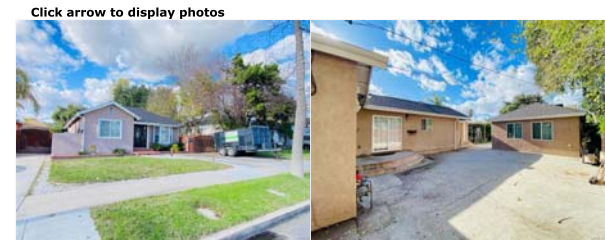
- Standard sale
 - Buyer Agency Compensation: 2.25%
- SF - San Fernando area
 - Los Angeles County
 - Parcel # 2518026001

Michael Lembeck

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

Citivest Realty Services, Inc

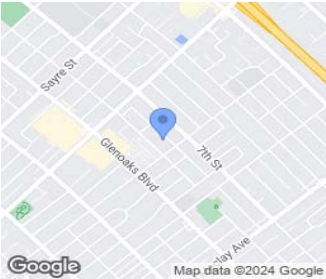
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Newport Beach, 92660



Closed • Duplex

List / Sold:
\$1,100,000/\$1,010,000 ↓
42 days on the market
Listing ID: SR23222881

1922 1924 Warren St • San Fernando 91340
2 units • **\$550,000/unit** • **2,240 sqft** • **5,392 sqft lot** • **\$450.89/sqft** •
Built in 1949
Orange Grove and Warren



2 Homes in a LOT!!!! Both units ready for showing! In the beautiful City of San Fernando. Front unit has been completely renovated while preserving its original charm and Second unit is a newer construction built in 2020. Main Unit 1922 Warren St Features: 3 bedrooms and 2 baths, a great floor plan with Laminate Wood Flooring, New Double Pane Windows, New Roof, New Recessed Lighting, New HVAC System, Laundry Area, New Kitchen Cabinets, Quartz countertops, All New Copper Plumbing and All New electrical. Second Unit 1924 Warren St Features: Brand New Construction Built in 2020, 2 bedrooms 2 baths which offers an open floor plan, Laminate Wood Flooring, New Double Pane Windows, New Recessed Lighting, Laundry Room, New Roof, New HVAC system, New Kitchen Cabinets, All New Copper Plumbing and New Electrical. Note each unit has its own utilities; Water, Electrical & Gas. Warren is also located only minutes away from 210 Freeway, 118 Freeway and 5 Freeway and close to all Shopping Centers. PLEASE SEE AGENTS REMARKS FOR MORE INFORMATION!

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$262 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2.5%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2517012006

Michael Lembeck

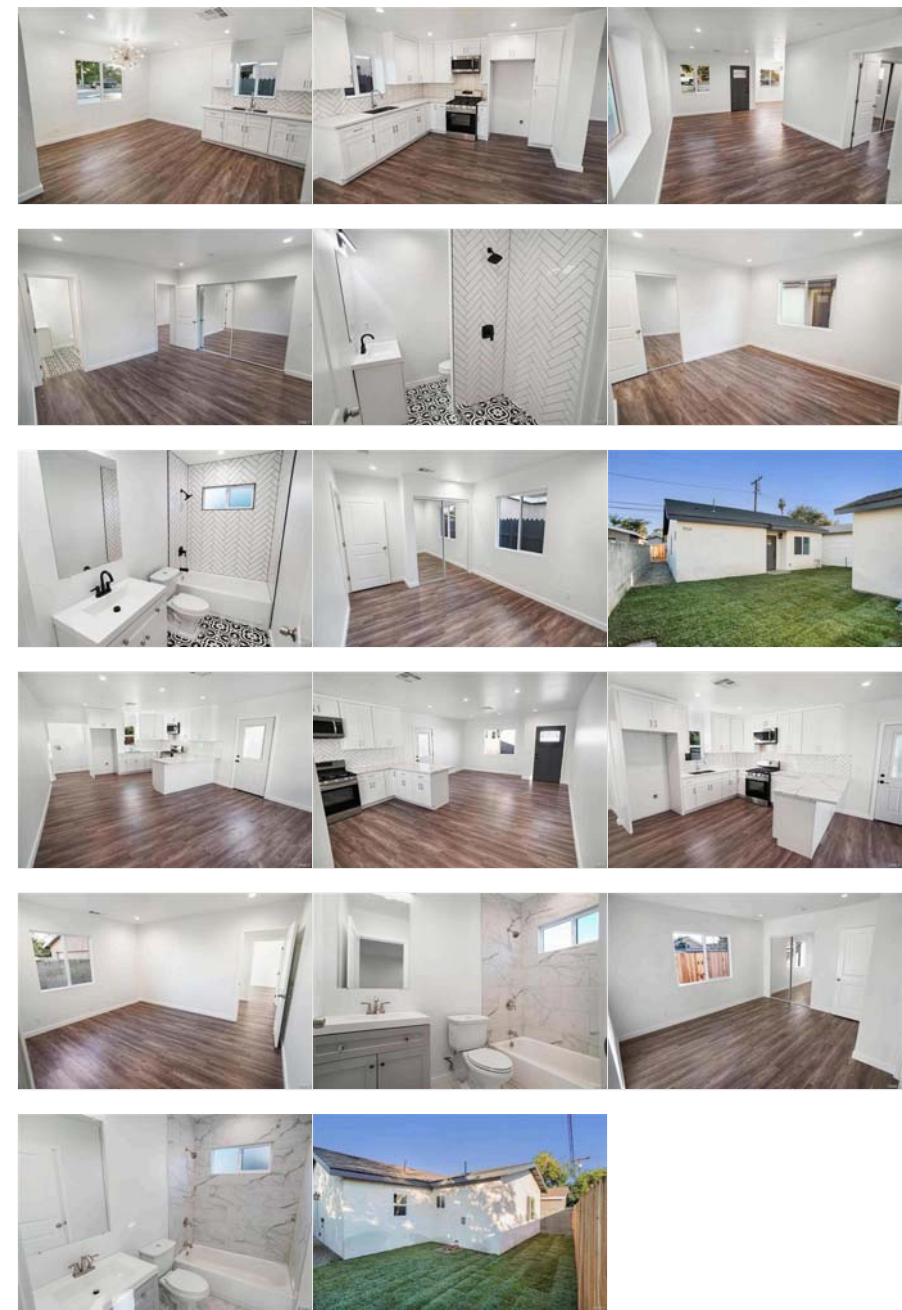
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Newport Beach, 92660

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Closed • Triplex

List / Sold:
\$1,175,000/\$1,150,000 ↓
45 days on the market
Listing ID: SB24013423

4455 W 116th St • Hawthorne 90250
3 units • \$391,667/unit • 2,780 sqft • 4,054 sqft lot • \$413.67/sqft •
Built in 1962
Hawthorne & 116th St



Centrally located with easy access to freeways and transportation, this 3-unit apartment complex has a ton of potential. The ground level unit is a three bedroom/two bath with its own laundry in the unit. The upper rear unit is a one bed/one bath, while the upper front features a two bed/one bath unit. A separate laundry room serves both the upstairs units. The units all have a large upside potential in the rents and currently are occupied by long-time tenants. Each unit has its own carport parking. This is a great value add opportunity.

Facts & Features

- Sold On 04/25/2024
- Original List Price of \$1,210,000
- 1 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- \$0 (Unknown)
- Laundry: Community, Inside
- \$5500 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$3,000
2:	1	2	1	0	Unfurnished	\$1,915	\$1,915	\$2,100
3:	1	1	1	0	Unfurnished	\$1,385	\$1,385	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4044014017

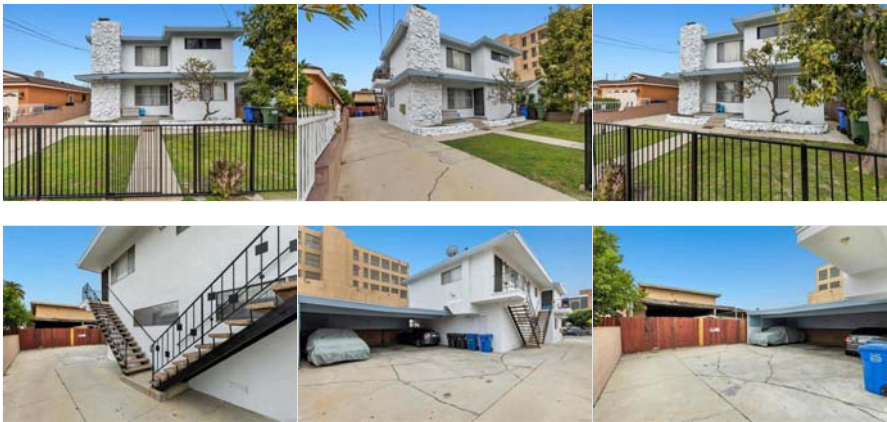
Michael Lembeck

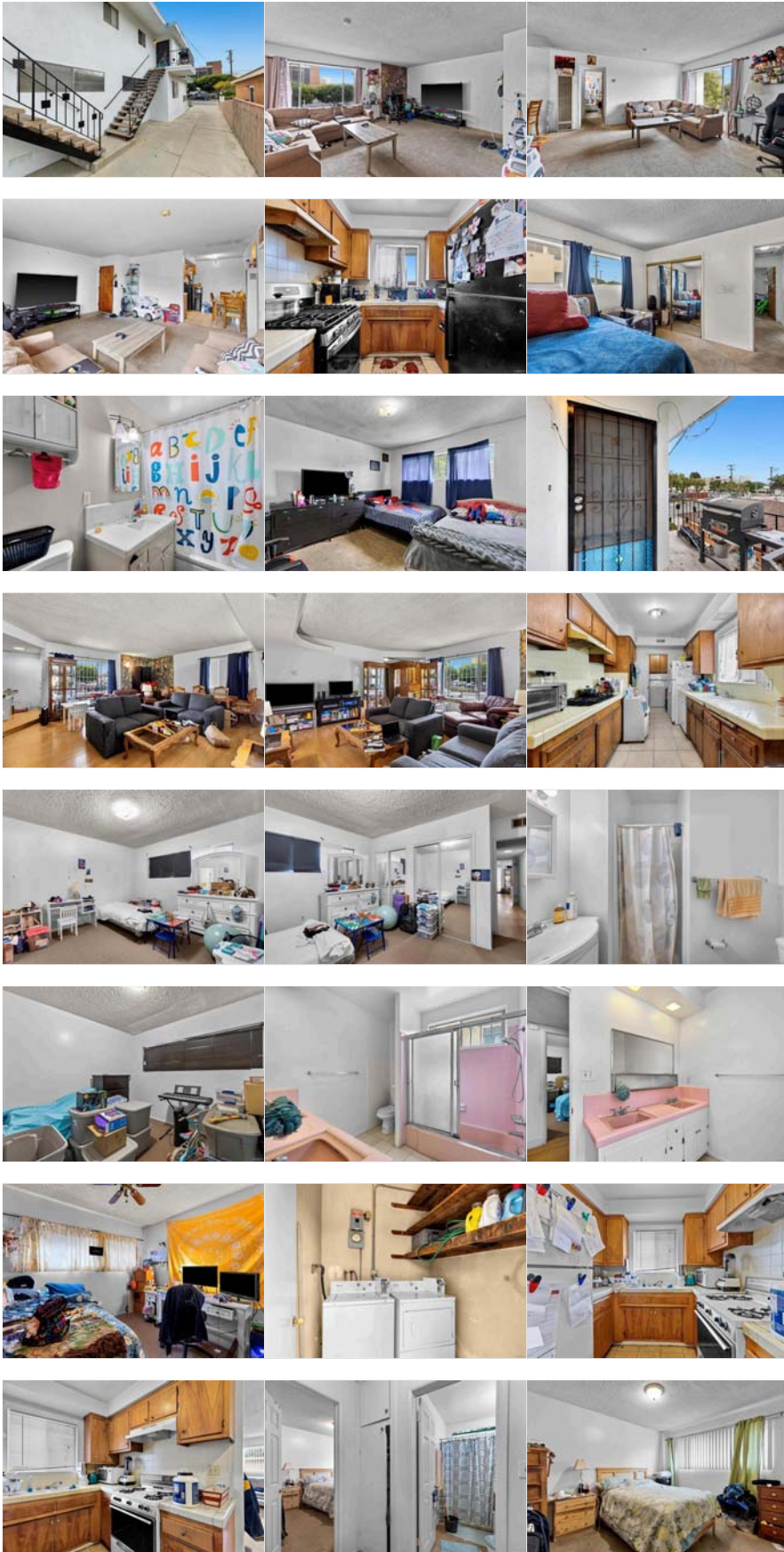
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Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: SB24013423

Printed: 04/28/2024 8:39:07 AM

Closed

• Commercial/Residential

15216 Inglewood Ave

• Lawndale 90260

3 units

• \$273,333/unit

• 2,304 sqft

• 9,255 sqft lot

• \$347.22/sqft

• Built in 1949

Off the intersection of Inglewood Ave and 153rd Street

List / Sold: \$820,000/\$800,000

10 days on the market

Listing ID: OC24062372



15216 Inglewood Ave. is a Mixed Use, Development opportunity located in the city of Lawndale. Built in 1949, the Inglewood Ave. property is currently being occupied by a duplex, a vacant office space, and a two-car parking garage. The duplex consists of (2) One-Bedroom/One-Bath units, and the office space is approximately 1,152 square feet, most recently used by a Realty company. There are approximately (10) surface level parking spaces available on-site. There is huge upside to this property through Redeveloping the lot or utilizing ADU's. The lot size is 9,255 square feet, and is zoned LNC4YY. A corner lot located on Inglewood Ave. and just off the 405 Freeway, this building gets tons of traffic and exposure. This is a fantastic owner/user play as well, by renovating the current office space, and using the duplex income to pay off the mortgage. The two car garage could also be converted into an ADU for additional income on the property.

