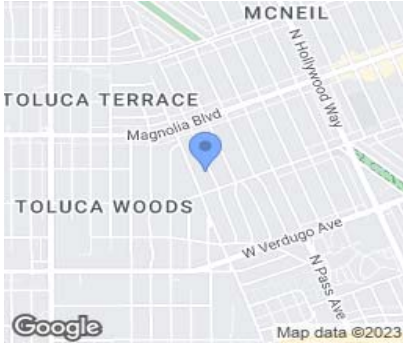


Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac
1	BB22198748	S	831 N Valley ST	BBK	610	STD	2	\$52,380		\$974,500	\$720.25	1353	1923/ASR	5,434/0.1247
2	CV22246326	S	4917 Peck RD #1/2 & 1/4	ELM	619	STD	2	\$0		\$775,000	\$615.08	1260	1928/ASR	7,848/0.1802
3	AR23033450	S	17003 Dubesor ST	LPUE	633	STD	2	\$44,000		\$815,000	\$532.68	1530	1954/ASR	10,150/0.233
4	PW22217330	S	6005 Newlin AVE	WH	670	STD	2	\$41,700		\$845,000	\$482.86	1750	1938/EST	7,050/0.1618
5	TR23040956	S	240 S Avenue 24	LA	677	STD	2	\$0		\$720,000	\$605.04	1190	1972/PUB	2,720/0.0624
6	PF23014934	S	251 Olive ST	CLAR	683	STD	2	\$55,200		\$1,068,000	\$522.50	2044	1933/PUB	8,483/0.1947
7	CV23012993	S	826 N Gordon ST	POM	687	STD	2	\$0		\$948,000	\$461.09	2056	1895/ASR	13,096/0.3006
8	CV23040657	S	137 E 1st ST	SDMS	689	STD,TRUS	2	\$49,800		\$950,000	\$749.80	1267	1947/PUB	7,125/0.1636
9	PW23047629	S	913 E 88th ST	LA	699	STD	2	\$0		\$510,000	\$293.78	1736	1925/ASR	5,159/0.1184
10	IV23039971	S	1102 S Temple AVE	CMP	699	STD	2	\$52,000		\$695,000	\$402.90	1725	1944/ASR	8,030/0.1843
11	DW23023907	S	4161 Hammel ST	LA	BOYH	STD	2	\$21,000		\$760,000	\$430.11	1767	1923/ASR	6,294/0.1445
12	22216501	S	524 N San Vicente BLVD	WHO	C10	STD	2		4	\$1,700,000	\$944.97	1799/AP	1960/ASR	4,654/0.1
13	22150737	S	965 DEWEY AVE	LA	C17	STD	2			\$1,398,000	\$788.94	1772/OTH	1923/ASR	5,915/0.13
14	SB22158689	S	6504 W 86th PL	WS	C29	STD	2	\$25,302		\$1,200,000	\$709.22	1692	1944/ASR	6,662/0.1529
15	SB23026802	S	1425 E 76th PL	LA	C37	STD	2	\$0		\$609,000	\$397.78	1531	1940/ASR	6,575/0.1509
16	DW22237975	S	2152 E 105th ST	LA	C37	STD	2	\$0		\$725,000	\$466.54	1554	1910/ASR	6,501/0.1492
17	PW23042067	S	1319 E 59th PL	LA	C37	STD	2	\$99,600		\$990,000	\$284.65	3478	2008/SLR	6,137/0.1409
18	QC23039126	S	208 E 110th ST	LA	C37	TRUS	2	\$67,200		\$1,000,000	\$284.98	3509	2016/ASR	5,324/0.1222
19	TR22257310	S	719 S Arizona AVE	ELA	ELA	PRO	2	\$0		\$240,000	\$107.72	2228	1925/ASR	6,064/0.1392
20	SR23040049	S	15801 Chatsworth ST	GH	GH	STD	2	\$75,180		\$1,100,000	\$494.60	2224	1955/ASR	8,371/0.1922
21	DW23031638	S	12708 Stoneacre AVE	LNWD	RM	STD,TRUS	2	\$32,400		\$700,000	\$345.17	2028	1943/ASR	11,815/0.2712
22	RS23045384	S	3651 Randolph PL #A	HNPK	T1	NOD	2	\$40,800		\$679,000	\$395.46	1717	1950/ASR	5,966/0.137
23	PV23012823	S	546 W 20th ST	SP	185	STD	3	\$55,020		\$847,000	\$397.65	2130	1924/ASR	5,082/0.1167
24	P1-12952	S	1761 Atchison ST	PAS	646	STD	3	\$58,200		\$1,295,000	\$415.74	1804	1958	8,887/0.2
25	23234591	S	5850 Ernest AVE	LA	C16	STD	3			\$1,134,000	\$596.21	1902	1937	5,006/0.11
26	PF22079341	S	547 N Harvard BLVD	LA	C17	TRUS	3	\$80,400		\$930,000	\$608.64	1528	1913/ASR	7,506/0.1723
27	SB23029920	S	1234 W 109th ST	LA	C34	TRUS	3	\$58,085		\$875,000	\$302.87	2889	1960/ASR	7,971/0.183
28	23243547	S	10405 S Hoover ST	LA	C36	STD	3			\$750,000	\$415.74	1804	1942	6,511/0.14
29	RS22205325	S	265 E 45th ST	LA	C37	STD	3	\$68,940	7	\$780,000	\$380.30	2051	1910/ASR	6,950/0.1596
30	23240113	S	5871 Bonsallo AVE	LA	C42	STD	3			\$560,000	\$246.15	2275/A	1923/ASR	5,201/0.11
31	RS23023637	S	1141 E 50th ST	LA	C42	STD	3	\$0		\$575,000	\$402.10	1430	1924/EST	5,398/0.1239
32	MB19271515	S	720 S Record AVE	ELA	ELA	STD	3	\$0		\$625,000	\$313.28	1995	1929/ASR	8,954/0.2056
33	23247047	S	11506 Truro AVE	HAWT	108	STD	4		5	\$1,540,000	\$320.17	4810	1963	5,649/0.12
34	23248449	S	15413 S Berendo AVE	GR	119	STD	4		3	\$1,510,000	\$298.18	5064/E	1989/EST	9,187/0.21
35	23245365	S	1043 Island AVE	WILM	195	STD	4		5	\$765,000	\$349.00	2192/A	1923/ASR	7,111/0.16
36	SR23009614	S	541 Elm AVE	ING	699	STD	4	\$94,800		\$1,600,000	\$525.62	3044	1930/ASR	7,419/0.1703
37	23251183	S	2207 Ocean Front WALK	VEN	C11	STD	4		3	\$3,775,000	\$1,280.53	2948	1970	3,150/0.07
38	23239125	S	14535 Weddington ST	SO	SO	STD	4			\$1,330,000	\$520.34	2556	1955	6,887/0.15
39	230002694SD	S	810 N Eastman Ave	LA			5	\$0	0	\$805,000	\$293.89	3913/A	1946	7,408/0.17
40	22222915	S	11026 Crenshaw BLVD	ING	102	STD	5		6	\$1,150,000	\$293.89	3913/A	1956/ASR	2,905/0.06
41	SB22256823	S	11449 Menlo AVE	HAWT	108	STD	5	\$124,082	5	\$1,773,300	\$291.61	6081	1987/ASR	6,953/0.1596
42	PW23022526	S	5715 Priory ST	BG	T3	PRO	5	\$80,400	5	\$1,039,000	\$356.31	2916	1922/ASR	12,027/0.2761
43	PW23038866	S	1470 S Sherbourne DR	LA	C09	STD	6	\$158,793	4	\$2,260,000	\$400.35	5645	1955/ASR	6,501/0.1492
44	AR23042850	S	7913 Bright AVE	WH	670	STD	7	\$121,795		\$1,800,000	\$324.09	5554	1963/ASR	7,700/0.1768
45	CV23027787	S	208 E Imperial AVE	ES	141	STD	9	\$248,520		\$4,150,000	\$399.81	10380	1986/PUB	10,360/0.2378
46	23248245	S	143 Alta ST	ARCD	605	STD	10		2	\$6,100,000	\$495.69	12306	1987	15,954/0.36
47	22221053	S	814 3rd ST	SM	C14	STD	14		4	\$5,200,000	\$680.09	7646/E	1908	15,011/0.34

Closed • **Duplex**
831 N Valley St • **Burbank 91505**
2 units • **\$499,500/unit** • **1,353 sqft** • **5,434 sqft lot** • **\$720.25/sqft** •
Built in 1923
South of Magnolia and North of Clark

List / Sold: **\$999,000/\$974,500** ↓
174 days on the market
Listing ID: BB22198748



Nestled in a majority single family residential neighborhood is this duplex where the back house was built in 1923 and has all the charm of that era. The front house has approximately 800 sq. ft and is 2 Bedrooms and 1 Bath and the back house is approximately 500 sq. ft with 1 bedroom and 1 bath. Currently tenant occupied but can be delivered with one unit vacant. This is perfect for an investor or a homeowner with vision. The garage has been partially converted and has a full bath, without permits, and is ready to have the conversion completed to an ADU. The yard is large with space for everyone. A rare opportunity to own an investment home in the Toluca Woods area with loads of potential.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$191 (Estimated)
- Laundry: Individual Room, Outside
- \$52380 Gross Scheduled Income
- \$49380 Net Operating Income
- 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: \$1,800
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 610 - Burbank area
- Los Angeles County
- Parcel # 2481014012

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

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

Closed • Duplex

List / Sold: \$749,000/\$775,000 ↓

4917 Peck Rd # 1/2 & 1/4 • El Monte 91732

74 days on the market

2 units • \$374,500/unit • 1,260 sqft • 7,848 sqft lot • \$615.08/sqft • Built in 1928

Listing ID: CV22246326

Between North of Lower Asuza Rd and West of Peck Rd.



Back on the market!!!! "RARE FIND: TWO vacant 2bed/1bath": As an illustration these two units are cozy, turnkey and sit on a large lot. =Each unit offers a detached car garage that may possibly be converted into an (ADU) Accessory Dwelling Unit.= These units have been fully renovated from inside-out.= UPGRADES include but are not limited to, NEW electrical wiring, plumbing, dual pane windows, recess lighting, doors, kitchen cabinets, bathrooms vanity, garage doors, wood fence, and much more. Don't miss out on this great opportunity!

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$789,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: None

Exterior

- Lot Features: Cul-De-Sac, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071517
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8538010015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

17003 Dubesor St • La Puente 91744

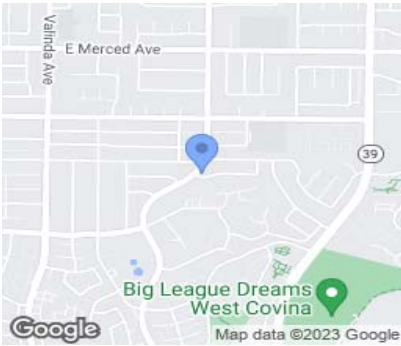
2 units • \$399,000/unit • 1,530 sqft • 10,150 sqft lot • \$532.68/sqft • Built in 1954

Lark Ellen Ave & Dubesor St

List / Sold: \$798,000/\$815,000 ↑

30 days on the market

Listing ID: AR23033450



Location, Location ,Location, Amazing opportunity for first time buyers to live in one unit and rent out another unit to support the mortgage payment. The property features 3 bedrooms and 1 bathroom, 1112 living SQFT, Plus ADU has 1 bedroom and 1 bathroom (418 SQFT with permits) total 1530 SQFT, new interior paint and laminate floor , nice backyard with a swimming pool. The garage area (366 SQFT) has also been converted into an un-permitted extra bedroom, but it could be easily converted back. more parking space on the side road. Buyers are responsible for completing their own research and verifying square footage and building permits. Close to schools, The home depot, Target, Fitness, Japanese ,Asian Supermarket. easy access to 10, 60 FWY, A must-see to appreciate.

Facts & Features

- Sold On 04/25/2023
 - Original List Price of \$798,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$0 (Assessor)
- Laundry: Outside
 - \$44000 Gross Scheduled Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Laminate
- Appliances: Gas Cooktop

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: 01857735
 - 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	5	0	2	Unfurnished	\$44,000	\$44,000	\$44,000

Of Units With:

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

Additional Information

- Standard sale
- 633 - Industry/La Puente/Valinda area
 - Los Angeles County
 - Parcel # 8740015012

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$849,000/\$845,000** ↓**6005 Newlin Ave • Whittier 90601****169 days on the market****2 units • \$424,500/unit • 1,750 sqft • 7,050 sqft lot • \$482.86/sqft • Built in 1938****Listing ID: PW22217330****Beverly Blvd and Pickering**

Front house, 2 separate houses on large lot close to Parks , Schools, uptown business, major freeways. Front home is 2 bed room dining room separate living room fireplace and bay window. wood floors, 1 car garage fenced yard, Cape cod design. Back house is 3 bedroom 1 full bath updated kitchen many details shows well, laundry porch 1 car detached garage, ally way, fenced yard many possibilities, Long term tenants submit your terms.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$849,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Estimated)
- Laundry: Individual Room, Outside
- \$41700 Gross Scheduled Income
- \$33812 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl, Wood
- Appliances: None
- Other Interior Features: Laminate Counters, Tile Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 6500-9999, Level
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	2	2	Unfurnished	\$41,700	\$41,700	\$55,200

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135004002

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Single Family Residence

List / Sold: \$735,000/\$720,000 ↓

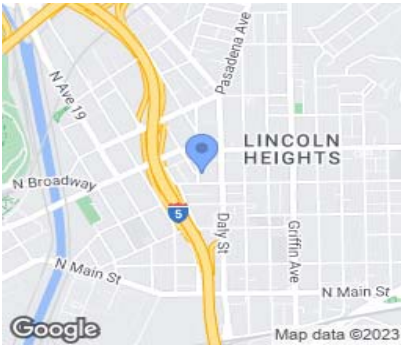
240 S Avenue 24 • Los Angeles 90031

16 days on the market

2 units • \$367,500/unit • 1,190 sqft • 2,720 sqft lot • \$605.04/sqft • Built in 1972

Listing ID: TR23040956

Broadway and Daly



This beautiful 4 bedroom, 2 bath home is located in the heart of Los Angeles, providing the perfect getaway from the hustle and bustle of downtown while still being close enough to enjoy all the action. The home has been newly upgraded with new windows, bathroom appointments, and kitchen, ensuring that it is not only beautiful but also functional and efficient. The downstairs of the home features a full kitchen and 2 large bedrooms with contemporary colors and finishes, providing ample space for relaxing and entertaining. The upstairs unit is completely separate from the downstairs and boasts 2 large bedrooms and a kitchenette, making it an ideal option for those who want to rent out one unit while living in the other. This single-family home can also be utilized as a duplex, providing even more flexibility and rental income opportunities. The addition of beautiful flower frescos painted on the block walls of the large backyard is a lovely touch that adds to the home's charm and beauty. It provides a peaceful and serene outdoor space for residents to relax and unwind after a long day or to entertain guests. The home's location in a wonderful area of Los Angeles is yet another reason why it is so attractive. Whether you're looking for great restaurants, shopping, entertainment, or outdoor activities, there is something for everyone nearby. With its spacious and modern design, flexible living options, and prime location, this beautiful 4 bedroom, 2 bath home is the perfect place to call home in the heart of Los Angeles.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$735,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: See Remarks
- \$60 (Public Records)
- Laundry: Inside, See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5204005029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR23040956

Printed: 04/30/2023 7:35:06 AM

Closed • Duplex

List / Sold: \$986,000/\$1,068,000 ↑

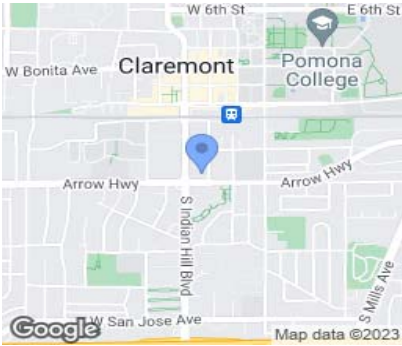
251 Olive St • Claremont 91711

22 days on the market

2 units • \$493,000/unit • 2,044 sqft • 8,483 sqft lot • \$522.50/sqft • Built in 1933

Listing ID: PF23014934

Olive St. and Arrow Highway



Amazing opportunity to own a pristine duplex near Claremont Village. Situated on a large lot, these units are currently rented. The front unit is a 2-bedroom and 1 bath with a spacious kitchen, pantry and laundry room. The rear unit is a 3-bedroom and 2-bath, large living room with fireplace open to the dining area, spacious kitchen and laundry room. 3-car detached garage separates the 2 units. The front unit has a nice open patio and the back unit has a side yard and a nice backyard. Some of the upgrades include newer A/C at the front unit, both A/C units serviced recently, newer front drain lines, meters are separate, front unit re-roofed in 2002 and much more. Within close proximity to Claremont village, eateries, shopping, schools, Metro, parks and 210/10 freeways. Don't miss this opportunity! Great investment for any buyer!

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$986,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central, Fireplace(s)
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$55200 Gross Scheduled Income
- \$46200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Laundry, Living Room, Walk-In Pantry
- Appliances: Built-In Range, Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Microwave, Range Hood, Water Heater
- Floor: Concrete, Tile
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Pantry, Stone Counters

Exterior

- Lot Features: Lawn, Sprinkler System, Walkstreet, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,200
- Insurance: \$1,512
- Electric: \$600.00
- Maintenance:
- Gas: \$2,400
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$762
- Water/Sewer: \$1,800
- Cable TV: 01812614
- Other Expense:
- Gardener:
- Other Expense Description:
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,150	\$25,800	\$25,800
2:	1	3	2	1	Unfurnished	\$2,450	\$29,400	\$29,400

Of Units With:

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

Additional Information

- Standard sale
- 683 - Claremont area
- Los Angeles County
- Parcel # 8313025021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$919,888/\$948,000 ↓

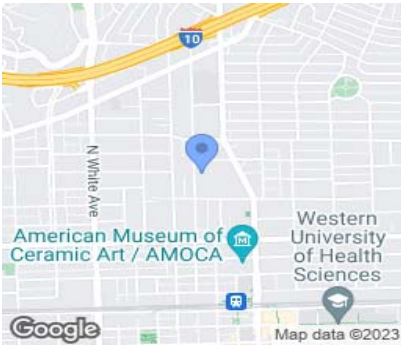
826 N Gordon St • Pomona 91768

43 days on the market

2 units • \$459,944/unit • 2,056 sqft • 13,096 sqft lot • \$461.09/sqft • Built in 1895

Listing ID: CV23012993

East of N White Ave



PRICE IMPROVEMENT!! Great opportunity is knocking!! Rare to find two homes in one lot fully remodeled located in the Wilton Heights Historic District. Conveniently located to Ganesha Park, Puddingstone Lake, Schools, Metrolink Station, Western University of Health Sciences, Cal Poly Pomona, Fairplex Fairgrounds, the Claremont Colleges, University of La Verne, Pomona's award-winning schools and Pomona Valley Trauma Center. Downtown Pomona, Shopping, Restaurants, 10, 210, 57 and 60 freeways. This is a perfect opportunity for the growing family or investors seeking to profit from the high rental demand. Huge upside potential, plenty of open space to build additional housing. This home is eligible for the City of Pomona Mills Act Historic Preservation Tax Abatement Program. 826 N Gordon features 3-bedrooms, 2-bathrooms, open floor plan, high ceilings, tons of natural light coming through the original restored wooden windows, new waterproof laminate floor throughout living space, new beautiful chandeliers and light fixtures, new recessed lights, fully renovated kitchen with stainless steel appliances, fully renovated bathrooms, standalone tube and shower, state-of-the-art tile design, new copper plumbing, new tankless water heater, new electrical panel and wiring, new roof, new attic insulation, new HVAC system, new automatic sprinkler system and many more upgrades. 832 N Gordon features 2-bedrooms 1-full bathroom, new waterproof laminate flooring throughout, fully renovated kitchen with new stainless-steel appliances, beautiful backsplash design, new electrical wiring and panel, new roof, new attic insulation, new central heating and air, new updated bathroom, new double pane windows, new recessed lights and fixtures. Both homes come equipped with washer and dryer hookups, and have its own gas, water and electric meter. Don't miss your opportunity to own a beautiful piece of history.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$949,888
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$7,790 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, See Remarks, Washer Hookup, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: 6 Burner Stove, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Tankless Water Heater
- Other Interior Features: Copper Plumbing Full, High Ceilings, In-Law Floorplan, Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Park Nearby, Rocks, Sprinkler System, Sprinklers Drip System, Sprinklers In Front, Sprinklers Timer, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Security Lights, Security System, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01982096
- 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	\$0	\$0	\$3,850
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,250

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
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8336010014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV23012993

Printed: 04/30/2023 7:35:06 AM

Closed • Duplex

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

137 E 1st St • San Dimas 91773

0 days on the market

2 units • \$475,000/unit • 1,267 sqft • 7,125 sqft lot • \$749.80/sqft • Built in 1947

Listing ID: CV23040657

East of San Dimas Avenue, North of Bonita Ave at 137 E 1st St, San Dimas.