Facts & Features

- Sold On 04/26/2024
 - Original List Price of \$820,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$1,721 (Estimated)
- Laundry: Inside
 - Cap Rate: 2.63
 - \$42600 Gross Scheduled Income
 - \$21570 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: None

Annual Expenses

- Total Operating Expense: \$19,752
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01858487
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$525	\$525	\$1,995
2:	1	1	1	1	Furnished	\$525	\$525	\$1,995
3:	1	2	2	0	Furnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- 112 - North Lawndale area
 - Los Angeles County
 - Parcel # 4079008013

Michael Lembeck

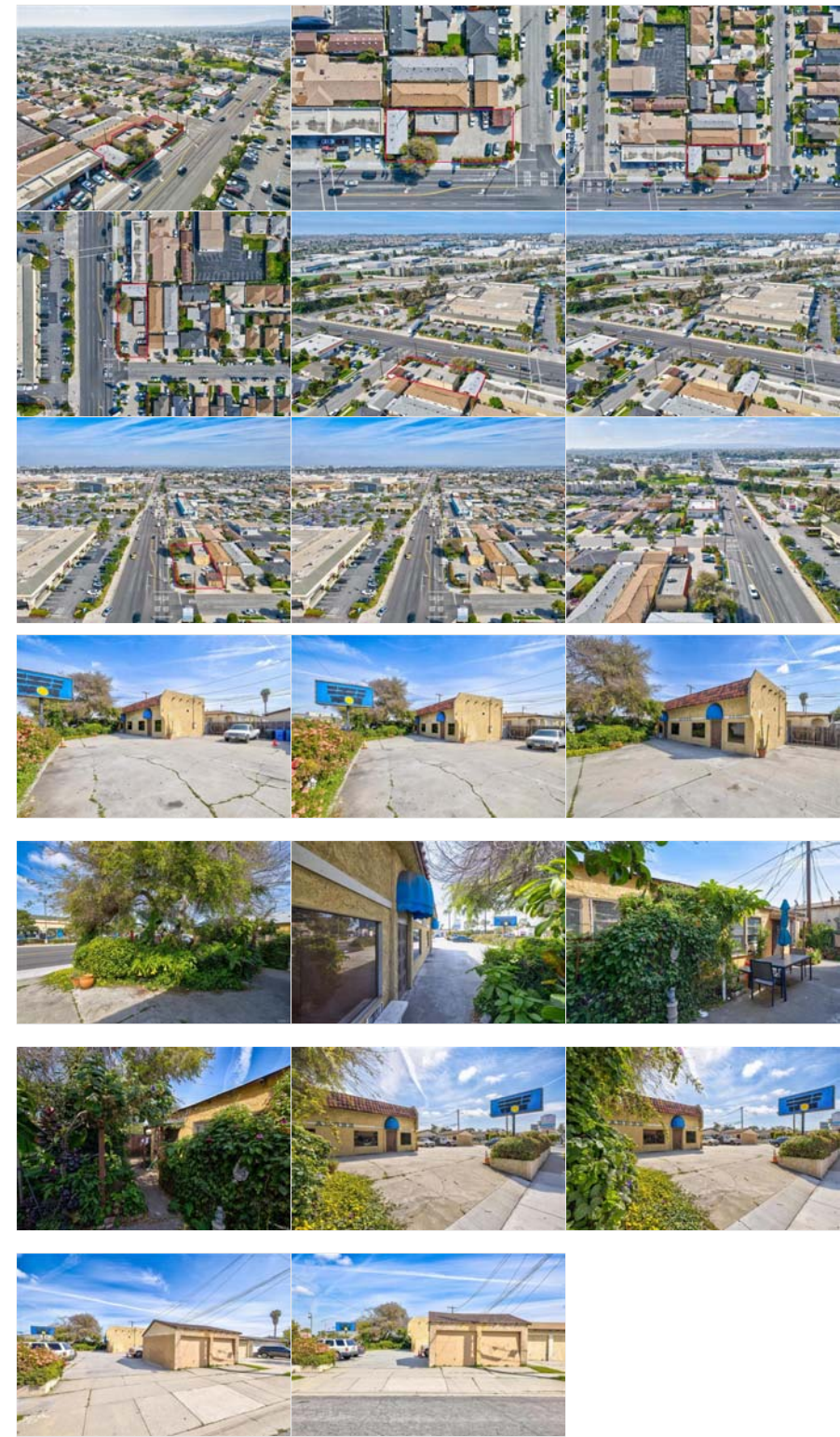
State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: OC24062372

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Closed

• Duplex

615 W Ofarrell St

• San Pedro 90731

3 units

• \$250,000/unit

Built in 1907

• 1,675 sqft

• 4,503 sqft lot

• \$447.76/sqft

Grand and Ofarrell

List / Sold:

\$750,000/\$750,000

0 days on the market

Listing ID: DW24060783



Triplex: Units 339 and 339A have one sharing wall. Unit 339 Grand: 2 bed 2 bath, spacious living room and kitchen and also has its own laundry room & front porch. Unit 339 #A Grand: 1 bed 1 bath, cozy kitchen and living room, also with its own laundry room. This unit was built as a permitted addition, but not as a separate unit. It is approved with certification as a rental unit by the L.A.H.C.I.A. with its own gas meter, electric meter, and water-heater. Unit 615 Ofarrell: 1 bed 1 bath, spacious kitchen and living area, and a laundry closet. There is also a one car garage on property.

Facts & Features

- Sold On 04/23/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - Heating: Wall Furnace
 - \$273 (Estimated)
- Laundry: Individual Room, Inside
 - \$13800 Gross Scheduled Income
 - \$2300 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Attic, Laundry, Living Room, Office
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,572
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$883
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,641
 - 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	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,600
3:	1	1	1	0	Unfurnished	\$1,150	\$13,800	\$1,800

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
 - Buyer Agency Compensation: 2.5%
- 189 - Barton Hill area
 - Los Angeles County
 - Parcel # 7448030010

Michael Lembeck

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Citivest Realty Services, Inc

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Newport Beach, 92660

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Closed • Triplex

List / Sold:
\$1,115,000/\$1,100,000 ↓
58 days on the market
Listing ID: SR24004510

5921 York Blvd • Los Angeles 90042
3 units • \$371,667/unit • 1,885 sqft • 5,606 sqft lot • \$583.55/sqft •
Built in 1959
York Blvd. and near Figueroa



AMAZING OPPORTUNITY WITH THIS FULLY GATED TRIPLEX ZONED LAC2!!!! Commercial (C-2) zone is to allow for the establishment and operation of retail and business uses in conveniently located areas of the city! Out back there is a two car detached garage and TWO additional 1 bedroom and 1 bath side by side one level units!!! Front house is move in ready! Both 1+1 side by side units have long term tenants paying below market rent and come with the property! The front house has some original details such as hardwood floors, interior window trim, spacious kitchen with arched entrance, newer cabinets, granite counter tops, patterned tile floors, recessed lighting and a fancy chandelier as a focal point. There is even an updated bathroom with many modern features! York Blvd is the new place to be in L.A.!!! Come experience the eclectic and creative vibe with all the restaurants which includes DONUT FRIENDS, JANE'S, JOY, AND HIGHLAND PARK BOWL AMONG SO MANY OTHERS TO MANY TO MENTION PLUS UNIQUE RETAIL SHOPS. Close to DTLA, South Pasadena, Pasadena, and Mt. Washington. This is a once in a lifetime opportunity to purchase this triplex with built in income! Professional photos coming soon. Occupied unit access will be granted with an accepted offer. PLEASE do not disturb occupants. Sold strictly AS IS, WHERE IS. POSSIBLE...POSSIBLE....BUYER TO INVESTIGATE....TURNING DETACHED GARAGE INTO AN ADU TO MAKE A TOTAL OF 4 UNITS!!!!!!

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$1,115,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$0 (Public Records)
- Laundry: Inside
- \$24000 Gross Scheduled Income
- \$20000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01998340
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	1	0	Unfurnished	\$700	\$700	\$770
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,430

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5484008020

Michael Lembeck

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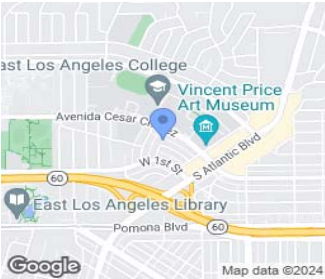
CUSTOMER FULL: Residential Income LISTING ID: SR24004510

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Closed • Triplex

List / Sold:
\$1,150,000/\$1,200,000
15 days on the market
Listing ID: WS24048215

1315 Dorner Dr • Monterey Park 91754
3 units • \$383,333/unit • 2,689 sqft • 8,339 sqft lot • \$446.26/sqft •
Built in 1948
From Atlantic Blvd. Go west on Avenida Cesar Chavez. Make L on Collegian. Right on Dorner



Well maintained Triplex in Monterey Park! The front two story building is comprised of two units -both consisting of 2 bedrooms and 1 bathroom on top floor. Bottom floor consists of living room, dining area and kitchen. Both units have 2 tandem parking spaces. The back unit is a single story 1 bedroom 1 bathroom stand alone building with 1 parking space. Last year all units were fumigated. The interior of Unit A was painted and new flooring was installed, New flooring was installed in Unit B as well. Convenient location to markets, banks, restaurants, shopping, Atlantic square, East Los Angeles College, and 60 freeway. Each unit has washer and dryer hookups. 2 leases are month-to-month. Property sold "as-is."

Facts & Features

- Sold On 04/24/2024
 - Original List Price of \$1,150,000
 - 2 Buildings
 - 5 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$834 (Estimated)
- Laundry: In Kitchen
 - \$56400 Gross Scheduled Income
 - \$46196 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,204
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01508014
 - Gardener:
 - Licenses: 44
- Insurance: \$1,058
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,100
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,100
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,900

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
 - Buyer Agency Compensation: 2%
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5251026025

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$2,475,000/\$2,600,000 ↗

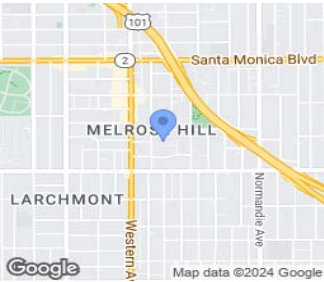
148 days on the market

4957 4959 W Melrose • Los Angeles 90029

3 units • \$825,000/unit • 5,004 sqft • 12,995 sqft lot • \$494.60/sqft • Built in 1995

Listing ID: 23314766

Turn right at the 1st cross street onto Marathon St 0.1 mi. Turn left onto W Melrose H I226 ft. Turn left to stay on W Melrose HI



Sitting in a 13,000 Sqft of a flat Lot, this compound estate is located in a pocket area in Melrose Hill. Facing the Hollywood sign, Griffin Museum and 5 min away from Paramount Studio. This property has to offer the Main unit with a Mother-In-Law Suite and 1detached unit. The Main duelling is a two story home with over 4,000 Sqft living space. It features 4bed which 2 of them are Masters bedroom, 5 1/2 bath and a mother-in-law suite. Second floor includes aMother-in -Law suite with 1 bed,1 full bath, private entrance and private balcony. This is an Historic neighbourhood, family friendly, it's a private location, the property is located at the end of the cul-de-sac and its completely fenced. The detached Unit 4959 has to offer approximately 1,000 Sqft of living space, 2 bed & 1bath, private balcony with bbq area and front patio facing as well the Hollywood sign. At the moment both of the units are successfully rented. Main unit 4957 is rented with 1 year lease at \$11,000/Mth; Detached unit 4959 is rented month to month at \$3,750/Mth. This property is certainly generating monthly rental income. It could be a great fit for that owner who wants buy a great house, with a large lot and privacy. While living the Hollywood life, the lucky owner is able to pay his mortgage with rental income. This is for real the American dream. Call for more info and schedule a showing.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,475,000
- 2 Buildings
- Levels: One, Two, Multi/Split
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$132000 Net Operating Income

Interior

- Rooms: Family Room, Guest/Maid's Quarters, Living Room, Primary Bathroom, Two Primaries, Walk-In Closet
- Appliances: Microwave
- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4		Unfurnished	\$11,000	\$11,000	\$12,550
2:	1	2	2		Furnished	\$3,750	\$3,750	\$4,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535028026

Michael Lembeck

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Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23314766

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Closed

List / Sold: \$699,999/\$675,000

609 W 62nd St • Los Angeles 90044

20 days on the market

3 units • \$233,333/unit • 1,377 sqft • 5,400 sqft lot • \$508.35/sqft • Built in 1922

Listing ID: 24363367

Located between Hoover & Figueroa



Global Platinum Properties is thrilled to showcase this remarkable Triplex For Sale in the heart of South Los Angeles. Situated on a 5,400-square-foot lot, the subject property comprises three units with a total area of 1,377 square feet. The expansive surface parking available adds convenience and accessibility for residents and their guests alike. What sets this triplex apart is that one of the units will be delivered vacant upon the close of escrow, providing an excellent opportunity for potential buyers to make immediate use or capitalize on rental income prospects. With all units fully occupied, investors can expect an impressive 6.97% Cap Rate and 10.31 FRM ensuring a solid return on investment and long-term stability.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$699,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 6.1
- \$42727 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$17,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01291397
- 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	\$1,800	\$1,800	\$2,300
2:	1	1	1		Unfurnished	\$1,057	\$1,057	\$2,300
3:	1	2	1		Unfurnished	\$2,300	\$2,300	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6004025023

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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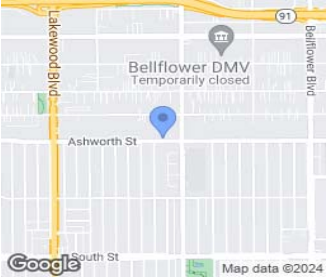
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Closed • Triplex

List / Sold:
\$1,399,000/\$1,400,000 ↓
27 days on the market
Listing ID: DW24036459

5019, 5021, & 5019 #1 Ashworth St • Lakewood 90712
3 units • \$466,333/unit • 2,135 sqft • 5,337 sqft lot • \$655.74/sqft •
Built in 1944
N. of Hedda St, S. of Rose St, E. of Lakewood Blvd, W. of Clark Ave.



This IMPRESSIVE THREE UNIT Lakewood property is a true gem, showcasing a lucrative income potential with its projected gross rents of \$10,440.00 a month (Per Housing Authority - SAFMRs) and remarkably low operating expenses. All 3 units are separately metered for gas and electrical and have been fully remodeled / renovated including but not limited to plumbing supply / waste lines, insulation, electrical, windows, AC systems, reinforced foundation, new floors, baseboards, doors, each unit has its own laundry area equipped with an LG washing tower, New kitchens, bathrooms, appliances, new paint in both interiors and exteriors, landscape, and BRAND NEW ROOF throughout. Units consist of 2 Primary Dwelling Units and a ADU Studio. 1st DU "5019" features 3 good size bedrooms with two new and tastefully designed bathrooms. 2nd DU "5021" features 2 good size bedrooms and an exquisitely designed bathroom. The 3rd Unit "5019 #1" ADU is an elegant and ample sized studio. All 3 units feature new ceiling fans in bedrooms and high end ceiling fans in living areas. All new finishes e.g. faucets, fixtures, recessed lights, outlets, switches, trims, moldings, door knobs, mirror closet doors to name a few. The bones and the aesthetic of this property have been revamped which makes for a great turnkey investment opportunity or Live in one and rent the other 2. All you have to do is buy it, and money will come in! Sits in a very quiet sought-after neighborhood, Close to major freeways, Lakewood sheriff station and city hall, conveniently located to shopping centers (COSTCO, Walmart, Lakewood Mall) and many restaurants. These units are virtually brand new, all done with city permits and delivered vacant. Come and see this truly amazing and unique property, it won't last.

Facts & Features

- Sold On 04/25/2024
 - Original List Price of \$1,488,000
 - 2 Buildings
 - 0 Total parking spaces
 - Cooling: Central Air, Ductless
 - Heating: Central, Heat Pump
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Stackable, Washer Included
 - \$125280 Gross Scheduled Income
 - \$28330 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,950
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$388
 - Cable TV: 00848848
 - Gardener:
 - Licenses:
- Insurance: \$13,200
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,860
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0				\$4,488
2:	1	2	1	0				\$3,504
3:	1	0	1	0				\$2,448

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- MAYF - Mayfair area
 - Los Angeles County
 - Parcel # 7168034037

Michael Lembeck

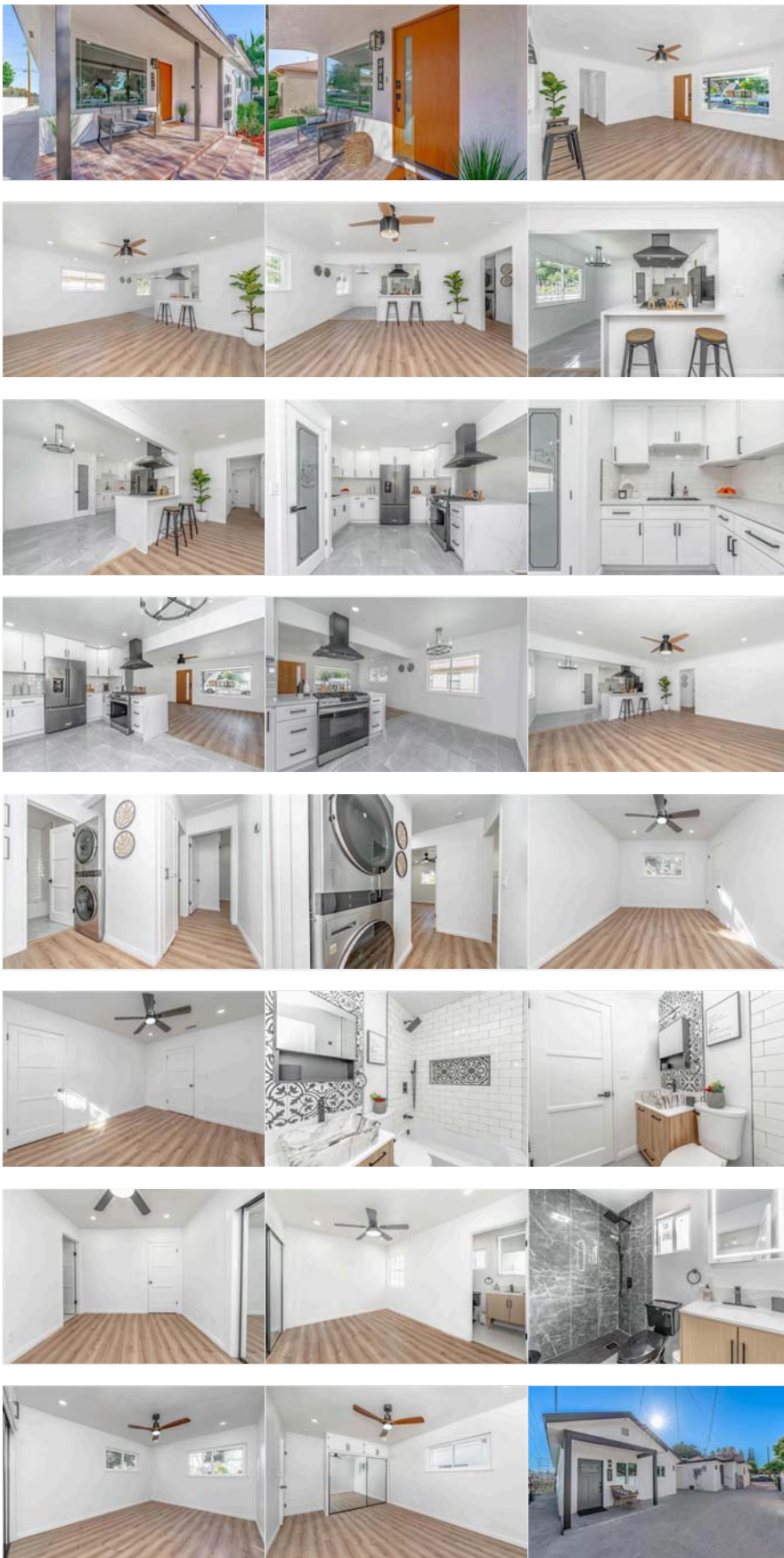
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Cell Phone: 714-742-3700

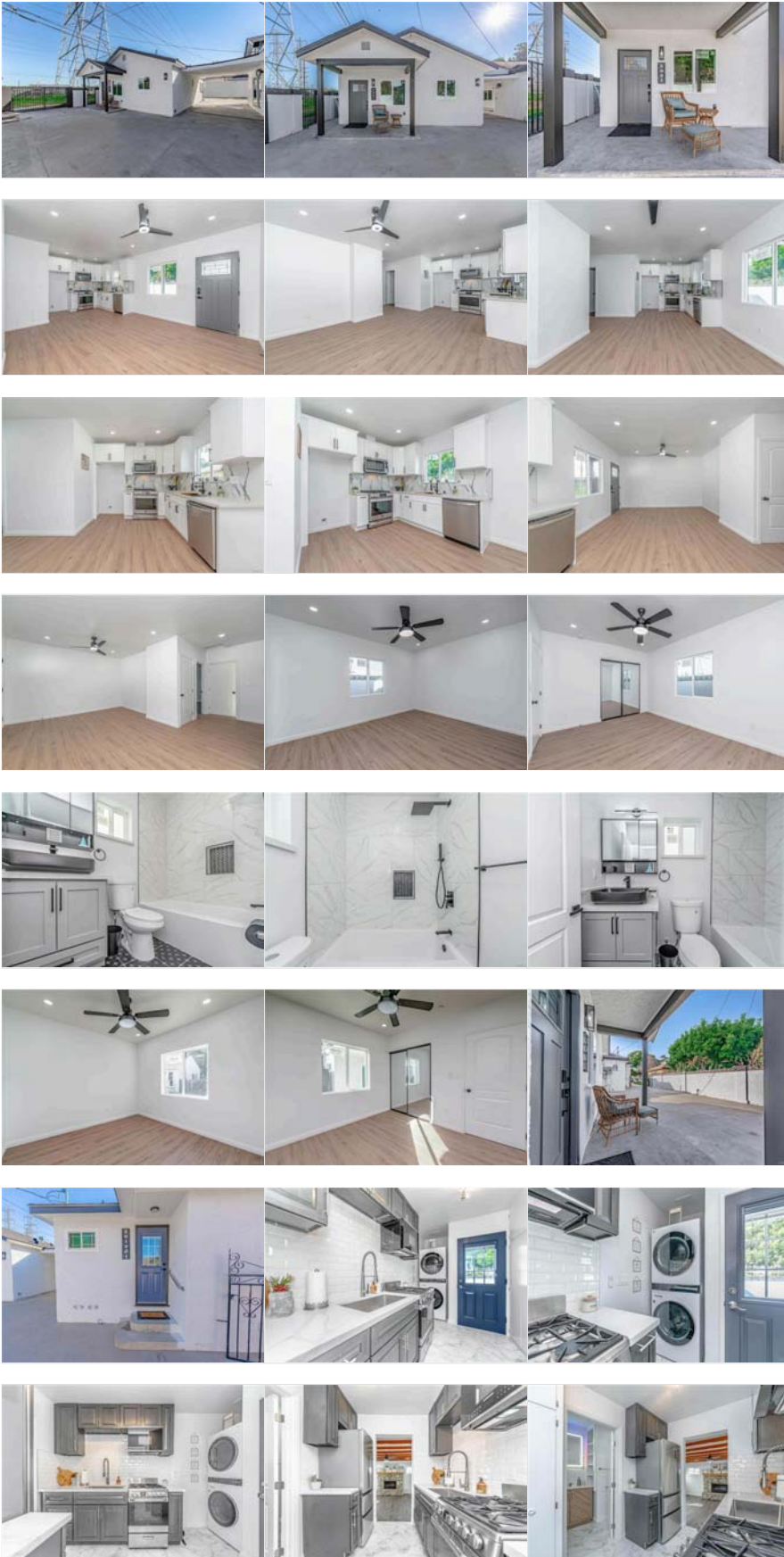
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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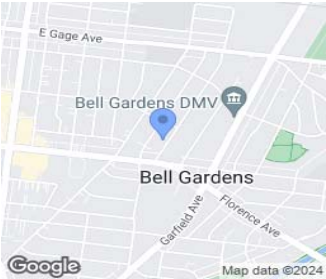
CUSTOMER FULL: Residential Income LISTING ID: DW24036459

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Closed • Triplex

List / Sold:
\$1,075,000/\$1,020,000 ↓
28 days on the market
Listing ID: DW24032564