WELL-MAINTAINED DOWNTOWN SAN DIMAS DUPLEX! Ample opportunity awaits with two detached houses; the front house (139 E 1st St) is a 2 bedroom, 1 bathroom single family residence with a full kitchen, garage and long driveway for additional parking. The living room and both bedrooms contain ceiling fans, and the bedrooms have original hardwood flooring (which is also under the carpet in the living room). The back house (137 E 1st St) is a turnkey, newly renovated 1 bedroom 3/4 bathroom unit with updated tile flooring with the appearance of hard wood, new shaker cabinets in the kitchen with upgraded stone countertops, new stainless steel stovetop and microwave, and a brand new bathroom with modern design and beautifully tiled shower. The back house was recently updated with new plumbing and freshly painted drywall, classic brick accent design and new AC wall units. Both structures enjoy newer tankless water heaters. The front house boasts a lusciously landscaped front and back yard, with a relaxing patio area, greenbelt and hedges. The back house enjoys an inviting outdoor seating area, which is shaded by century-old mature fruit-bearing avocado trees. The back house also has an outdoor storage shed and shaded parking for up to three cars. Whether you are looking for a home with a private residence for an aging parent or older child, an investor seeking financial freedom and passive income through real estate, or a first time homebuyer looking to "house-hack" by offsetting your cost of ownership with rental income, this duplex provides tremendous opportunity. Centrally located within walking distance to all that downtown San Dimas has to offer, including restaurants, shopping, Civic Center Park w/ free exercise equipment, City Hall, farmers' market, concerts in the park, etc. Known for its small town feel, excellent schools and outdoor entertainment (Raging Waters, Bonelli Park, hiking trails, etc), San Dimas is a wonderful community to call home. With very low inventory of multi-family properties on the market, do not delay!

Facts & Features

- Sold On 04/28/2023
 - Original List Price of \$950,000
 - 2 Buildings
 - 5 Total parking spaces
 - 2 Total carport spaces
 - Heating: Central, Space Heater
 - \$789 (Estimated)
- Laundry: In Garage, Inside, Stackable
 - \$49800 Gross Scheduled Income
 - \$45471 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Main Floor Bedroom, Separate Family Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,835
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$240
 - Cable TV: 00976995
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$720
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 689 - San Dimas area
 - Los Angeles County
 - Parcel # 8387017027

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV23040657

Printed: 04/30/2023 7:35:06 AM

Closed • Duplex

List / Sold: \$549,000/\$510,000 ↓

913 E 88th St • Los Angeles 90002

0 days on the market

2 units • \$274,500/unit • 1,736 sqft • 5,159 sqft lot • \$293.78/sqft • Built in 1925

Listing ID: PW23047629

North Of 92nd St, South Of Manchester Ave, East of Avalon Blvd, West of Central



Investors Delight... If you are looking to invest I have the property for you! You can live in the back unit of three bedrooms while renting the front unit. won't last long come see it.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$549,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$538 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01987375
- 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	1	1	0	Unfurnished	\$990	\$990	\$1,300
2:	1	2	2	1	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6042025015

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

List / Sold: **\$689,900/\$695,000** ↑

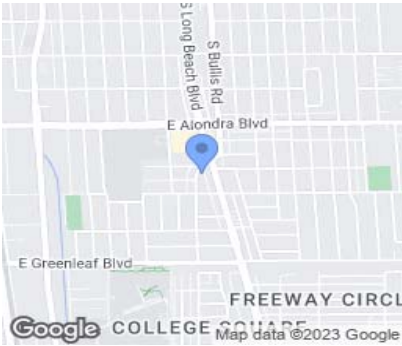
1102 S Temple Ave • **Compton 90221**

4 days on the market

2 units • **\$344,950/unit** • **1,725 sqft** • **8,030 sqft lot** • **\$402.90/sqft** • **Built in 1944**

Listing ID: IV23039971

Main streets E Alondra Blvd & S Long Beach Blvd



Duplex in Compton this property has a front unit that is a 2 Bedroom - 1 Bathroom and the back unit 3 Bedroom - 1 Bathroom with a detached 2 car garage. Both units have plenty of yard and space to fit an RV or multiple cars.

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$689,900
- 1 Buildings
- 2 Total parking spaces
- \$880 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$52000 Gross Scheduled Income
- \$25000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6164008007

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$775,000/\$760,000 ↓

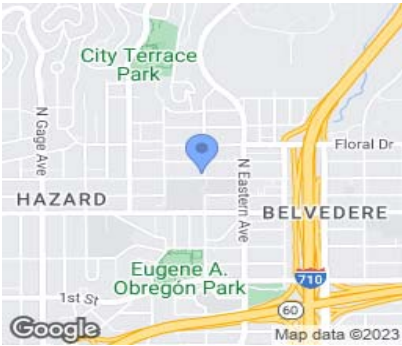
4161 Hammel St • Los Angeles 90063

11 days on the market

2 units • \$387,500/unit • 1,767 sqft • 6,294 sqft lot • \$430.11/sqft • Built in 1923

Listing ID: DW23023907

West Eastern/



GREAT PROPERTY, TWO SEPARATE HOUSES WITH A CORNER LOT 3 BEDROOM 2-BATH AND A SINGLE GARAGE CLEAN READY TO MOVE IN AND NEXT TO IT A LEGAL STORAGE ROOM THAT HAS ALREADY ALL SERVICES AND IT CAN BE CONVERTED TO ANOTHER ADU UNIT, ON THE NORTH SIDE A 2 BEDROOM 1-BATH, EACH HAS THEIR OWN WATER METER,ELECTRICAL, AND GAS METER ALSO,EACH UNIT FEATURES A PRIVATE SEPARATE YARD IDEAL FOR A OWNER OCCUPIED, WITH INCOME TO HELP WITH PAYMENT, PROPERTY IS NEAR ESTEBAN E. TORRES HIGH SCHOOL, ELA COLLEGE CAL-ESTATE UNIVERSITY, EAZY ACCESS TO 710 FREEWAY AND 60 FREEWAY, 15 MINUTES AWAY FROM DOWN TOWN LOS ANGELES. EXPLORE ALL POSSIBILTIES

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$775,000
- 2 Buildings
- 1 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup, Washer Included
- \$21000 Gross Scheduled Income
- \$15848 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01788242
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,600
2:	1	2	1	0	Unfurnished	\$1,760	\$1,760	\$2,200

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5226040025

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:
\$1,699,000/\$1,700,000 ↓

524 N San Vicente Blvd • West Hollywood 90048
2 units • \$849,500/unit • 1,799 sqft • 4,654 sqft lot • \$944.97/sqft •
Built in 1960
Just south of Melrose Avenue, on the east side of the street

94 days on the market
Listing ID: 22216501



In the heart of West Hollywood Design District!!! Just minutes away from the best Shopping, WeHo library and park, Catch restaurant, Urth Cafe, Trendy Bars and more. Front unit 524 (approx 1,066 sq ft) was remodeled not too long ago; it is a 3 bedroom, 2 bath with newer pergo flooring throughout. The open kitchen has all newer stainless steel appliances and a huge oversized tub sink. Both bathrooms have ceramic tiled walk-in showers. Washer and dryer in the unit. Rear unit 526 (approx 733 sq ft) was also remodeled not too long ago; it is a 2 bedroom and 1 bath. Washer and dryer in the unit. Both units are wonderfully private and gated with controlled access. Beautifully landscaped grounds with drought resistant specimens and outdoor patio space for outdoor entertaining. This is a must see property!!! First time on market in 20 years.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,900,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable
- Cap Rate: 3.94
- \$68952 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$18,888
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$756
- Maintenance: \$6,000
- 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	\$4,745	\$4,745	\$5,000
2:	1	2	1		Unfurnished	\$2,575	\$2,575	\$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
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337018029

Michael Lembeck

Re/Max Property Connection

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

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

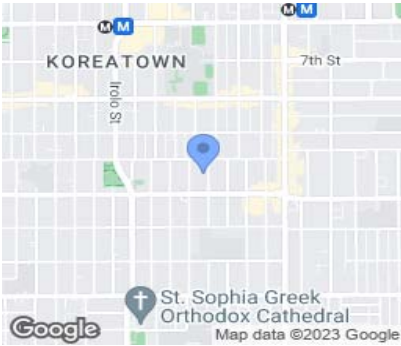
CUSTOMER FULL: Residential Income LISTING ID: 22216501

Printed: 04/30/2023 7:35:06 AM

Closed •

965 DEWEY Ave • Los Angeles 90006
2 units • \$699,000/unit • 1,772 sqft • 5,915 sqft lot • \$788.94/sqft •
Built in 1923
Olympic Blvd W - Right turn on Dewey Ave

List / Sold:
\$1,398,000/\$1,398,000
35 days on the market
Listing ID: 22150737



Non-Entitled R4-1 Zoning in the heart of highly desired prime K-Town location. Multiple new constructions going around this subject property, 2 separate houses (2 Beds 1 Bath and 1 Bed 1 Bath) in a R4 zoned lot, 965 Dewey (front unit) - 1100 living sf and 967 Dewey (back unit) - 672 living sf. Great potential for development opportunity or perfect for an owner use!! Buyer/Agent is advised to independently investigate and verify accuracy of property information with appropriate professionals. Looking for a qualified investor!!

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$1,398,000
- 2 Buildings

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02163006
 - 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	\$2,700	\$2,700	\$2,700
2:	2	1	1		Unfurnished	\$2,200	\$2,200	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5078005006

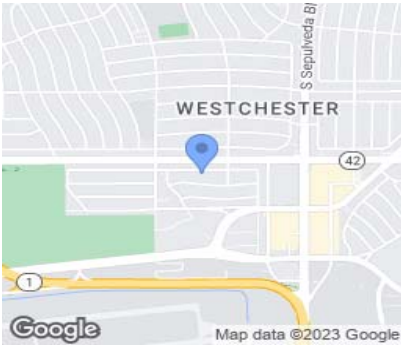
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Duplex

6504 W 86th PI • Westchester 90045
2 units • \$614,500/unit • 1,692 sqft • 6,662 sqft lot • \$709.22/sqft •
Built in 1944
Sepulveda and Manchester

List / Sold:
\$1,229,000/\$1,200,000 ↓
198 days on the market
Listing ID: SB22158689



"Amazing opportunity in a Prime location." This beautiful landscaped and well-maintained duplex is located in a highly desirable neighborhood of Westchester. Both units come with 2 bedrooms, 1 bathroom, hardwood floors, washer/dryer hookups conveniently located inside each unit. the exterior of the property is freshly painted, 2-car garage. LOCATION, LOCATION... Walking distance to Trader Joe's, CVS, Ralphs, Banks and minutes from Westchester Golf, Playa Vista, LAX, Marina Del Rey, LMU, SoFi Stadium, and easy access to the freeway. -Property being sold "As Is". One of the units have tenants on a month-to-month lease. And the other unit will be delivered vacant at the close of escrow.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$1,329,000
- 1 Buildings
- 2 Total parking spaces
- \$393 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$25302 Gross Scheduled Income
- \$23442 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: \$1,860
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$60
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,020
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	0	2	Unfurnished	\$2,109	\$25,302	\$25,302

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
- C29 - Westchester area
- Los Angeles County
- Parcel # 4122007023

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$609,000/\$609,000

1425 E 76th Pl • Los Angeles 90001

63 days on the market

2 units • \$304,500/unit • 1,531 sqft • 6,575 sqft lot • \$397.78/sqft • Built in 1940

Listing ID: SB23026802

Via E. Florence Ave. Head East on E. Florence Ave Turn right Onto Hooper Ave. Turn left onto E. 76 Place.