6837 Darwell Ave • Bell Gardens 90201
3 units • \$358,333/unit • 2,897 sqft • 10,343 sqft lot • \$352.09/sqft •
Built in 1925
NORTH OF FLORENCE



3 HOUSES ON LOT. FRONT HOUSE HAS 3 BEDROOMS, 1 BATH, LIVINGROOM, DINING ROOM, DEN, HARDWOOD FLOORS, FRESH INTERIOR PAINT, TWO CAR GARAGE. OWNER LIVES THERE AND WILL BE VACANT AT THE CLOSE OF ESCROW. MIDDLE HOUSE IS A 1 BEDROOM, 1 BATH, NEW KITCHEN AND FLOORING AND RENTS FOR \$1600 PER MONTH. BACK HOUSE IS A 3 BEDROOM, 1 BATH HOUSE, LONG TERM TENANT WHO PAYS \$2100 PER MONTH. THERE IS A LARGE STORAGE SHED IN THE BACK OF THE PROPERTY. THERE IS PLENTY OF OFF ST PARKING IN FRONT OF THE TWO CAR GARAGE.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,075,000
- 3 Buildings
- 2 Total parking spaces
- \$1,915 (Estimated)
- Laundry: Washer Hookup
- \$44400 Gross Scheduled Income
- \$42000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01446803
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$2,800
2:	1	3	1	0	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6329009035

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24032564

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Closed • Apartment

List / Sold:
\$2,250,000/\$2,255,000
6 days on the market
Listing ID: SB24060644

2228 Nelson Ave • Redondo Beach 90278
4 units • \$562,500/unit • 4,716 sqft • 7,506 sqft lot • \$478.16/sqft •
Built in 1969
North or Artesia and West of Vail



Fantastic investor opportunity. Four townhome-style units in prime Redondo Beach neighborhood. Well maintained building. Two units have been upgraded (2019 & 2020) Front unit 'A' is deemed an "owners unit". First floor has an updated kitchen that opens to a family room w/ fireplace. This unit also has a large living room as well as a home office space. There is a 3/4 bath downstairs as well as laundry hook-ups. Upstairs in Unit A, there are two bedrooms + upgraded bathroom + a huge private deck that is accessible from both bedrooms. Three other townhome-style units each have 2 bedrooms and 1 1/2 baths. There are 3 double car garages and one single garage that has direct access into unit 'D. Each unit has laundry hookups. There is also a common laundry room on east side of the building. NO city rent control - only AB1482. Easy access to schools, freeways and many great restaurants.

Facts & Features

- Sold On 04/22/2024
 - Original List Price of \$2,250,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - Heating: Electric
 - \$1,484 (Estimated)
- Laundry: Common Area, See Remarks
 - \$117660 Gross Scheduled Income
 - \$91968 Net Operating Income
 - 5 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

- Floor: Laminate
- Appliances: Electric Range, Disposal, Water Heater
 - Other Interior Features: Open Floorplan, Quartz Counters, Unfurnished

Exterior

- Lot Features: Garden, Level with Street, Lot 6500-9999
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,692
 - Electric: \$350.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$1,235
 - Cable TV: 00616212
 - Gardener:
 - Licenses: 48
- Insurance: \$5,073
 - Maintenance: \$6,155
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$2,010
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$3,310	\$3,310	\$3,750
2:	1	2	2	2	Unfurnished	\$2,020	\$2,020	\$2,600
3:	1	2	2	2	Unfurnished	\$2,575	\$2,575	\$2,800
4:	1	2	2	1	Unfurnished	\$1,900	\$1,900	\$2,600

Of Units With:

- Separate Electric: 5
 - Gas Meters: 0
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 3
 - Disposal: 4
- Drapes:
 - Patio: 4
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.25%
- 151 - N Redondo Bch/Villas North area
 - Los Angeles County
 - Parcel # 4155025002

Michael Lembeck

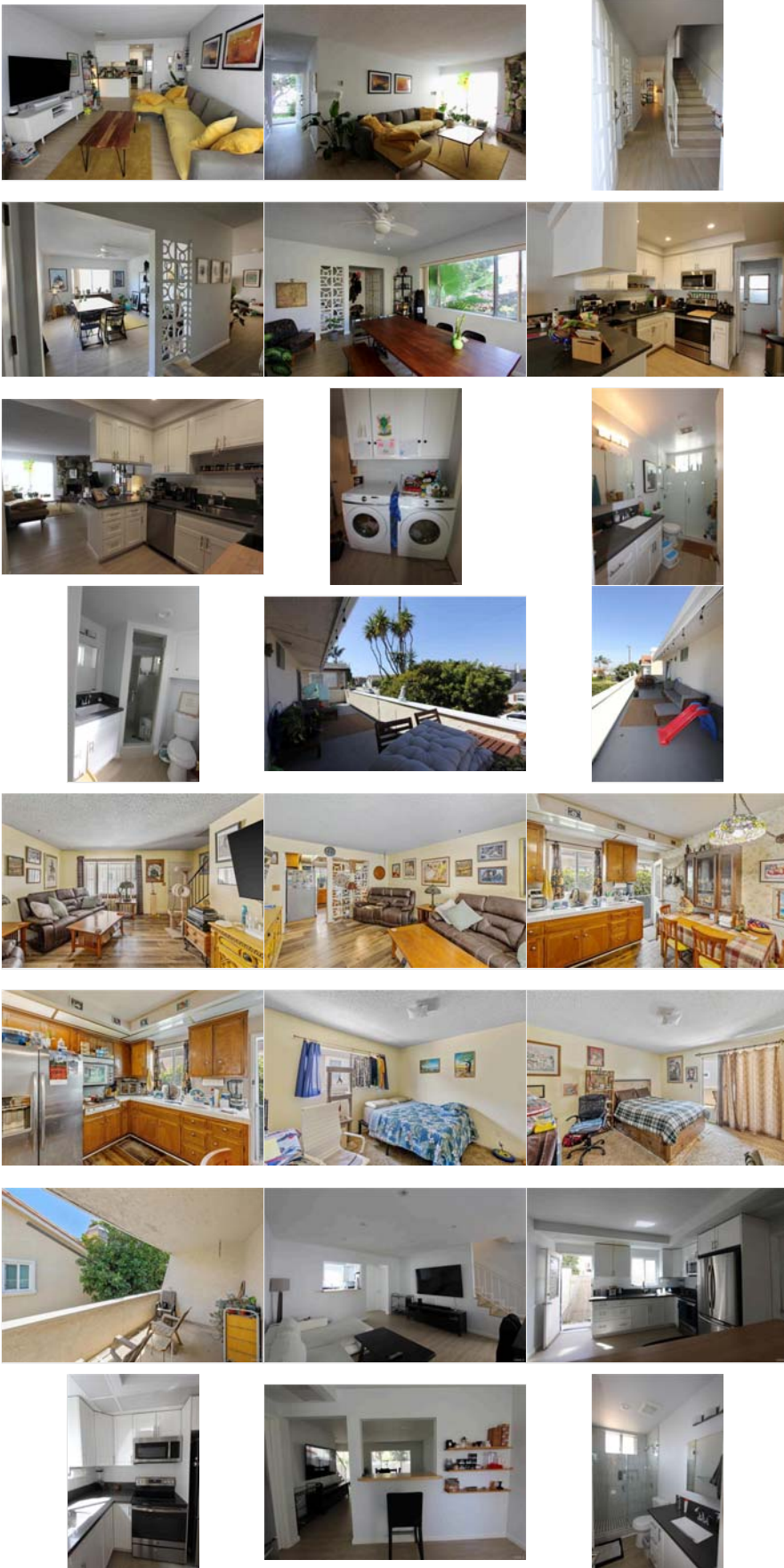
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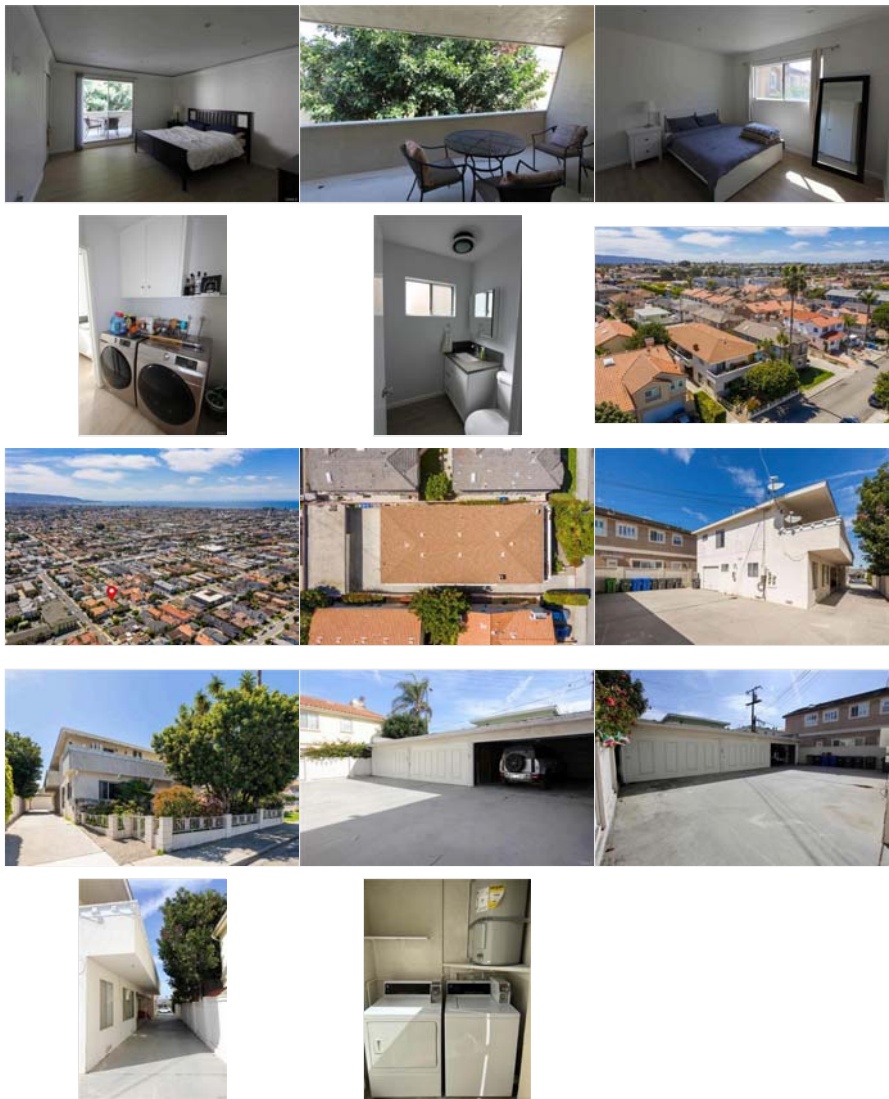
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CUSTOMER FULL: Residential Income LISTING ID: SB24060644

Printed: 04/28/2024 8:39:07 AM

Closed

•

Apartment

1328 N Fries

•

Wilmington 90744

4 units

•

\$212,500/unit

•

2,486 sqft

•

5,195 sqft lot

•

\$321.80/sqft

•

Built in 1930

282 days on the market

Listing ID: SB23105969

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

East on Pacific Coast Highway to south on Fries Avenue.



This unique jewel is a first time on the market in 50 years! The 4 units consist of 3 stand alone one bedroom, 1 bath metered units. There is 1 two bedroom, 1 bath unit located over the garage in the rear of the property. The property is located close to schools and easy access to the freeways. Further, there is off-street parking. The present rents allow for some market adjustment to afford the new owner an opportunity to capture a reasonable return on the investment. This is a wonderful opportunity for someone seeking additional income at a low risk factor. The property is sold "as is." It will not last! Make your offer now!

Facts & Features

- Sold On 04/26/2024
 - Original List Price of \$999,000
 - 4 Buildings
 - 4 Total parking spaces
 - \$447 (Public Records)
- \$45612 Gross Scheduled Income
 - \$41896 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,716
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01236375
 - Gardener:
 - Licenses:
- Insurance: \$1,428
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$838	\$838	\$1,000
2:	1	1	1	1	Unfurnished	\$910	\$910	\$1,000
3:	1	1	1	1	Unfurnished	\$853	\$853	\$1,000
4:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$1,400

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 196 - East Wilmington area
 - Los Angeles County

Michael Lembeck

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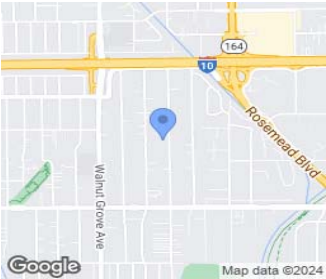
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Closed • Quadruplex

List / Sold:
\$1,499,000/\$2,020,000
18 days on the market
Listing ID: AR24028360

3219 Muscatel Ave • Rosemead 91770
4 units • \$374,750/unit • 3,726 sqft • 26,092 sqft lot • \$542.14/sqft •
Built in 1962
W/Rosemead Blvd N/Garvey Ave



Don't miss this rare investor's gem! This meticulously maintained, multi-unit family estate, a first-time offering in over 60 years, sits in prime Rosemead and boasts four well-appointed units: #1 a 3-bed, 2-bath house with porch, backyard shed, fully fence; #2 a 2-bed, 1-bath front house with dining room, living room and attached garage and fenced yard; #3 a detached 2-bed, 1-bath units with attached garages; and #4 a private, fenced-in 1-bed, 1-bath unit with attached garage. Enjoy fruit trees and tenant-occupied income from 3 units while the prime location provides easy access to public transportation, commuting routes, shopping, and dining. Plus, a 3-car garage and over 26,000 square feet of land offer ample space and future potential. This unique property is primed to be a valuable addition to your real estate portfolio – don't let it slip away!