Income property, seeking investors!!! Back unit recently renovated, easy access to 1-110 & 1-105. Sellers highly motivated

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$609,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$1,089 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,850	\$1,650	\$2,200
2:	1	1	1	0	Unfurnished	\$1,650	\$1,850	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6021005021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: \$725,000/\$725,000

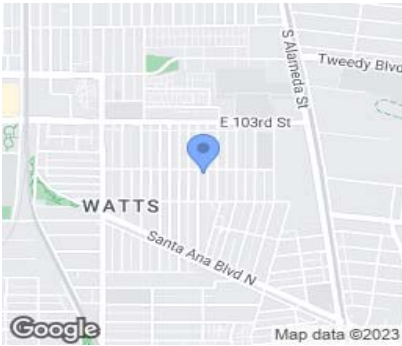
2152 E 105th St • Los Angeles 90002

77 days on the market

2 units • \$362,500/unit • 1,554 sqft • 6,501 sqft lot • \$466.54/sqft • Built in 1910

Listing ID: DW22237975

North Imperial, South Century



Beautiful property with spacious parking spaces in the back, special for first time buyers, two families or rent one for help with mortgage payment.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$725,000
- 1 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- \$605 (Assessor)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,100
- 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:	2	4	2	0	Unfurnished	\$2,000	\$24,000	\$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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6066016037

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

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

1319 E 59th Pl • Los Angeles 90001

2 days on the market

2 units • \$495,000/unit • 3,478 sqft • 6,137 sqft lot • \$284.65/sqft • Built in 2008

Listing ID: PW23042067

HOOPER AVE+59TH PL



A MUST to see this 3,478 SQFT DUPLEX for 2 families or rent one and occupied the other, each two-story home, front unit is 3 bedroom 1.5 bathrooms Dual pane windows, Tile Flooring, recessed lighting, spacious kitchen with granite counter tops, dinning room and family room, tiled porch, balcony .Back unit is 1 bedroom and ½ bathroom down stairs and 3 bedrooms and 2 bathrooms upstairs dual pane windows, tile flooring, recessed lighting, kitchen with granite counter tops, dining area and family room, central air and heat, laundry room, space to park up to 6 cars on the driveway plus 4 detached car garage .the property is conveniently situated close to freeways 10, 110, 710 and 4 miles to down town of Los Angeles, renovations finished on 03/2008 and 12/2009

Facts & Features

- Sold On 04/23/2023
- Original List Price of \$990,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,243 (Estimated)
- Laundry: Gas Dryer Hookup
- \$99600 Gross Scheduled Income
- \$76425 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sprinklers None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,175
- Electric: \$0.00
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6008024036

Michael Lembeck

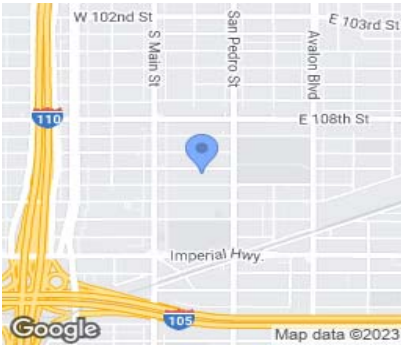
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • Duplex

208 E 110th St • Los Angeles 90061
2 units • \$500,000/unit • 3,509 sqft • 5,324 sqft lot • \$284.98/sqft •
Built in 2016
North of Imperial Highway, between S. Main and San Pedro



List / Sold:
\$1,000,000/\$1,000,000
13 days on the market
Listing ID: OC23039126

Newer construction, each unit is 5bd/3ba. Detached garage with both a double and single garage door. Long driveway with plenty of parking and fully enclosed yard. Each unit lives like an end unit townhome with one bedroom and full bath downstairs, 4 bedrooms and 2 full bathrooms upstairs along with hookups for a full-size washer/dryer with additional storage. The units have an open feel with a large living room, dining area and kitchen also downstairs. Simple landscaping and synthetic turf keep costs down and curb appeal up.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$645 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Upper Level, Washer Hookup
- \$67200 Gross Scheduled Income
- \$57200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Gas Oven, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters, Open Floorplan

Exterior

- Lot Features: Front Yard, Rectangular Lot, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)
- Fencing: Average Condition, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$12,625
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02189396
- Gardener:
- Licenses:
- Insurance: \$1,425
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$2,800	\$2,800	\$3,600
2:	1	5	3	1	Unfurnished	\$2,800	\$2,800	\$3,500

Of Units With:

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

Additional Information

- Trust sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6073015014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$240,000/\$240,000**

719 S Arizona Ave • East Los Angeles 90022
2 units • \$120,000/unit • 2,228 sqft • 6,064 sqft lot • \$107.72/sqft •
Built in 1925

51 days on the market

Listing ID: TR22257310

Arizona and Whittier Blvd



You are purchasing an UNDIVIDED ONE-THIRD INTEREST ONLY. The other 2/3 interest is NOT being offered for sale. The new buyer will have to co-own the property with the existing 2 owners. This Probate Property is "Subject to Court Confirmation" and Overbid at the Court Hearing. 10% Deposit required. Drive by only.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$240,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01985070
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$577	\$577	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5247017028

Michael Lembeck

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

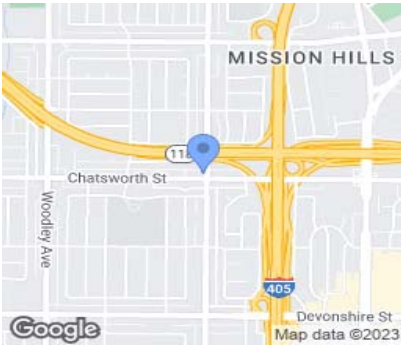
Re/Max Property Connection

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

Closed • Single Family Residence

15801 Chatsworth St • Granada Hills 91344
2 units • \$574,500/unit • 2,224 sqft • 8,371 sqft lot • \$494.60/sqft •
Built in 1955
Northwest corner of Chatsworth & Haskell

List / Sold:
\$1,149,000/\$1,100,000 ↑
22 days on the market
Listing ID: SR23040049



PLEASE DO NOT DISTURB THE TENANTS. PROPERTY WILL BE AVAILABLE FOR INSPECTION UPON ACCEPTANCE OF THE OFFER. OWNER IS NOT RESPONSBLE TO PAY ANY UTILITIES, TRASH PICK UP OR GARDENING. Main house is 4 bedrooms and 2 bathrooms and the ADU built in 2019 is 3 bedrooms and 2 bathrooms. Tenant in front house is a Section 8 tenant paying total rent of \$3,070 and rear house (ADU) tenant is paying \$3,195.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$466 (Estimated)
- Laundry: Gas Dryer Hookup, Stackable
- \$75180 Gross Scheduled Income
- \$60051 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
- Appliances: Built-In Range, Dishwasher, Gas Range, Microwave, Tankless Water Heater, Water Heater, Water Line to Refrigerator

Exterior

- Lot Features: Corner Lot, Front Yard, Level with Street, Lot 6500-9999, Level, Near Public Transit, Sprinkler System, Walkstreet, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Excellent Condition, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Lighting

Annual Expenses

- Total Operating Expense: \$13,518
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses: 0
- Insurance: \$1,055
- Maintenance: \$100
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$3,070	\$3,070	\$3,800
2:	1	3	2	0	Unfurnished	\$3,195	\$3,195	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- GH - Granada Hills area
- Los Angeles County
- Parcel # 2667017028

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

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

CUSTOMER FULL: Residential Income LISTING ID: SR23040049

Printed: 04/30/2023 7:35:07 AM

12708 Stoneacre Ave • Lynwood 90262

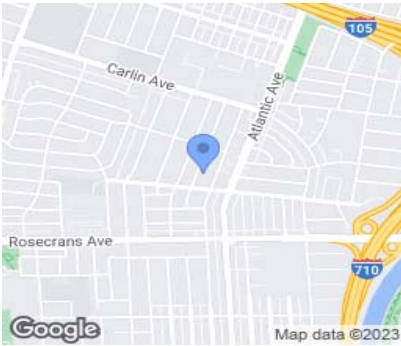
2 units • \$350,000/unit • 2,028 sqft • 11,815 sqft lot • \$345.17/sqft •

Built in 1943

18 days on the market

Listing ID: DW23031638

From Corner of Rosecrans Av and Atlantic Blvd. Go north on Atlantic Lest on MCMillan and north on Stoneacre Av



Fixer. Property located near transportation, schools, shopping centers and close access to the 710 and 105 FWYs. Great potential to increase your income if you add a Garage conversion, Accessory Dwelling Unit, Jr. ADU. The possibilities are endless; buyers to verify. Both units are fenced from each other. The back house has a wide and long driveway that may fit as many as 10 cars without counting the two car garage and the front house has room for as much as 3 cars. The back yard consists is mostly concrete slab, two orange trees one lemon tree and a large avocado tree.