Facts & Features

- Sold On 04/25/2024
- Original List Price of \$1,499,000
- 5 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$1,561 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01349496
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	3	Negotiable	\$0	\$0	\$3,200
2:	1	2	1	1	Unfurnished	\$2,425	\$29,100	\$2,425
3:	1	2	1	1	Unfurnished	\$1,497	\$17,964	\$2,425
4:	1	1	1	1	Unfurnished	\$787	\$9,438	\$1,825

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5289009058

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Closed • Condominium

List / Sold:
\$2,980,000/\$2,950,000 ↓
75 days on the market
Listing ID: WS23224030

625 E Phillips Blvd • Pomona 91766
4 units • \$745,000/unit • 7,548 sqft • 21,012 sqft lot • \$390.83/sqft •
Built in 2018
Cross Street: S Towne Ave



Great Investment!!! Luxury Four PUD style units Located in a private gated community with Huge Lot ! Four units built in 2018. Each unit has its Street Number and individual APN NO.(625/8333026041, 627/8333026042, 629/8333026043 & 631/8333026044). Each unit features 4 bedrooms & 3 bathrooms(Including one bedroom and full bathroom downstairs, Master suite and another 2 bedroom at upstairs), Open floor plan with Formal Living room, dinning area and kitchen, Open newer kitchen features newer Granite Countertops and newer cabinets with Stove, Microwave and dishwasher. Each unit with two car garage plus one parking space on the side of the home and its own indoor laundry hook-ups in the Garage. Separate electricity, gas meters and water meters. Beautiful landscape with a totally private big backyard fenced all around with sprinkler system are perfect for entertaining and gathering! Convenient location near to 60 & 10 freeways, short distance to shopping, Parks ,restaurants and school.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,980,000
- 4 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$401 (Estimated)
- Laundry: In Garage
- \$153000 Gross Scheduled Income
- \$121632 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Primary Suite
- Floor: Carpet, Laminate, Tile

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,368
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01764077
- Gardener:
- Licenses: 195
- Insurance: \$2,416
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$3,050	\$3,050	\$3,500
2:	1	4	3	2	Unfurnished	\$3,150	\$3,150	\$3,500
3:	1	4	3	2	Unfurnished	\$3,150	\$3,150	\$3,500
4:	1	4	3	2	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333026041

Michael Lembeck

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Closed

• Duplex

7908 Milton Ave

• Whittier 90602

4 units • \$231,250/unit • 1,704 sqft • 5,598 sqft lot • \$498.83/sqft • Built in 1937

North of Whittier Blvd, South of Mar Vista, West of Painter Ave.

List / Sold: \$925,000/\$850,000

24 days on the market

Listing ID: PW24040458



4-unit rental property consisting of three 1 bed / 1 bath units and one 2 bed / 1 bath unit. There are a total of 2 structures on the property. The front duplex is 7908 Milton Ave (2 Units). The rear duplex is 7910 Milton Ave (2 units). There are 4 covered parking spaces in the rear of the property accessible through the city maintained alley. All units are tenant occupied and have been updated with newer appliances and wood-look flooring in recent years. Smart investment opportunity with positive cash flow and space to build. Located close to major freeways, shopping, dining, universities, and Downtown Los Angeles.

Facts & Features

- Sold On 04/23/2024
 - Original List Price of \$925,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Owner)
- \$46800 Gross Scheduled Income
 - \$42485 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
 - Floor: Laminate, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater
 - Other Interior Features: Formica Counters, Stone Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Rectangular Lot, Level, Sprinkler System
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$13,716
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,188
 - Cable TV: 00659204
 - Gardener:
 - Licenses:
- Insurance: \$1,542
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,285
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,400
2:	1	1	1	0	Unfurnished	\$975	\$975	\$1,200
3:	1	1	1	0	Unfurnished	\$975	\$975	\$1,200
4:	1	1	1	0	Unfurnished	\$850	\$850	\$1,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 8141025005

Michael Lembeck

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Newport Beach, 92660





Closed •

List / Sold:

\$1,189,000/\$1,095,000 ↓

35 days on the market

Listing ID: 24351913

10314 Wilmington Ave • Los Angeles 90002
4 units • \$297,250/unit • 3,903 sqft • 7,806 sqft lot • \$304.64/sqft •
Built in 1988
Wilmington Avenue below E. 103rd Street.



Charming 4-Units in Los Angeles! 1 Unit is Vacant ! Welcome to this fantastic opportunity to own a well-maintained 4-units located in the heart of Los Angeles. This property offers a blend of comfortable living and investment potential, making it an ideal choice for savvy investors and astute buyers alike. There are two 3 bedroom, 2 bath units and two 3 bedroom 1 bath units, providing ample living space for residents. The vacant 3 bedroom 1 bath unit was recently rehabbed and updated. This is perfect for an owner occupied unit or rent out at the market rate. There is plenty of on-site parking. Easy access to major highways and public transportation. Don't miss out on this remarkable investment opportunity in Los Angeles. Whether you're looking for a profitable income property or a place to call home, this 4-unit apartment offers the best of both worlds.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,756
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,841	\$1,841	\$0
2:	1	3	2		Unfurnished	\$1,808	\$1,808	\$0
3:	1	3	1		Unfurnished	\$0	\$0	\$0
4:	1	3	1		Unfurnished	\$2,028	\$2,028	\$0
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6066001002

Michael Lembeck

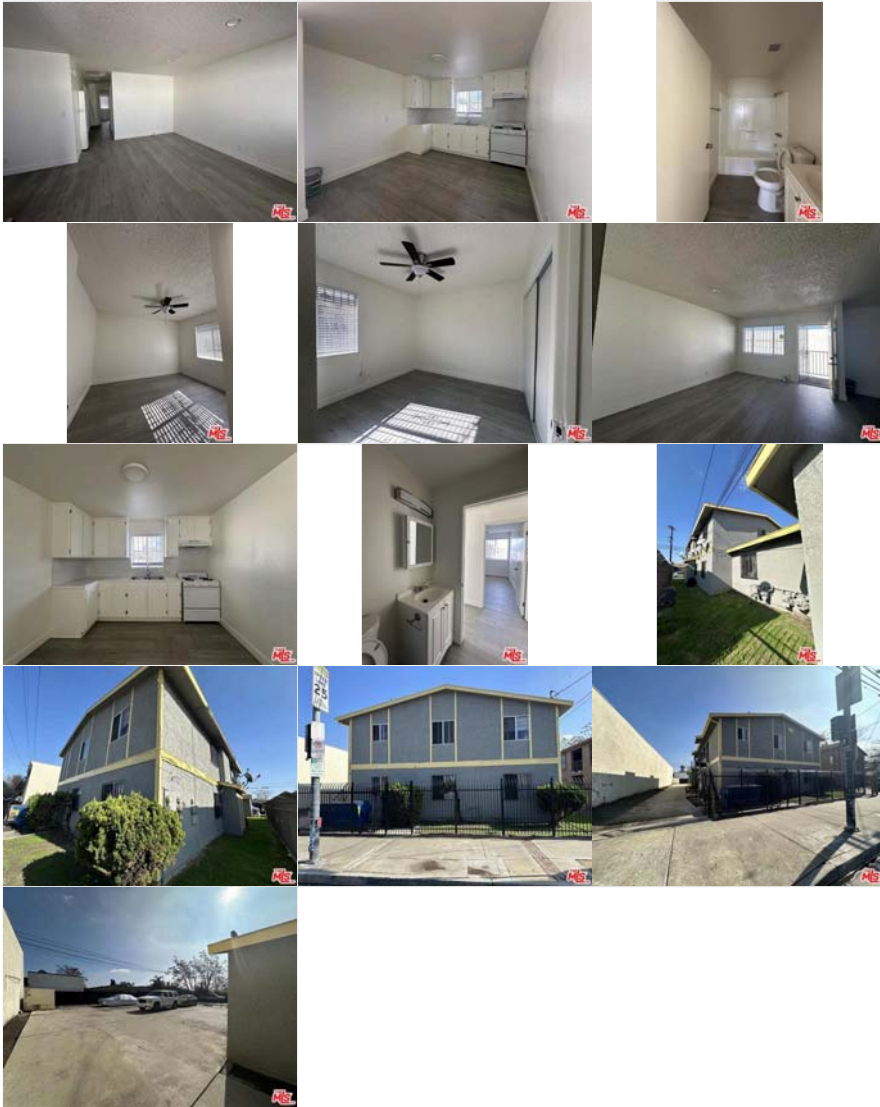
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Closed •

List / Sold: **\$965,000/\$931,000** ↓

201 E 31st St • Los Angeles 90011

177 days on the market

4 units • **\$241,250/unit** • **3,736 sqft** • **6,280 sqft lot** • **\$258.30/sqft** • **Built in**

Listing ID: 23294803

Take the 110 Fwy. Cross streets are 31st St and Broadway.



One unit is vacant. All units are 2bedroom/1 bathroom. A rare opportunity to buy a well maintained, LARD 1.5 ZONED, Four Unit Residential Income Property, which offers many upgrades and possibilities. It sits on a large 6,280 sq ft lot size with 3,736 sq ft of living space and has ample parking for each unit. Good Location with 10 fwy and 110 fwy nearby and within minutes to USC, Exposition Park, Downtown LA, the fashion district, LA Live., Restaurants & Shops. Sold As-Is.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$988,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01096925
 - 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	\$1,269	\$0	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$2,100
3:	1	2	1		Unfurnished	\$1,872	\$0	\$0
4:	1	2	1		Unfurnished	\$1,478	\$0	\$0
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5128005035

Michael Lembeck

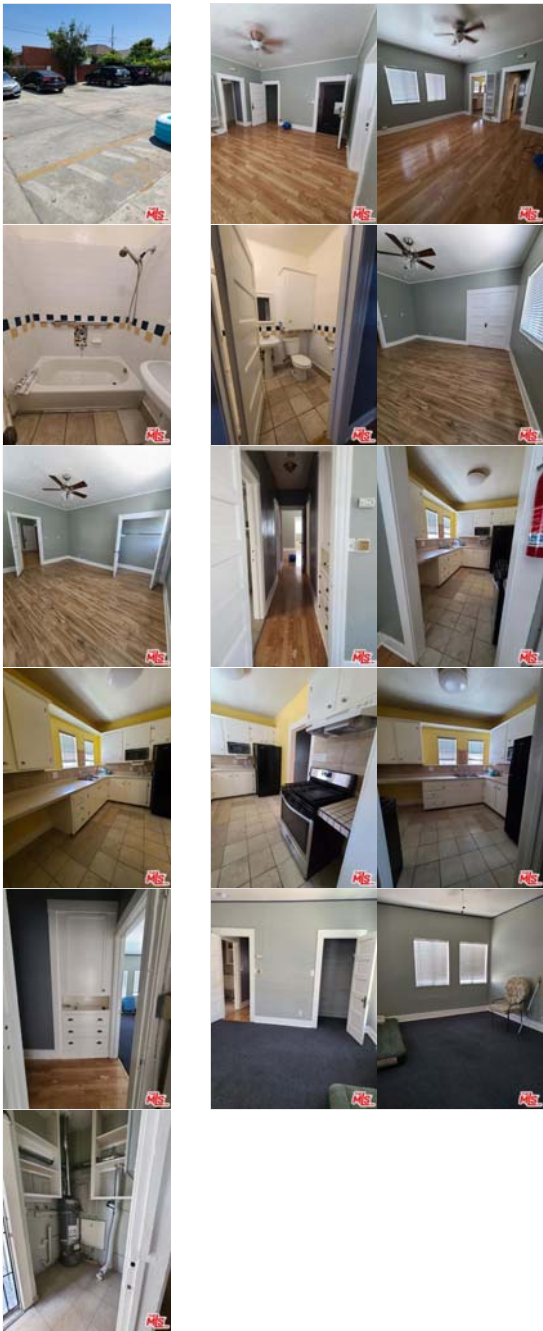
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Closed • Triplex

List / Sold: \$849,000/\$1,100,000 ⬆

312 N MacNeil St • San Fernando 91340

27 days on the market

4 units • \$212,250/unit • 3,160 sqft • 7,130 sqft lot • \$348.10/sqft • Built in 1928

Listing ID: SR24036873

Easy access to the 5, 210 and 118 freeways



Investment opportunity located at 312 N. MacNeil Street in San Fernando, California. The MacNeil property currently consists of one, free-standing single-family structure with three bedrooms and one bath plus three, one bedroom one bath units at the rear of the property. The property appears to have been very well maintained by the current, hands on, ownership. No seller financing. Thank you. Note: Square footage is an estimate only. Assessor's square footage is incorrect.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$849,000
- 2 Buildings
- 5 Total parking spaces
- \$1,233 (Estimated)
- Cap Rate: 4.23
- \$62280 Gross Scheduled Income
- \$35944 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,091
- Electric: \$1,623.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,673
- Cable TV: 01151804
- Gardener:
- Licenses: 100
- Insurance: \$2,253
- Maintenance: \$3,114
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,623
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,573	\$1,573	\$2,750
2:	3	1	1	3	Unfurnished	\$3,617	\$3,617	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- SF - San Fernando area
- Los Angeles County
- Parcel # 2519007003

Michael Lembeck

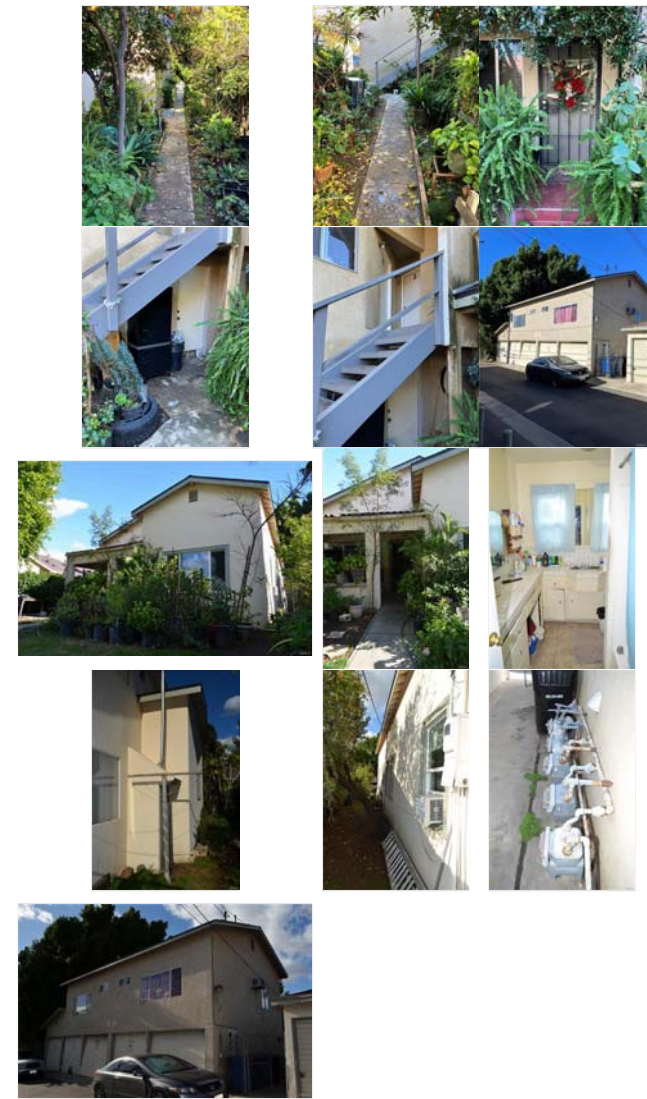
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CUSTOMER FULL: Residential Income LISTING ID: SR24036873

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Closed •

List / Sold:

\$2,021,750/\$1,925,000 ↓

67 days on the market

Listing ID: 23287225

1022 Grant St • Santa Monica 90405

5 units • \$404,350/unit • 3,360 sqft • 6,477 sqft lot • \$601.71/sqft •

Built in 1948

East of Lincoln, South of Pico



Probate sale, subject to Court confirmation and overbidding in Court. An Offer has been accepted by the Seller and Submitted to the Probate Court. Sale confirmation is scheduled for Weds Feb. 28th, at 8:30 am in Dept. 67 at DTLA Court located at 111 North Hill St., Los Angeles, CA 90012. The list price is the 1st minimum overbid amount. All interested over-bidders must be present in the Court with a cashier's check for at least 10% of the minimum overbid amount (=\$2,021,750), payable to the "Estate of Jakob Strack, Marion Nunes, Administrator". ALL OFFERS MUST BE 100% NON-CONTINGENT. Investors, take advantage of this 5 Unit "Value Add" Apartment building in Prime Sunset Park/Santa Monica. 4 of the 5 of the units will be delivered vacant. None of the tenants were subject to eviction, relocation, or Ellis Act. The units can be rented out with no restrictions after the re-hab. Property is 1 mile to Santa Monica College, SM Airport and the 3rd St Promenade. There are (3) 2BR/1BA units, & (2) 1BR/1BA units. The units are spacious, and well laid out with lots of potential for upgrades. Each unit has its own water heater, and the units are metered separately for gas & electric. There are (5) one-car garages in the rear off the alley with the potential to add 1 or 2 ADU's (check with city for confirmation). There is a laundry room on premises with gas & water hookups. The property is being sold with 1034 Grant, and can be purchased together or separately. This is a Probate Sale and is subject to Court Confirmation. Please include CAR form PA-PA with all offers.

Facts & Features

- Sold On 04/22/2024
 - Original List Price of \$2,550,000
 - 2 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Heating: Wall Furnace
- Cap Rate: 4.71
 - \$105080 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,552
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01972083
 - 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	\$3,200	\$3,200	\$3,200
2:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
3:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
4:	1	1	1		Unfurnished	\$850	\$850	\$2,600
5:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
 - Los Angeles County
 - Parcel # 4284014004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23287225

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Closed •

List / Sold:

\$2,258,000/\$2,150,000 ↓

67 days on the market

Listing ID: 23287569

1034 Grant St • Santa Monica 90405

5 units • \$451,600/unit • 3,660 sqft • 6,475 sqft lot • \$616.94/sqft • Built in 1928

East of Lincoln, South of Pico



Probate sale, subject to Court confirmation and overbidding in Court. The Court confirmation hearing is scheduled for Weds. February 28th, 2024, at 8:30 am in Dept. 67 at DTLA Court located at 111 North Hill St., Los Angeles, CA 90012. The published list price is the 1st minimum overbid amount. All interested over-bidders must be present in the Court with a cashier's check for at least 10% of the minimum overbid amount (=\$225,800.00), payable to the "Estate of Jakob Strack, Marion Nunes, Administrator". ALL OFFERS MUST BE 100% NON-CONTINGENT. Investors, take advantage of this 5 Unit "Value Add" Apartment building in Prime Sunset Park/Santa Monica. All 5 of the units will be delivered vacant. None of the tenants were subject to eviction, relocation or Ellis Act. Units can be rented out with no restrictions after re-hab . The property is 1 mile to Santa Monica College, SM Airport and the 3rd St Promenade. There is a (1) 2BR/1.5 BA* Owners unit, plus (2) 2BR/1BA & (2) 1BR/1BA units. The owners unit features natural gas heating. There is a beautiful and serene front yard with mature trees, fauna and landscaping. It also has a courtyard in back for entertaining. The 4 units in rear were built in 1958. The units are spacious and well laid out with lots of potential for upgrades. There are separate meters for gas and electric. It has a laundry room with gas & water hookups There are 5 parking spaces in the rear off alley. The property is being sold with 1022 Grant (5 Units) and can be purchased together or separately. This is a Probate Sale and is Subject to Court Confirmation. Please include CAR form PA-PA with all offers. * The 1/2 BA in owners unit may be un-permitted.

Facts & Features

- Sold On 04/22/2024
- Original List Price of \$2,750,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cap Rate: 5.31
- \$129598 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$60,134
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- 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	\$4,700	\$4,700	\$4,700
2:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
3:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
4:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
5:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4284014006

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 23287569

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Closed

Commercial/Residential

3029 Tweedy Blvd

South Gate 90280

5 units

\$154,980/unit

3,100 sqft

5,027 sqft lot

\$237.10/sqft

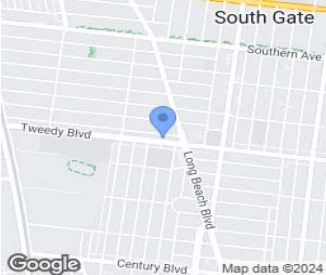
Built in 1946

Between Nebraska Ave and Tweedy Blvd

List / Sold: \$774,900/\$735,000

25 days on the market

Listing ID: DW24046976



Huge Price Reduction....Seller reduced the price by \$50,000, from 849K to 799K. Welcome to 3029 Tweedy Blvd / 3030 Nebraska Ave. Property extends from Tweedy Blvd to Nebraska Ave. Property can potentially produce 6 rents, attached room that can be converted to an ADU. Property is situated in a prime location near the intersection of Tweedy Blvd and Long Beach Blvd, this unique mixed-use property offers an excellent investment opportunity. The property features five units, providing a diverse range of residential and commercial spaces within its 3100 square feet of total area, all situated on a generously sized lot measuring 5025 square feet. The focal point of the property is its strategic positioning, with the commercial unit facing the bustling thoroughfare of Tweedy Blvd, offering high visibility and foot traffic for potential businesses. Currently operating as a salon, this commercial space presents an opportunity for stable rental income or entrepreneurial endeavors. The remaining four residential units are situated along Nebraska Blvd, offering peaceful and private living spaces away from the main street. Each unit features one bedroom and one bathroom, providing comfortable accommodations for residents. One of the key features of this property is its practical utility infrastructure, with four separate electric meters, four separate gas meters, and four separate water meters. This setup allows for individual metering of utilities for each unit, offering convenience and flexibility for both tenants and property management. Additionally, the property includes a driveway for parking, enhancing accessibility and convenience for residents and customers of the commercial unit. Whether utilized for residential living or commercial purposes, this unique mixed-use property presents a promising investment opportunity in a highly desirable location. Property wont last!

Facts & Features

- Sold On 04/25/2024
 - Original List Price of \$849,999
 - 2 Buildings
 - 4 Total parking spaces
 - \$0 (Estimated)
- 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Furnished	\$708	\$708	\$1,800
2:	1	1	1	0	Furnished	\$700	\$700	\$1,800
3:	1	1	1	0	Furnished	\$633	\$633	\$1,800
4:	1	1	1	0	Furnished	\$708	\$708	\$1,800
5:	1	0	0	0	Furnished	\$800	\$900	\$2,200

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6206011009

Michael Lembeck

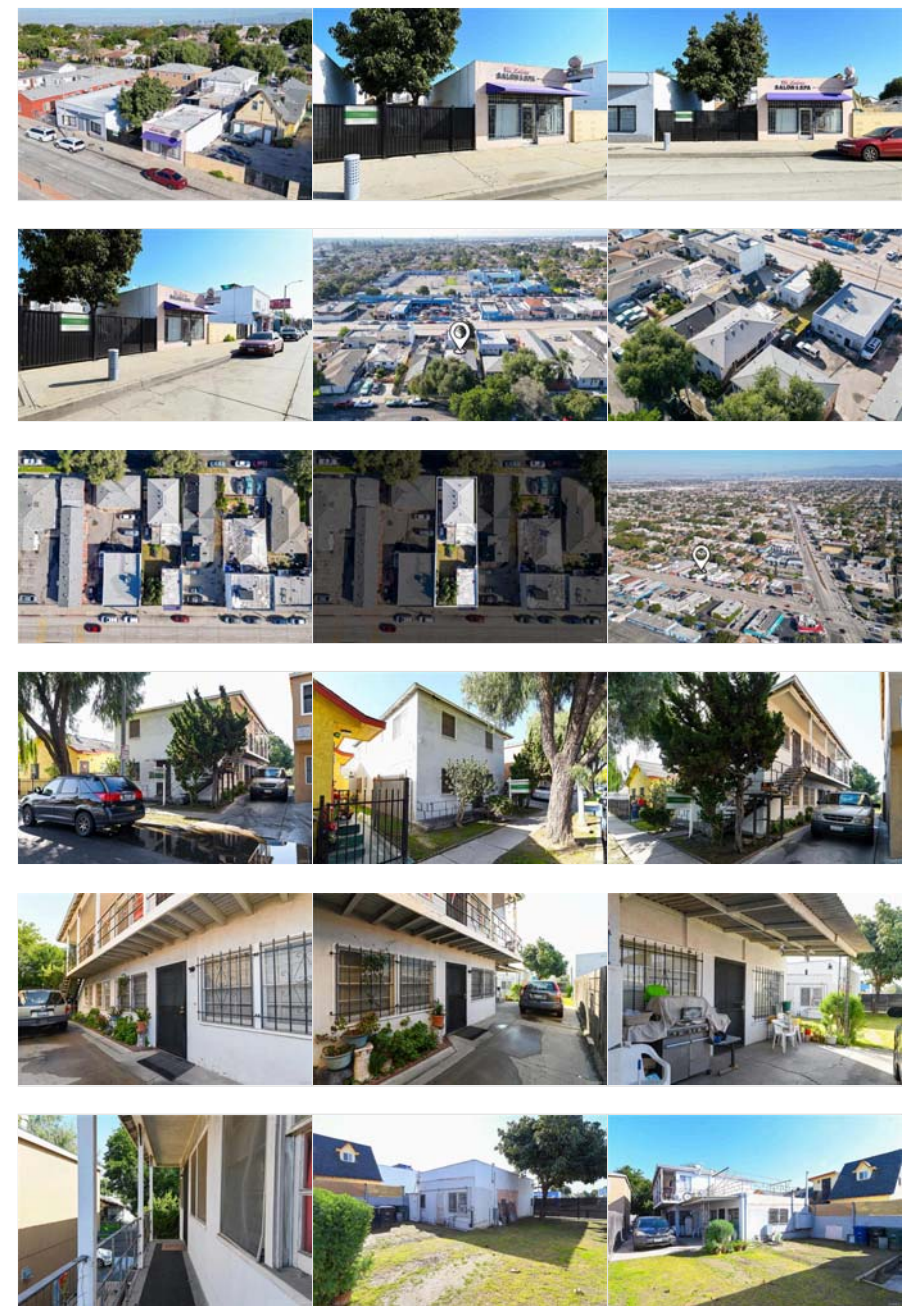
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