Facts & Features

- Sold On 04/25/2023
 - Original List Price of \$700,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$968 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
 - \$32400 Gross Scheduled Income
 - \$27000 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Lawn,• Sewer: Public Sewer, Sewer Paid Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Near Public Transit, Patio Home, Yard

Annual Expenses

- Total Operating Expense: \$2,100
 - Electric: \$5.00
 - Gas: \$5
 - Furniture Replacement:
 - Trash: \$200
 - Cable TV: 01525721
 - Gardener:
 - Licenses:
- Insurance: \$1,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$300
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- RM - Lynwood area
 - Los Angeles County
 - Parcel # 6186024017

Michael Lembeck

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

Re/Max Property Connection

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

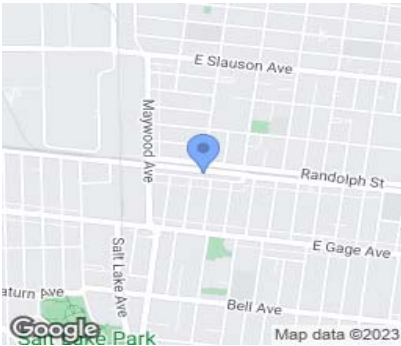
Closed • Duplex

List / Sold: \$679,000/\$679,000

3651 Randolph Pl # A • Huntington Park 90255
2 units • \$339,500/unit • 1,717 sqft • 5,966 sqft lot • \$395.46/sqft •
Built in 1950
From Loma vista N/B turn right into Randolph Pl

9 days on the market

Listing ID: RS23045384



Excellent opportunity to live in one unit and rent the other one, this duplex consist of 2 bedrooms 1 bath each with detach garages you must see to appreciate.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$679,000
- 1 Buildings
- 4 Total parking spaces
- \$821 (Assessor)
- Laundry: See Remarks
- \$40800 Gross Scheduled Income
- \$27500 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: \$13,300
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Notice Of Default sale
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6318018014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$875,000/\$847,000 ↓

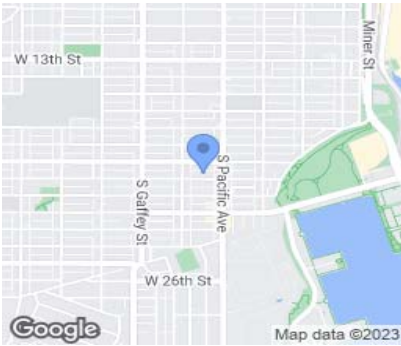
546 W 20th St • San Pedro 90731

36 days on the market

3 units • \$291,667/unit • 2,130 sqft • 5,082 sqft lot • \$397.65/sqft • Built in 1924

Listing ID: PV23012823

Between Grand Ave and Pacific Ave on 20th Street



This adorable Craftsman style 3 unit property features charming arched windows, clapboard siding and other original details that make this property a stand out and one you would be proud to own! The front building is a 1924 side-by-side duplex with one connected wall, consisting of a 1 bedroom/1 bath unit and a 2 bedroom/1 bath unit. A new roof was installed on this building in 2019. There are so many charming original features including beautiful arched windows, built-ins, and wood floors. The bedrooms are spacious with good closet space. All units have dual pane windows, updated electric service panels and more. The back unit, built in 1929, is a 2 bedroom single family home that was once an owner's unit with upgraded kitchen and bath. All units have their own laundry hookups and water heaters, and are separately metered for ALL utilities - even the water! There are two single car garages with roll-up doors/auto openers. This is a wonderful investment, as the units are upgraded with no major work needed! Located in a up and coming neighborhood just a short distance to the new West Harbor waterfront development, and just a short jaunt to the Marina. This is a great property for a first time investor or 1031 exchange!

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Individual Room
- \$55020 Gross Scheduled Income
- \$41075 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,945
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01820556
- Gardener:
- Licenses: 328
- Insurance: \$1,840
- 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	\$1,495	\$1,495	\$1,800
2:	1	1	1	1	Unfurnished	\$1,395	\$1,395	\$1,700
3:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7462018020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PV23012823

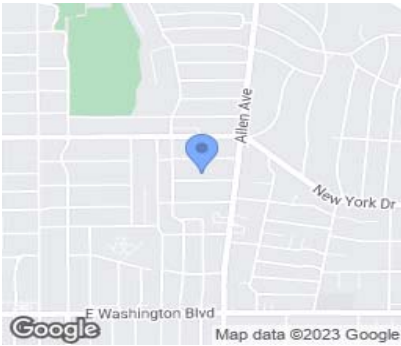
Printed: 04/30/2023 7:35:07 AM

Closed • Triplex

1761 Atchison St • Pasadena 91104

3 units • \$416,667/unit • sqft • 8,887 sqft lot • No \$/Sqft data • Built in 1958

North of Washington and West of Allen



List / Sold:
\$1,250,000/\$1,295,000 ↑

14 days on the market

Listing ID: P1-12952

Gorgeous Triplex! Amazing opportunity to invest in three separate attractive and well-maintained units on a large lot. Each unit consist of 2 bedrooms and 1 bath, laundry hook-up, and its own one car covered garage. Located in a great neighborhood in Pasadena. Conveniently located near freeways, shop, and restaurants.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- Laundry: Gas Dryer Hookup
- \$58200 Gross Scheduled Income
- \$52225 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,335
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,174
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,341
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$820
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,650	\$1,650	\$0
2:		2	1		Unfurnished		\$1,300	
3:		2	1		Unfurnished		\$1,900	
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851013014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: P1-12952

Printed: 04/30/2023 7:35:07 AM

Closed •

5850 Ernest Ave • Los Angeles 90034
3 units • \$366,667/unit • 1,902 sqft • 5,006 sqft lot • \$596.21/sqft •
Built in 1937
Ernest Ave

List / Sold:
\$1,100,000/\$1,134,000 ↓
81 days on the market
Listing ID: 23234591



Amazing investment property in the heart of Culver City! Two story triplex on a large flat lot located on a quiet culdesac near the trendy arts district! Each Unit has lots of natural light and well maintained laminate wood floors. Each unit has separate gas , electric and water meters. New Roof and renovated bathrooms installed in 2019. New painted exterior and all units have been meticulously maintained. Theres a large parking area in the back largest enough for 3 cars. Washer and dryer in lower only. This property is fully rented and close to great shops, bistros and schools. Submit all offers.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,185,000
- 1 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

- | | |
|---|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV:• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|---|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,525	\$2,800	\$1,525
2:	1	1	1		Unfurnished	\$1,119	\$2,200	\$1,119
3:	1	1	1		Unfurnished	\$1,004	\$2,200	\$1,004
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C16 - Mid Los Angeles area• Los Angeles County• Parcel # 5065019014 |
|---|---|

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

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

Closed • Triplex

List / Sold: \$1,050,000/\$930,000 ↓

547 N Harvard Blvd • Los Angeles 90004

327 days on the market

3 units • \$350,000/unit • 1,528 sqft • 7,506 sqft lot • \$608.64/sqft •
Built in 1913

Listing ID: PF22079341

West of Kingsley, East of Western, Just South of Melrose



Back on the Market since buyer didn't perform. New Year Price Reduction! Seller is Motivated! Bring Offers! Fantastic opportunity to Own a TriPlex in fast growing and appreciating area of MidWishire/Koreatown. Zoning of LAR3 with reduced parking ratio provides an excellent opportunity to build 9 condos or an apartment building for an investor or developer looking in highly sought after location in Koreatown to tear down and build on the lot as many are doing in the area. See the new condos being built across the street. Buy a nice looking triplex now and build later while maximizing on upside rental potential Or rehab and keep as a rental.You are able to increase the rents on 2 of the 3 units see unit explanations. On the property are 2 two bedroom units and a one bedroom unit. This is a low mainanence property. Tenants pay their own utilities as gas and electricity are seperately metered. There are 3 gas and 3 electric meters. Potential for growth. Rent can be maximized or move in and collect rent. Buyer to do their own investigations. Chase Bank Offering \$5,000. contribution call for details.

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Estimated)
- Laundry: Inside
- \$80400 Gross Scheduled Income
- \$75607 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,793
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance: \$1,428
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,165
- 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	\$2,400
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400
3:	1	1	1	0	Unfurnished	\$1,169	\$1,169	\$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

- Trust sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521011018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$875,000/\$875,000

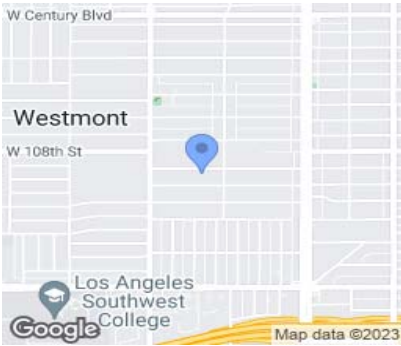
1234 W 109th St • Los Angeles 90044

22 days on the market

3 units • \$291,667/unit • 2,889 sqft • 7,971 sqft lot • \$302.87/sqft • Built in 1960

Listing ID: SB23029920

Normandie/109th Street



Welcome to our new triplex listing in the heart of Los Angeles! This immaculately maintained property comprises of three units, including a spacious 3-bedroom, 2-bathroom house with its own unique charm and character, and two 2-bedroom, 1-bathroom units at the rear. The front house has newly leased solar with low monthly payments. The 2 rear units are rented to Section 8 tenants and one Section 8 tenant renting a bedroom in front house. Plumbing and electrical updated. All utilities separately metered. Whether you're an owner-occupier seeking additional income to support your mortgage payments or an investor looking for an income-generating property, this is a rare opportunity you won't want to miss. Accessible to freeways and within a short drive to LAX, Sofi Stadium and the new Clippers arena. Property falls within County of LA. Contact us today to schedule a private showing and experience firsthand why this triplex is the perfect place to call home.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$875,000
- 3 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$58085 Gross Scheduled Income
- \$58085 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Up Slope from Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078623
- 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	2				\$3,500
2:	1	2	1	0			\$1,675	\$2,100
3:	1	2	1	0			\$1,519	\$2,100

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6076007012

Michael Lembeck

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

Re/Max Property Connection

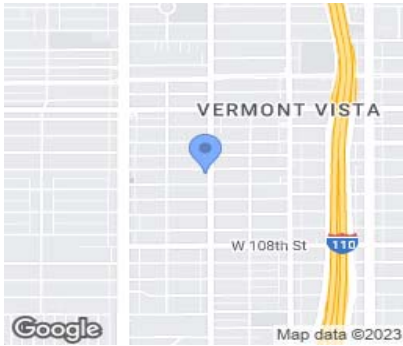
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

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

10405 S Hoover St • Los Angeles 90044
3 units • \$250,000/unit • 1,804 sqft • 6,511 sqft lot • \$415.74/sqft •
Built in 1942
On South Hoover just south of West 104th Street

32 days on the market
Listing ID: 23243547



Amazing rental location. Approved and permit paid for conversion of garage to 3 bedroom ADU. After conversion property should be performing at an approximate 8 cap rate. Please contact agent for approved ADU plans and full OM.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$800,000
- 3 Buildings
- \$39832 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$17,481
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,765	\$1,765	\$2,096
2:	1	3	1		Unfurnished	\$2,205	\$2,205	\$3,231
3:	1	1	1		Unfurnished	\$772	\$772	\$2,096
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6061013028

Michael Lembeck

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

Re/Max Property Connection

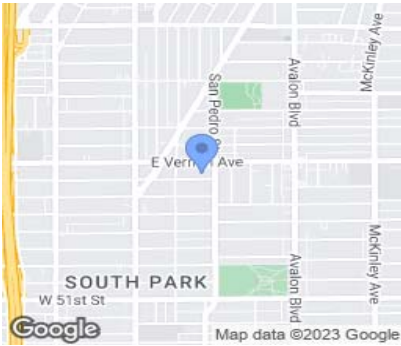
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