1506 Scott Ave • Los Angeles 90026
6 units • **\$291,667/unit** • **2,652 sqft** • **7,024 sqft lot** • **\$659.88/sqft** •
Built in 1922
E. of Echo Park Blvd., N of Sunset at Laveta Terrace

List / Sold:
\$1,750,000/\$1,725,000 ↓
28 days on the market
Listing ID: 24355179



Attractive finance options with seller 1st Trust Deed carryback (minimum 35% down) offers ideal opportunity for owner occupancy. Charming, extensively renovated and nicely landscaped 6-unit property comprised of 3 individual duplexes in prime hills of Echo Park above Sunset Blvd between Echo Park Blvd and Elysian Park. Five of the one bedroom/one bathroom units have been uniquely renovated, 5 of 6 having dedicated private yards. A short distance to everything Echo Park has to offer, including the Friday farmer's market, Lassen's, Cookbook Canyon Coffee, Bacetti Trattoria, and so much more. Property improvements include upgraded electric/gas meters, on-site laundry room, copper plumbing, newer roofs, and upgraded sewer line. The property is under the City of Los Angeles Rent Stabilization Ordinance. PLEASE DO NOT DISTURB TENANTS. PLEASE DO NOT LOOK THROUGH WINDOWS OR HEDGES.

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$1,750,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.6
- \$81311 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,555
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,050	\$2,050	\$2,500
2:	1	1	1		Unfurnished	\$1,658	\$1,658	\$2,500
3:	1	1	1		Unfurnished	\$1,730	\$1,730	\$2,500
4:	1	1	1		Unfurnished	\$1,768	\$1,768	\$2,500
5:	1	1	1		Unfurnished	\$1,768	\$1,768	\$2,500
6:	1	1	1		Unfurnished	\$908	\$908	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5419025020

Michael Lembeck

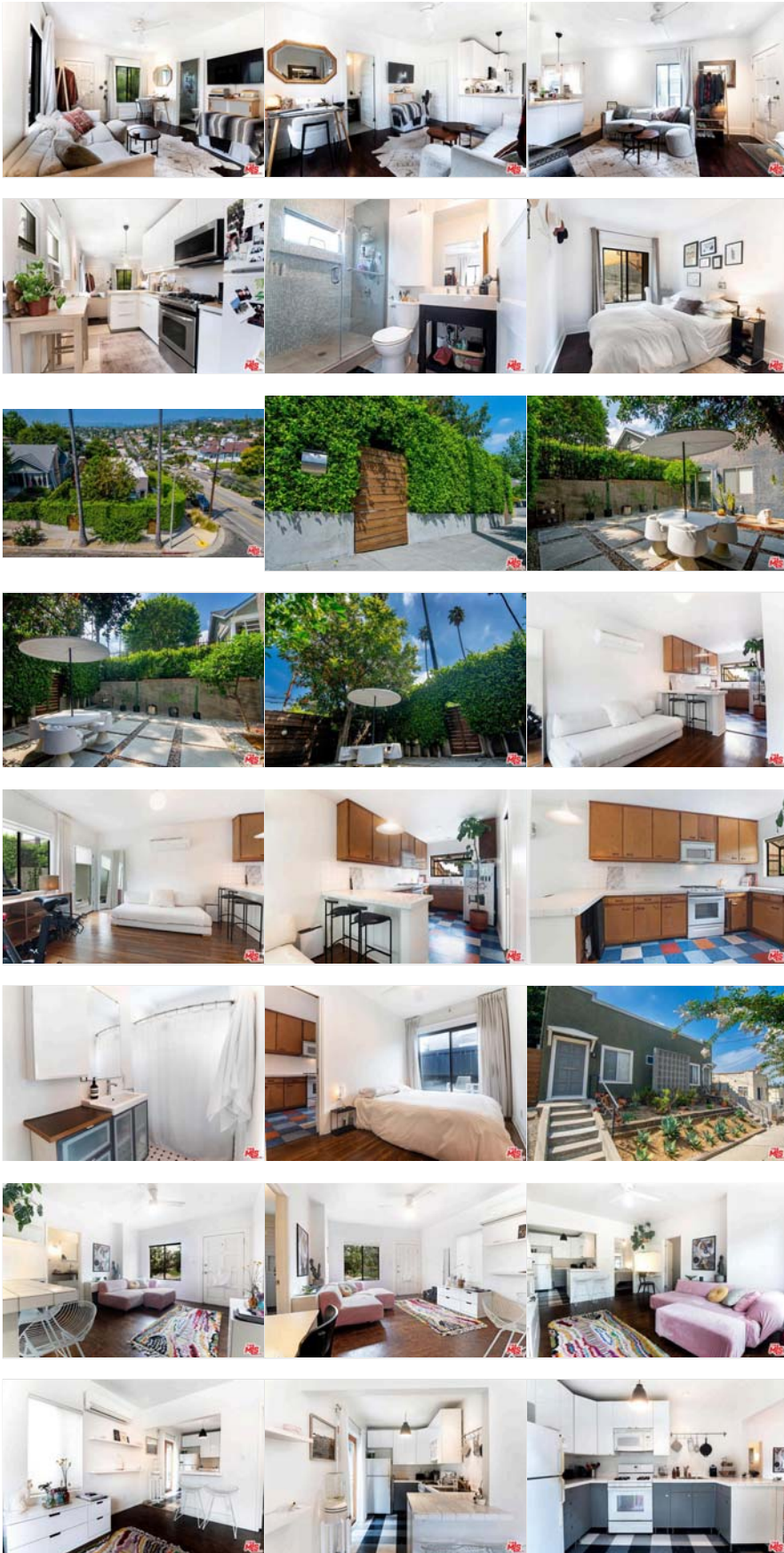
State License #: 01019397
Cell Phone: 714-742-3700

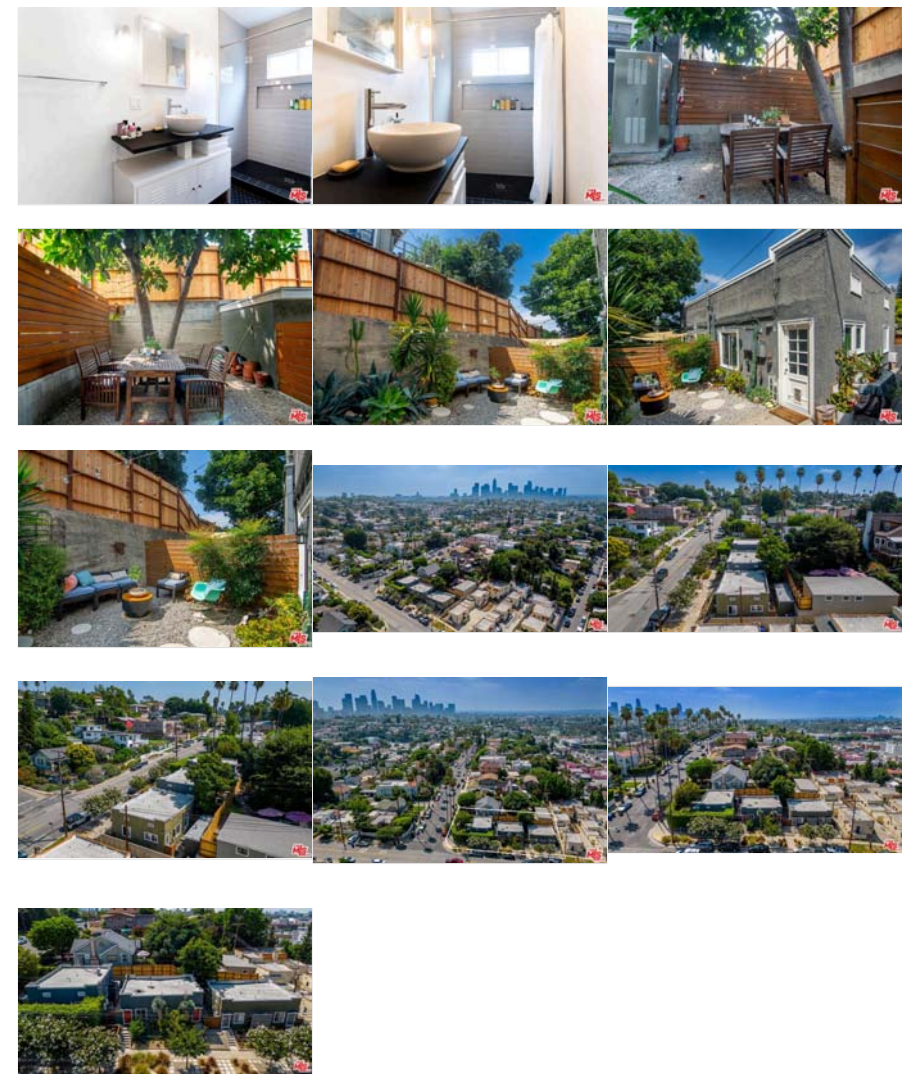
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24355179

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Closed •

List / Sold:

\$2,450,000/\$2,200,000 ↓

152 days on the market

Listing ID: P1-15633

1000 N 1st St • Alhambra 91801
7 units • \$350,000/unit • 6,585 sqft • 7,612 sqft lot • \$372.06/sqft •
Built in 1959
South of Huntington Drive, near Atlantic and Garfield.



Excellent opportunity to own 7 units located just south of Huntington Drive. !

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Cooling: See Remarks
- Heating: Natural Gas
- Laundry: Community, Outside
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Lawn
- Fencing: Partial

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01508014
- 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:	3	2	0		Unfurnished	\$0	\$0	
2:	2	1	0		Unfurnished	\$1,200		
3:	1	1	0		Unfurnished	\$1,400		
4:	2	1	0		Unfurnished	\$1,400		
5:	1	1	0			\$1,000		
6:	2	1	0		Unfurnished	\$1,000		
7:	2	1	0		Unfurnished	\$1,300		
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5321020007

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$2,375,000/\$2,000,000 ↓

46 days on the market

Listing ID: 24344229

822 N Hayworth Ave • Los Angeles 90046
8 units • \$296,875/unit • 4,840 sqft • 7,501 sqft lot • \$490.70/sqft •
Built in 1924

822 North Hayworth is only steps away from what makes the submarket a special one within Los Angeles. Very few neighborhoods of Los Angeles have what Beverly Grove has which is immediate access to cultural landmarks, trendy retailers, and chic restaurants, all while being minutes away from everyday conveniences and employment power hubs



Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,375,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- \$106917 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$61,951
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858487
- 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	\$1,777	\$14,220	\$19,200
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529021042

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24344229

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Closed •

List / Sold:

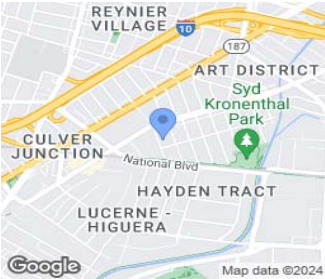
\$4,990,000/\$4,500,000 ↓

81 days on the market

3336 Helms Ave • Culver City 90232
8 units • \$623,750/unit • 15,233 sqft • 12,539 sqft lot • \$327.58/sqft •
Built in 2025

Listing ID: 24352893

Helms Art District - South of Washington Blvd & West of La Cienega - Across from Helms Bakery



Helms 8 is an Incredible Development Opportunity in Culver City's Art District. The project comes permit-ready with the subterranean garage's perimeter walls already shored and poured. This is more than shovel-ready, construction has begun and is ready to be handed over. The entitlement work to get to this point took over four years. The approved plans entail a design for 8 Townhomes with direct access to Private Garages. The first floor, at street level, has open concept living rooms and kitchens with their own private patios. The 2nd floors offer 2 & 3-bedroom configurations and all the townhomes have their own private rooftop decks. Other townhomes have sold for \$1,800,000-\$2,300,000 in Culver City, so the exit potential for this project could be astonishing if completed to satisfy high-end luxury buyers, including the Apple Execs looking to live next to the new 4 acre campus Apple is building across the street! Located in Culver City's family friendly Art District neighborhood, surrounded by art galleries, shops & restaurants, including the Helms Bakery's shops & restaurants, the Platform's shops & restaurants and everything along Washington Blvd and in nearby downtown Culver City. Near the Ivy Light Rail Station, HBO/Warner offices and Amazon Studios campus. It's an A+ location with a near perfect walk-score.