List / Sold: **\$820,000/\$780,000** ↑

265 E 45th St • Los Angeles 90011
3 units • \$273,333/unit • 2,051 sqft • 6,950 sqft lot • \$380.30/sqft •
Built in 1910
South of Vernon. West of San Pedro Cross Streets: San Pedro & Vernon

162 days on the market
Listing ID: RS22205325



Cash Flowing Triplex with Long-Term Tenants! Centrally located near Downtown Los Angeles in a desirable rental area of South Park, this three-unit property offers investors a unique opportunity for a potentially huge upside in rental increases. Two VACANT Recently renovated two bedrooms 1 bath unit featured with new kitchen, new bathroom, new windows, new flooring and new paint. those two renovated units will be delivered vacant, The one bedroom unit to be delivered with tenant. All units feature tons of natural light, a neutral color scheme, a sizeable living room, and an eat-in kitchen with ample cabinetry and solid surface countertops. In addition to the 2-car carport parking, the double-wide driveway provides easy access, as well as parking options for guests. Other features: gated parking, separate gas meters, separate electric meters, storage throughout, only steps from grocery stores, fast food choices, restaurants, South Park Recreation Center, and gas stations, quick 10-minute drive from Downtown Los Angeles, close to shopping, I-110, schools, and entertainment, and so much more! Ideal for savvy investors looking to add cash flowing assets to their portfolio.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$720,000
- 2 Buildings
- 2 Total parking spaces
- \$452 (Estimated)
- Laundry: In Kitchen
- Cap Rate: 7.3
- \$68940 Gross Scheduled Income
- \$54840 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Flag Lot, Level, Paved, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,100
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897784
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	1	1	1	Unfurnished	\$945	\$945	\$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 sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5109011054

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$630,000/\$560,000** ↓

5871 Bonsallo Ave • Los Angeles 90044

48 days on the market

3 units • \$210,000/unit • 2,275 sqft • 5,201 sqft lot • \$246.15/sqft • Built in 1923

Listing ID: 23240113

East of Vermont. South of Slauson



Westside Triplex. Front unit is a detached home with 1 bedroom 1 bath plus bonus room. The rear is a two story duplex with 1 unit upstairs and the other downstairs. The duplex has 2 bedrooms 1 bath each. Long time owners with long term tenants. Property is being sold in its as is present condition. Absolutely no FHA or VA. Sellers will not do any repairs and prefer all cash. Please do not disturb occupants. Offer subject to interior inspection.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$630,000
- 2 Buildings
- 3 Total parking spaces
- 0 Total carport spaces
- \$22848 Net Operating Income

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,712
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$750	\$750	\$1,600
2:	1	2	1		Unfurnished	\$905	\$905	\$2,100
3:	1	2	1		Unfurnished	\$725	\$725	\$2,100
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6004032025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold: \$499,000/\$575,000 ↑

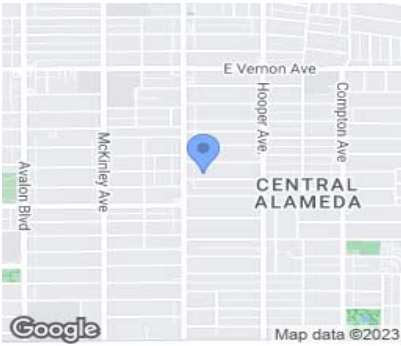
1141 E 50th St • Los Angeles 90011

39 days on the market

3 units • \$166,333/unit • 1,430 sqft • 5,398 sqft lot • \$402.10/sqft • Built in 1924

Listing ID: RS23023637

n/a



Great Investment opportunity. Triplex Perfect to Live in the front and rent the back or rent all three units! Minutes away from DTLA, USC,...Centrally Located to Restaurants, Entertainment, and public transportation. Gated, DO NOT DISTURB TENANTS...all rents are accurate...DRIVE BY ONLY..subject to interior inspection. This property is great to add to your portfolio! Buyer to verify square footage of building.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$499,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$321 (Estimated)
- 3 electric meters available
- 3 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: 01811455
- 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	\$1,395	\$1,395	\$3,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,900
3:	1	1	1	0	Unfurnished	\$0	\$0	\$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 sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5107026025

Michael Lembeck

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

Re/Max Property Connection

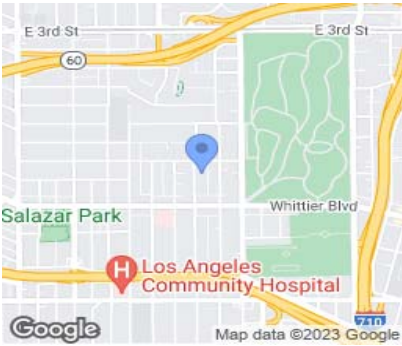
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

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

720 S Record Ave • East Los Angeles 90023
3 units • \$208,333/unit • 1,995 sqft • 8,954 sqft lot • \$313.28/sqft •
Built in 1929
North Whittier Blvd

22 days on the market
Listing ID: MB19271515



Attention investors, builders add value, owner occupied! 3 separate houses on a large 8954 sqft lot. Property is in need of TLC. Near Downtown LA, Arts District, 5/10/60/710/105 fwys

Facts & Features

- Sold On 04/27/2023
 - Original List Price of \$625,000
 - 3 Buildings
 - 0 Total parking spaces
- Laundry: See Remarks
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,050	\$1,050	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5239021014

Michael Lembeck

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

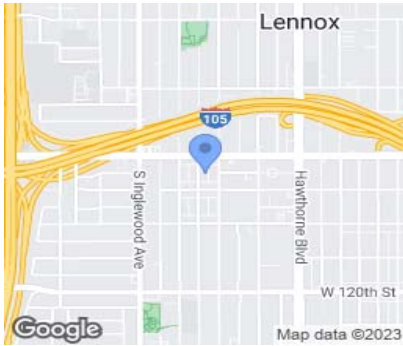
Re/Max Property Connection

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

Closed •

11506 Truro Ave • Hawthorne 90250
4 units • \$418,750/unit • 4,810 sqft • 5,649 sqft lot • \$320.17/sqft •
Built in 1963
S. Truro Ave & Imperial Highway

List / Sold:
\$1,675,000/\$1,540,000 ↓
41 days on the market
Listing ID: 23247047



We are pleased to present this "one of a kind" 4 unit property in Hawthorne. The property is fully renovated from the inside-out. The property boasts fully renovated interior units, new exterior paint and modern landscape and facade and all electrical/plumbing recently worked on. This is PERFECT for an owner user as one of the 2 bedroom units will be delivered tenant-free and move in ready. Additionally this is a perfect investment for an investor looking for strong cash flow as the vacant two bedroom has an identical unit that was recently rented out . The seller would consider leasing out in escrow if an investor preferred the unit leased. Located in the highly desirable area conveniently located to freeway access for commuters and next to dining and shopping.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$1,675,000
- 1 Buildings
- 4 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 5.15
- \$86260 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$41,120
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- 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	\$2,995	\$2,995	\$334,400
2:	1	2	1		Unfurnished	\$2,595	\$2,595	\$2,650
3:	1	2	1		Unfurnished	\$2,595	\$2,595	\$2,650
4:	1	2	1		Unfurnished	\$2,330	\$2,330	\$2,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4044007015

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed •

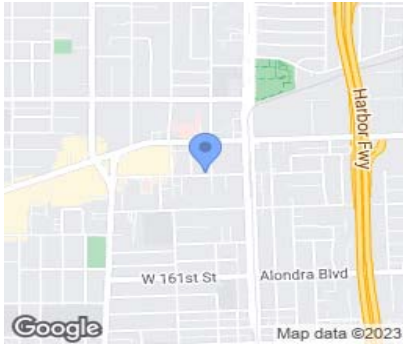
List / Sold:
\$1,495,000/\$1,510,000 ↑

24 days on the market

Listing ID: 23248449

15413 S Berendo Ave • Gardena 90247
4 units • \$373,750/unit • 5,064 sqft • 9,187 sqft lot • \$298.18/sqft •
Built in 1989

South of Redondo Beach Boulevard, West of Vermont Avenue, East of South Normandie Avenue, North of 155th Street



Call for Offers - Offers Due by Wednesday, March 29, 2023 | Highly Desirable Gardena Location - One Block South of Redondo Beach Boulevard | Residential Asset - Perfect Owner-User Opportunity | 1989 Construction | Tremendous Value-Add Opportunity - Approximately 62% in Rental Upside | 6.51% Pro-Forma CAP Rate & 11.23 Pro-Forma GRM | Individual Hot Water Heaters for Each Unit, Three of Which Are Brand New | 5,064-Square Foot Building on a Large 9,187-Square Foot Corner Lot | Desirable Opportunity to Add an ADU (Accessory Dwelling Unit) | Outstanding Unit Mix of Spacious 2-Bedroom & 3-Bedroom Units | Front 3-Bedroom/2.5-Bathroom Townhouse Unit with Washer/Dryer Hook-Ups, Fireplace & Two-Car Garage with Direct Access | 2-Bedroom/1.5-Bathroom Townhouse Unit with Private Yard & Two-Car Garage with Direct Access | On-Site Laundry Facility & Total of Seven Garage Parking Spaces | Located a Half-Mile from the Pacific Square Shopping Center

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$1,495,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: Community, In Garage
- Cap Rate: 3.23
- \$48329 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,925	\$1,925	\$3,400
2:	1	2	2		Unfurnished	\$1,460	\$1,460	\$2,450
3:	1	2	2		Unfurnished	\$1,410	\$1,410	\$2,550
4:	1	2	1		Unfurnished	\$2,050	\$2,050	\$2,695
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113036047

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Closed •

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

1043 Island Ave • Wilmington 90744

35 days on the market

4 units • \$193,750/unit • 2,192 sqft • 7,111 sqft lot • \$349.00/sqft • Built in 1923

Listing ID: 23245365

North of Anaheim St, West of Avalon Blvd



We are pleased to present this 4 unit apartment community located in the heart of Wilmington. The offering consists of four 1 bedroom units. One unit will be delivered vacant at close of escrow allowing for an ideal owner-user opportunity. Two units includes washer/dryer hookups. In total, the buildings sit on a 7,111 sq ft lot and feature 3 open parking spaces. Offered at \$193k/unit, this opportunity allows an astute investor to add value to the property as tenants turnover. The property has strong day 1 income operating at a 4.69% Cap Rate & 13.21 GRM. There is rental upside potential to a 7.55% Pro-Forma Cap Rate & 9.50 Pro-Forma GRM. This property is a part of a 8 building portfolio ranging from apartments, commercial, mixed use and a hotel. Each property in the portfolio is being offered individually or can be bought together! Each building in the portfolio is less than a mile away from each other and most are within a few blocks of each other.