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$4,990,000
- 1 Buildings
- Levels: Three Or More
- 18 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01440906
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- C28 - Culver City area
 - Los Angeles County
 - Parcel # 4312027004

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

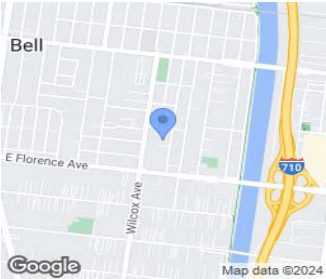
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Closed • Apartment

List / Sold:
\$1,588,000/\$1,250,000 ↓
11 days on the market
Listing ID: PW24043070

6923 Sherman Way • Bell 90201
8 units • \$198,500/unit • 3,600 sqft • 15,481 sqft lot • \$347.22/sqft •
Built in 1938
Florence and Sherman Way



Incredible Income Property on a large 15,481 Sq. Ft "L" shaped lot features three detached one bedroom, 1 bath units with its own parking space, and each detached unit is approximately 400 Sq. Ft. and they each have their own electric and gas meter. The building in the rear has four units all one bedroom and one bath and sq. ft. range from 360 Sq. Ft. to 500 Sq. Ft; two of the units in the four unit building appear to share a gas and electric meter. The single story detached home in the rear has 2 bedrooms, 1 bath and 905 Sq. Ft. gas and electric meters, this house was also renovated inside late last year with new interior paint, plank floorings, window coverings. There is a community laundry room that the equipment is owned not leased. All units are equipped with natural gas wall heaters; there is a building with two single enclosed garage.

Facts & Features

- Sold On 04/25/2024
- Original List Price of \$1,588,000
- 5 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$2,635 (Public Records)
- Laundry: Community
- \$109380 Gross Scheduled Income
- \$76566 Net Operating Income
- 6 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Block, Wire
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Unfurnished	\$968	\$4,840	\$1,400
2:	1	1	1	0	Unfurnished	\$1,003	\$1,003	\$1,400
3:	1	1	1	0	Unfurnished	\$1,072	\$1,072	\$1,400
4:	1	2	1	0	Unfurnished	\$2,200	\$2,200	\$2,200

Of Units With:

- Separate Electric: 6
- Gas Meters: 7
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6327016023

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: PW24043070

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Closed • Apartment

List / Sold:

\$1,725,000/\$1,600,000 ↓

18 days on the market

Listing ID: SR24029558

14106 Delano St • Van Nuys 91401
9 units • \$191,667/unit • 5,528 sqft • 7,478 sqft lot • \$289.44/sqft •
Built in 1963
North of Oxnard West of Hazeltine



Great Investment Opportunity on this Gated 9 unit Apartment Building with 2- 2 bedroom + 1.5 bath units and 7- 1 bedroom + 1 bath units. This Pride of ownership gated building has subterranean covered parking with 1 parking space per unit. Each unit has a storage cabinet above their parking space. There is a large onsite laundry room. Building is Seismic retrofitted and in great condition with newer roof, newer plumbing, recently updated electrical, some newer windows and partially painted. Great location near Van Nuys City Hall, courthouse and walking distance to Metro Busway Transportation. This Retro Looking building has been in a few movies because of it's look. Extra income was generated for the owner and tenants. Tremendous upside in rents. All tenants paid during Covid.

Facts & Features

- Sold On 04/26/2024
- Original List Price of \$1,725,000
- 1 Buildings
- Levels: One
- 9 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Washer Hookup
- \$126720 Gross Scheduled Income
- \$97671 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Center Hall, Kitchen, Living Room, Main Floor Bedroom
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Disposal, Gas Oven, Gas Range, Gas Water Heater, Range Hood, Vented Exhaust Fan, Water Heater Central, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan, Stone Counters, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Resident Manager, Smoke Detector(s)
- Fencing: Block, Chain Link, Wood, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$30,069
- Electric:
- Gas: \$2,877
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884701
- Gardener:
- Licenses: 960
- Insurance: \$3,656
- Maintenance: \$2,214
- Workman's Comp: \$1,830
- Professional Management: 1800
- Water/Sewer: \$12,324
- Other Expense: \$2,480
- Other Expense Description: Atty/Ins

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	11	11	9	Unfurnished	\$126,720	\$126,720	\$195,600

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2240022012

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CUSTOMER FULL: Residential Income LISTING ID: SR24029558

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Closed •

1147 N Vista St • West Hollywood 90046
11 units • \$281,818/unit • 7,628 sqft • 6,166 sqft lot • \$406.40/sqft •
Built in 1961
Near cross streets Lexington Ave & N Vista St.

List / Sold:
\$3,100,000/\$2,658,546 ↓
12 days on the market
Listing ID: 24371859



1147 N Vista St is being offered for sale for the first time in over 50 years, representing a unique chance for an investor to acquire a cherished asset with deep historical roots, having remained within the same family for generations. Upon purchase, the property will include two vacant units, offering the buyer the flexibility to select tenants. One of these units is a recently renovated 1-bedroom, 1-bathroom space, ready for immediate occupancy, while the other, a 2-bedroom, 2-bathroom unit, will be vacant at the end of the month, providing an opportunity for renovation and subsequent market rent increase. Additionally, the property boasts gated parking with 9 single spaces and on-site laundry facilities for tenant convenience. With upper units offering scenic views of WeHo, most featuring patios or balconies, and a desirable mix of studio, 1, 2, and 3-bedroom units ensuring low vacancy rates, the property appeals to prospective tenants seeking comfort and quality living. Its superb walkability score of 94 adds to its allure, providing tenants with easy access to local shopping, dining, and entertainment options.

Facts & Features

- Sold On 04/24/2024
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cap Rate: 4.74
- \$146995 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$85,223
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
2:	2	2	2		Unfurnished	\$1,746	\$1,746	\$3,000
3:	3	2	2		Unfurnished	\$1,626	\$1,626	\$3,000
4:	4	3	2		Unfurnished	\$3,594	\$3,594	\$4,200
5:	5	0	1		Unfurnished	\$616	\$616	\$1,900
6:	6	0	1		Unfurnished	\$557	\$557	\$1,900
7:	7	1	1		Unfurnished	\$1,741	\$1,741	\$2,600
8:	8	2	2		Unfurnished	\$1,143	\$1,143	\$3,000
9:	9	2	2		Unfurnished	\$1,376	\$1,376	\$3,000
10:	10	0	1		Unfurnished	\$1,850	\$1,850	\$1,900
11:	11	2	2		Unfurnished	\$3,000	\$3,000	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531002015

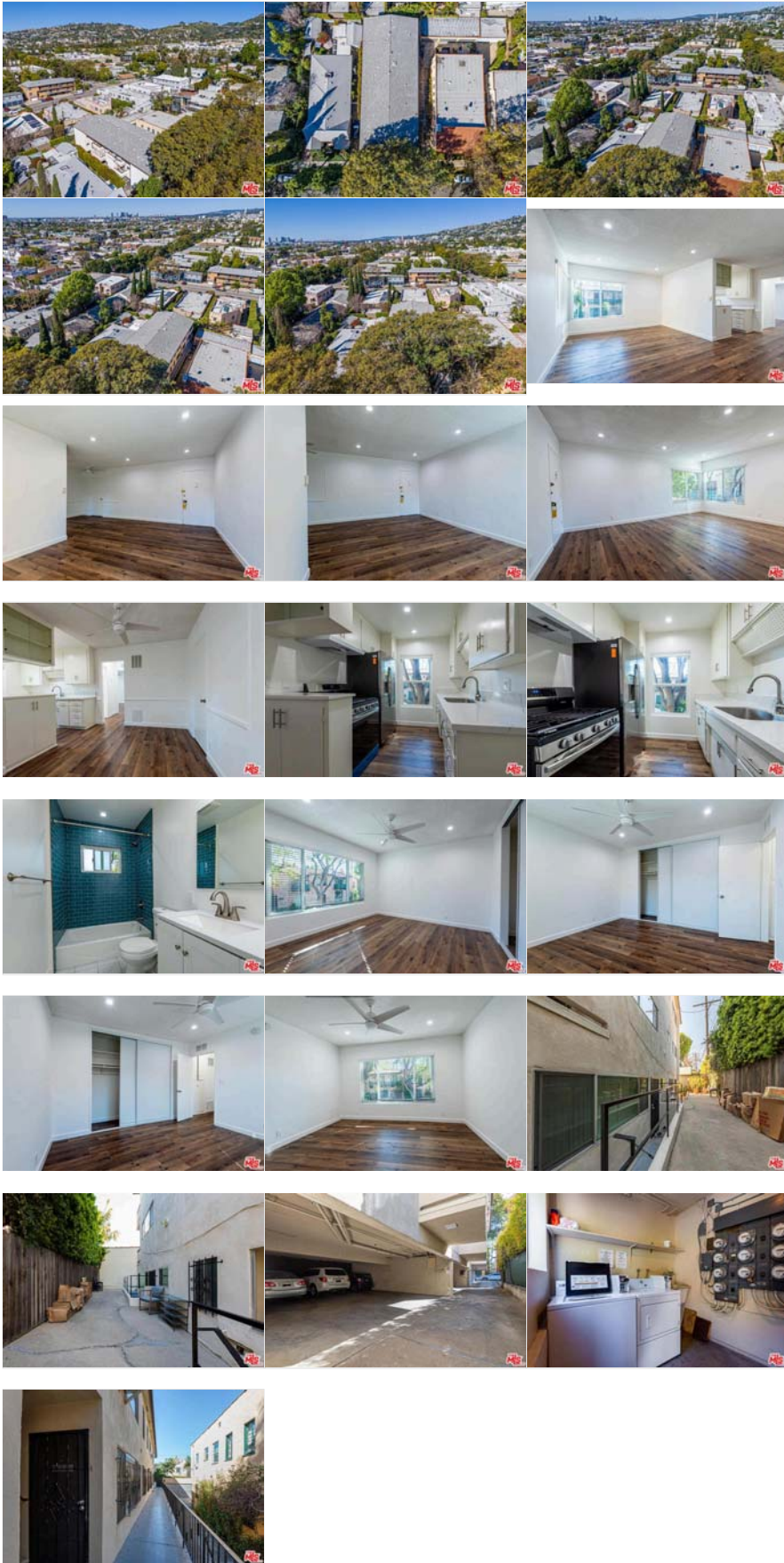
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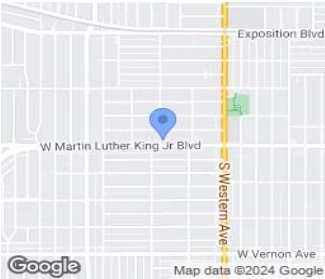




Closed •

List / Sold:
\$2,295,000/\$1,990,000 ↓
22 days on the market
Listing ID: 23305587

1861 W Martin Luther King Jr Blvd • Los Angeles 90062
12 units • **\$191,250/unit** • **7,404 sqft** • **10,007 sqft lot** • **\$309.97/sqft** •
Built in 1954
East of Arlington, West of Western, South of Obama/Exposition



1861 W MLK is located in the heart of the highly sought after and thinly traded Leimert Park market. Offered at only \$192,250 per door, and 2 units will be delivered vacant for the next owner to remodel to their standards & hand-pick their own tenants. 12.29 GRM on current rents with approximately 40% rental upside. This 1950's building has plenty of on-site & gated reserved parking for tenants, along with an on-site laundry room for tenants to use + bring in additional monthly income. Great mix of (11) 1+1's and (1) 2+1, and no Studios/Singles/Bachelors. Separately metered for gas & electricity. **This property is part of a 3-building portfolio with 211 E 55th Street (9 Units) and 709 E 49th Street (2 Units). All 3 can be bought together or separate.**

Facts & Features

- Sold On 04/23/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included
- Cap Rate: 4.91
- \$112608 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$68,534
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527499
- 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:	11	1	1		Unfurnished	\$1,264	\$13,902	\$19,250
2:	1	2	1		Unfurnished	\$1,440	\$1,440	\$2,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5035007012

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