Facts & Features

- Sold On 04/28/2023
 - Original List Price of \$775,000
 - 3 Buildings
 - 3 Total parking spaces
- Cap Rate: 4.69
 - \$36310 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,615
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,025	\$1,025	\$1,650
2:	1	1	1		Unfurnished	\$841	\$841	\$1,650
3:	1	1	1		Unfurnished	\$1,750	\$1,750	\$1,750
4:	1	1	1		Unfurnished	\$1,275	\$1,275	\$1,750
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
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7420025010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 23245365

Printed: 04/30/2023 7:35:07 AM

Closed • **Quadruplex**

541 Elm Ave • Inglewood 90301
4 units • \$400,000/unit • 3,044 sqft • 7,419 sqft lot • \$525.62/sqft •
Built in 1930
oak st

List / Sold:
\$1,600,000/\$1,600,000
56 days on the market
Listing ID: SR23009614



Facts & Features

- Sold On 04/25/2023
- Original List Price of \$1,600,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Central
- \$1,007 (Estimated)
- \$94800 Gross Scheduled Income
- \$69800 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 02020813
- Gardener:
- Licenses:
- Insurance: \$8,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	5	4	3	Unfurnished	\$7,900	\$7,900	\$7,900

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4022010014

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$3,775,000/\$3,775,000

9 days on the market

Listing ID: 23251183

2207 Ocean Front Walk • Venice 90291
4 units • \$943,750/unit • 2,948 sqft • 3,150 sqft lot • \$1280.53/sqft •
Built in 1970

On Ocean Front Walk at Speedway and South Venice Blvd. Between North Venice Blvd and West Washington Blvd.



Prime 4 UNIT Beachfront property with Spectacular Ocean Views! Located exactly on the walkway in world-renowned Venice Beach area of vibrant Silicon Beach. Large Roof-top Decks on 2 units have unobstructed Pacific Ocean Views. Coveted beach neighborhood parking spaces - 4 secure parking spaces + 1 tandem space. All units have a storage space. Individually metered units. Mostly electric building. Gas for 2 units with fireplaces plus the common laundry. Great Investment and/or Luxurious Place to Live! See Offering Memorandum for more details and information. See inside with accepted offer. PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$3,775,000
- 1 Buildings
- Cap Rate: 3.27
- \$123256 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$63,704
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00860625
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2		Unfurnished	\$4,768	\$9,535	\$13,000
2:	2	1	1		Unfurnished	\$3,000	\$6,000	\$7,500
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
- C11 - Venice area
- Los Angeles County
- Parcel # 4226015002

Michael Lembeck

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

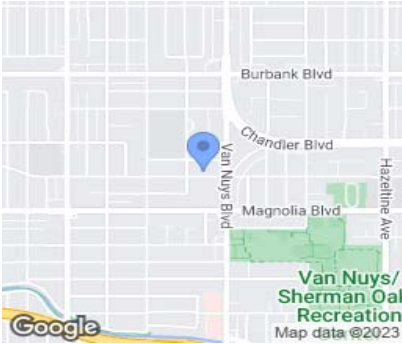
Re/Max Property Connection

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

Closed •

14535 Weddington St • Sherman Oaks 91411
4 units • \$374,750/unit • 2,556 sqft • 6,887 sqft lot • \$520.34/sqft •
Built in 1955
North of Ventura Blvd. East of Van Nuys Blvd.

List / Sold:
\$1,499,000/\$1,330,000 ↓
43 days on the market
Listing ID: 23239125



Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$8,972
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,350
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,672
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Furnished	\$1,600	\$19,200	\$19,200
2:	1	1	1		Furnished	\$1,300	\$15,600	\$15,600
3:	1	1	1		Furnished	\$1,300	\$15,600	\$15,600
4:	1	1	1		Unfurnished	\$0	\$0	\$20,000
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
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2249005017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,199,000/\$805,000** ↓

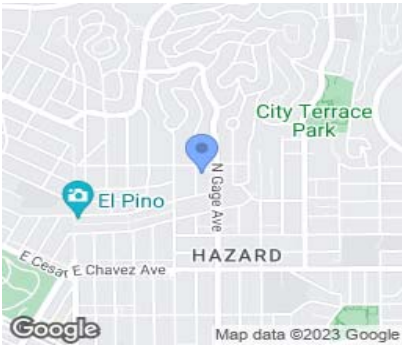
810 N Eastman Ave • Los Angeles 90063

19 days on the market

5 units • \$239,800/unit • sqft • 7,408 sqft lot • No \$/Sqft data •
Built in 1946

Listing ID: 230002694SD

Google CrossStreet: Blanchard St



This property is a 5 unit multifamily in East Los Angeles. The property features a main front house (3bed/2 Bath), 2 (2bed/1bath), and 2 Studio Units. The property is currently 100% occupied and generates great cash flow. All units have tankless water heaters, there are separate gas meters, and 3 electrical meters. Close proximity to downtown Los Angeles, 10 & 710 Fwys.

Facts & Features

- Sold On 04/25/2023
- Original List Price of \$1,199,000
- 3 Buildings
- Levels: Multi/Split
- Cap Rate: 0

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2				\$2,200		
2:	2	1				\$1,125		
3:	2	1				\$1,200		
4:	1	1				\$900		

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 0
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 0
- Refrigerator: 5
- Wall AC:

Additional Information

- Los Angeles County
- Parcel # 5230009003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

11026 Crenshaw Blvd • Inglewood 90303
5 units • \$230,000/unit • 3,913 sqft • 2,905 sqft lot • \$293.89/sqft •
Built in 1956
Crenshaw/ S of 108th

List / Sold:
\$1,150,000/\$1,150,000 ↓
118 days on the market
Listing ID: 22222915



Opportunity knocks at a great price for this 5 unit building in a premium location of Inglewood. Two, 2 bedroom units, three, 1 bedroom units all spacious and maintained. The building offers secured entry, boasts a private garage and on-site paid laundry for additional income. A short bike ride to SOFI stadium, LA Stadium and Entertainment District at Hollywood Park, and ONLY 1 MILE to SpaceX. Conveniently located near the 105, 110 405 freeways, LAX, 15 minutes to the ocean. This property has the potential to be a cash cow with over \$120,000 GOI! All tenants are month to month and ++Owner pays gas and electric for laundry/common area. Seller will be completing a 1031 exchange at no cost to the buyer. Gross Operating income reflected is assuming the 1 bedroom unit under eviction, is re rented by the buyer at \$1895.Broker and agents do not represent or guarantee the accuracy of the square footage, condition, income, expenses, rent projections, bedroom/ bathroom count, ;lot size or lot lines/ dimensions, permitted or non-permitted spaces, or school eligibility. Buyer is advised to independently verify the accuracy of all information with appropriate professionals. Square footage is estimated, there are no warranties or guarantees, buyer to rely solely on his/her own findings. Offer STI required to walk through the property.

Facts & Features

- Sold On 04/26/2023
- Original List Price of \$1,299,999
- 1 Buildings
- Heating: Wall Furnace
- Cap Rate: 6
- \$67525 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,995
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01925376
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	1		Unfurnished	\$1,210	\$1,210	\$2,200
3:	1	2	1		Unfurnished	\$1,242	\$1,242	\$1,895
4:	1	1	1		Unfurnished	\$1,242	\$1,242	\$1,895
5:	1	1	1		Unfurnished	\$0	\$0	\$1,895
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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4029030028

Michael Lembeck

Re/Max Property Connection

Closed • Apartment

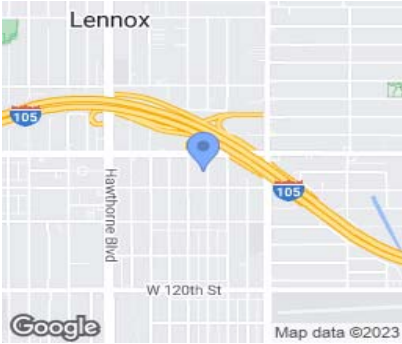
List / Sold:
\$1,800,000/\$1,773,300 ↓

66 days on the market

11449 Menlo Ave • Hawthorne 90250
5 units • \$360,000/unit • 6,081 sqft • 6,953 sqft lot • \$291.61/sqft •
Built in 1987

Listing ID: SB22256823

Off the 105 Freeway and exit south on Hawthorne Blvd and east on Imperial Hwy, South on Menlo Ave



Great 1980's construction 5 unit apartment building located in the City of Hawthorne! This building is conveniently located off the 105 freeway, near Sofi stadium, SpaceX, LAX and a 10 minute drive to the beach! Don't miss out on this opportunity! Building will be sold in AS-IS condition.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Three Or More
- 11 Total parking spaces
- 11 Total carport spaces
- Heating: Wall Furnace
- \$1,689 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.54
- \$124082 Gross Scheduled Income
- \$81687 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,396
- Electric: \$670.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$3,928
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,292
- Maintenance: \$4,000
- Workman's Comp:
- Professional Management: 4963
- Water/Sewer: \$2,495
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,960	\$2,960	\$3,150
2:	1	2	2	2	Unfurnished	\$1,930	\$1,930	\$2,100
3:	1	2	2	2	Unfurnished	\$1,930	\$1,930	\$2,100
4:	1	2	2	2	Unfurnished	\$1,930	\$1,930	\$2,100
5:	1	2	2	2	Unfurnished	\$1,830	\$1,830	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047005018

Michael Lembeck

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

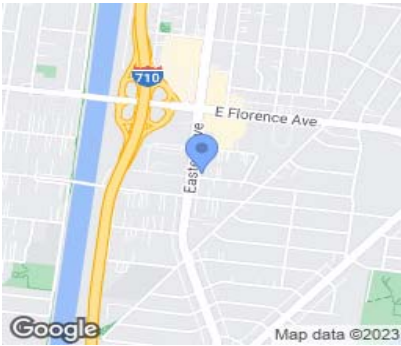
Re/Max Property Connection

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

Closed • Apartment

5715 Priory St • Bell Gardens 90201
5 units • \$224,000/unit • 2,916 sqft • 12,027 sqft lot • \$356.31/sqft •
Built in 1922
Priory St. and Eastern Ave.

List / Sold:
\$1,120,000/\$1,039,000 ↓
16 days on the market
Listing ID: PW23022526



5715 Priory St is an excellent 5-Unit investment opportunity in the city of Bell Gardens situated on an oversized 12,000+ sqft lot and comprised of three single-story buildings in a garden-like setting. The property has wonderful curb appeal with newly painted exteriors, private porches and open green areas between each building. The front unit features a large fenced-in yard, providing valuable additional space and a potential opportunity for further development. In addition, there is gated parking for 7 vehicles as well as a currently underutilized stand-alone garage structure with three single-car garages providing even more income potential. This property benefits from an extremely low vacancy rate, stable rents and an attractive central location with a consistently high demand for rentals. Each unit is individually metered for electricity and gas, keeping ongoing expenses low. Don't miss this amazing value-add opportunity to take an already successful investment and maximize it to its full potential.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$1,120,000
- 3 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Cap Rate: 5.01
- \$80400 Gross Scheduled Income
- \$74300 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Near Public Transit
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500
4:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,750
5:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,750

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6227009031

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

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

Mission Viejo, 92691

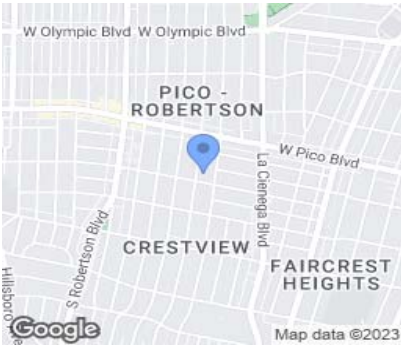
CUSTOMER FULL: Residential Income LISTING ID: PW23022526

Printed: 04/30/2023 7:35:07 AM

Closed • Apartment

1470 S Sherbourne Dr • Los Angeles 90035
6 units • \$395,833/unit • 5,645 sqft • 6,501 sqft lot • \$400.35/sqft •
Built in 1955
South of W Pico Blvd and West of La Cienaga Blvd

List / Sold:
\$2,375,000/\$2,260,000 ↓
34 days on the market
Listing ID: PW23038866



1470 S. Sherbourne Drive is a 6 Unit apartment property in the Pico-Robertson neighborhood of LA. Comprised of (3) 1-Bedroom/1-Bathroom, (1) 2 Bedroom/1-Bathroom, (1) 2-Bedroom/2-Bathroom, and (1) 3-Bedroom/2-Bathroom units, residents enjoy carport parking, additional storage space, and on-site laundry. The property is located in a residential area, consisting of single family homes and small apartment buildings. With a WalkScore ® of 85, residents can walk to a number of restaurants and retail shops.

Facts & Features

- Sold On 04/27/2023
- Original List Price of \$2,375,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- \$0 (Other)
- Laundry: Community
- Cap Rate: 4.1
- \$158793 Gross Scheduled Income
- \$96106 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$57,923
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02173137
- Gardener:
- Licenses:
- Insurance: \$3,387
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$3,771	\$3,771	\$7,050
2:	1	2	1	0	Unfurnished	\$2,295	\$2,295	\$2,695
3:	1	2	2	0	Unfurnished	\$2,295	\$2,295	\$2,895
4:	1	3	2	0	Unfurnished	\$3,095	\$3,095	\$3,495

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 4303019022

Michael Lembeck

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

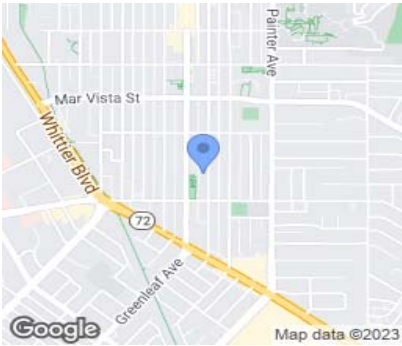
Re/Max Property Connection

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

Closed • Apartment

7913 Bright Ave • Whittier 90602
7 units • \$300,000/unit • 5,554 sqft • 7,700 sqft lot • \$324.09/sqft •
Built in 1963
from whittier blvd go north on bright

List / Sold:
\$2,100,000/\$1,800,000 ↓
24 days on the market
Listing ID: AR23042850



We are pleased to offer 7913 Bright Avenue, a seven(7) unit multifamily apartment building located in the highly desirable city of Whittier. This asset is comprised of two separate buildings boasting 5,554 total square feet, on a large 7,700 square foot lot. Each unit is separately metered for gas and electricity. The property features a private security gate and brick wall surrounding the property. Each unit has an individual 1-car garage and access to the shared laundry room. The unit mix consists of four(4) 2bedroom+1bathroom units, two(2) 1bedroom+1bathroom units, and one(1) studio unit. The spacious unit sizes allow for a new property owner to acquire this valuable asset and increase the rental income by approximately +/-46% and increase the property value significantly.

Facts & Features

- Sold On 04/28/2023
- Original List Price of \$2,100,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: See Remarks
- \$2,561 (Estimated)
- Laundry: Community, Individual Room
- \$121795 Gross Scheduled Income
- \$80155 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre
- Security Features: Gated Community
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,986
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- 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	2	1	1	Unfurnished	\$1,613	\$1,613	\$2,300
2:	1	2	1	1	Unfurnished	\$1,613	\$1,613	\$2,300
3:	1	1	1	1	Unfurnished	\$1,320	\$1,320	\$1,850
4:	1	1	1	1	Unfurnished	\$1,313	\$1,313	\$1,850
5:	1	2	1	1	Unfurnished	\$1,613	\$1,613	\$2,300
6:	1	2	1	1	Unfurnished	\$1,672	\$1,672	\$2,300
7:	1	0	1	1	Unfurnished	\$806	\$806	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141029002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR23042850

Printed: 04/30/2023 7:35:07 AM

Closed • Commercial/Residential

208 E Imperial Ave • El Segundo 90245
9 units • \$500,000/unit • 10,380 sqft • 10,360 sqft lot • \$399.81/sqft •
Built in 1986
Imperial Hwy & Main St

List / Sold:
\$4,500,000/\$4,150,000 ↓
28 days on the market
Listing ID: CV23027787



Facts & Features

- Sold On 04/25/2023
- Original List Price of \$4,500,000
- 1 Buildings
- 0 Total parking spaces
- \$99,999 (Unknown)
- Laundry: Common Area
- \$248520 Gross Scheduled Income
- \$120911 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$120,165
- Electric: \$753.00
- Gas: \$702
- Furniture Replacement:
- Trash: \$5,120
- Cable TV: 01238307
- Gardener:
- Licenses:
- Insurance: \$3,713
- Maintenance:
- Workman's Comp:
- Professional Management: 14912
- Water/Sewer: \$3,852
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$2,295
2:	8	2	2	0	Unfurnished	\$2,416	\$19,335	\$22,360

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4132020011

Michael Lembeck

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

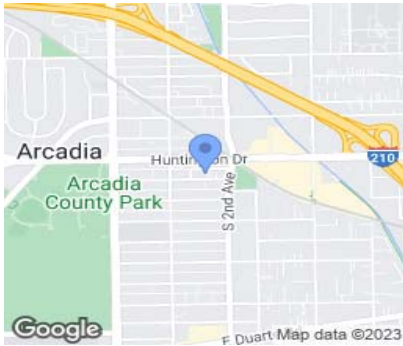
Re/Max Property Connection

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

Closed •

143 Alta St • Arcadia 91006
10 units • \$590,000/unit • 12,306 sqft • 15,954 sqft lot • \$495.69/sqft •
Built in 1987
North on 1st Ave, East on Alta St

List / Sold:
\$5,900,000/\$6,100,000 ↑
12 days on the market
Listing ID: 23248245



We are pleased to present for sale this 10 unit condo style apartment building in prime Arcadia. Offered for the first time ever on the market by the original owner/developer of the property, this is an extremely rare opportunity for an investor to acquire a 1987 construction quality asset in a thriving rental market. Situated on a 15,954 square foot lot, the buildings are approximately 12,306 square feet and feature a unit mix of six 3 bedroom 2.5 bath units and four 2 bedroom 2 bath units. The property is extremely well parked with a total of 25 parking spaces: (10) 2 car garages and 5 additional open parking spaces. All units are two-story townhouse style with central a/c and heat, dishwashers, individual washer/dryer hookups and separate meters for gas and electricity. The roofs were replaced in 2022 and each unit has its own balcony. Select units have been upgraded with wood flooring and countertops. The front and back units of each building have multiple balconies and there are two spacious storage rooms located at the rear of the property.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$5,900,000
- 2 Buildings
- 23 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Cap Rate: 2.4
- \$141782 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$97,653
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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:	6	3	2		Unfurnished	\$2,145	\$12,870	\$19,200
2:	4	2	2		Unfurnished	\$1,925	\$7,700	\$10,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5773014039

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23248245

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Closed •

List / Sold:

\$6,495,000/\$5,200,000 ↓

108 days on the market

Listing ID: 22221053

814 3rd St • Santa Monica 90403
14 units • \$463,929/unit • 7,646 sqft • 15,011 sqft lot • \$680.09/sqft •
Built in 1908

South of Montana Avenue, North of Wilshire Boulevard, and three blocks from Ocean Avenue



Listed with 820 3rd St (APN: 4292-024-004). 814 & 820 3rd Street, a 14-unit opportunity located in prime Santa Monica, one of the most sought-after cities in Southern California. Originally constructed in 1908 and 1940, the Property consists of two single-story bungalow style structures and one two-story building situated on two contiguous lots totaling over 15,000 square feet of land. 814 3rd St is comprised of 9 units with 5 studios and 4 (1+1) units. 820 3rd St features a unit mix of 5 (1+1) units. Rare opportunity for an investor to enter a high-demand rental market with the potential to significantly increase value by renovating units and stabilizing the property. 8 out of the 14 units will be DELIVERED VACANT, providing the opportunity for an investor to immediately upgrade the units and capture market rents. The property is separately metered for electricity and gas and is equipped with 9 garages for tenant parking. Each unit includes their own washer and dryer or laundry hook ups. Through a systemic renovation program, a savvy investor will have the opportunity to capitalize on the rental upside. Additionally, the properties are zoned R3 (medium density residential), offering future development potential (buyer to confirm). The Property is positioned in the highly coveted Wilshire Montana neighborhood of prime Santa Monica. Tenants enjoy being within walking distance to Montana Avenue and only three blocks from the beach. The Property is conveniently surrounded by nearby amenities including critically acclaimed restaurants, trendy bars, shopping, hotels, entertainment venues, and notable destinations including the Montana Ave shops, Downtown Santa Monica, 3rd Street Promenade, and The Santa Monica Pier. Further, the Property is situated among the major Silicon Beach and Culver City employment hubs. 814 & 320 3rd Street presents investors with the rare opportunity to acquire an ideally located, pride of ownership apartment building with significant upside and future development potential.

Facts & Features

- Sold On 04/24/2023
- Original List Price of \$6,495,000
- 2 Buildings
- Laundry: Washer Included
- Cap Rate: 3.54
- \$230109 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$132,635
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	0	1		Unfurnished	\$2,800	\$14,000	\$14,000
2:	9	1	1		Unfurnished	\$3,300	\$17,164	\$29,700
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
- C14 - Santa Monica area

- Rent Controlled

- Los Angeles County
- Parcel # 4292024003

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

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

CUSTOMER FULL: Residential Income LISTING ID: 22221053

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