

3242 Lewis Ave, Signal Hill 90755

STATUS: Closed

LIST/CLOSE:

\$1,245,000/\$1,249,000 ↑

Major cross streets are California and Spring.



SQFT: 2,707
LOT(src): 0.1467/6,389 (A)
PARKING SPACES: 6
YEAR BLT(src): 1932 (ASR)
DOM / CDOM: 28/28
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: PW22046166
B TRACT / MODEL: Signal Hill (SH)
VIEW: Yes
POOL / SPA: No/No
AREA: 8 - Signal Hill

PRICE PER SQFT: \$461.40
ORIGINAL \$: \$1,285,000
STORIES: Two
GSI: \$70,800
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 02/22/22

PURCHASE CONTRACT: 04/06/22

CLOSE DATE: 04/25/22

CLOSE PRICE: \$1,249,000

CONCESSIONS: \$0

TERMS: 1031 Exchange

Price reduced!! Welcome home to your very own Duplex located in a desirable treelined neighborhood of North Signal Hill. The Cape Cod-style home greets you with a large porch that looks out into the quiet community. When entering this open concept home, you will notice the luxury vinyl floors that flow with natural light that streams in from all the new windows. The living room has a warm feel with the compliment of a fireplace. Moving into the open kitchen, you will see the new quartz countertops, new appliances, and a new backsplash. The downstairs has plenty of space to entertain guests or cozy up to a fireplace. Pride of ownership upgrades have been made all around the home, giving it a manicured feel. As you move upstairs, you will notice the three large bedrooms that contain plenty of space for all your needs. Some perks of the front home are the attached two-car garage with a new sub-panel, two 220V plugs for charging electric vehicles or Kilns for pottery, new tile flooring in the bathrooms, new ac/heat, washer and dryer connection, and a private fenced backyard. The separate back house has its own entranceway, parking area, and plenty of privacy. This home has two bedrooms, 1 den-like room that can easily be a 3rd room, and one bathroom. Located behind the back house is an area for the washer and dryer. In between the homes is a beautiful backyard area with a storage shed. The home is located close to shopping, dining, and close to the freeway without the noise. This home is a great opportunity, don't miss out.

CUSTOMER SHORT: Residential Income ML#: PW22046166

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

16907 Brighton Ave, Gardena 90247

STATUS: Closed

LIST/CLOSE:

\$850,000/\$870,000 ↑

1 Parcel South of W 169th St



SQFT: 1,650
LOT(src): 0.1148/5,001 (A)
PARKING SPACES: 0
YEAR BLT(src): 1961 (ASR)
DOM / CDOM: 15/15
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: SB22041854
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 119 - Central Gardena

PRICE PER SQFT: \$527.27
ORIGINAL \$: \$850,000
STORIES:
GSI: \$42,000
OP EXPENSE: \$15,905
NET INCOME: \$24,835

LIST DATE: 03/04/22

PURCHASE CONTRACT: 03/25/22

CLOSE DATE: 04/26/22

CLOSE PRICE: \$870,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

16907 Brighton Ave is a well-positioned 2-Unit building Gardena. Built in 1961, the 1,650 SF building sits on a 5,001 SF lot, and features (1) 2-Bed/1-Bath. Currently sitting at a 2.92% cap rate, there is incredible upside potential of a 4.91% pro forma cap rate. Given the ideal location in a high-growth city and consistent income of over \$3,500/mo, this is a great opportunity to own a quality asset for any Los Angeles CRE investor.

CUSTOMER SHORT:Residential Income ML#: SB22041854

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

24443 Madison St, Torrance 90505

STATUS: Closed

LIST/CLOSE:

\$1,399,999/\$1,250,000 ↓

Pacific Coast Hwy / Maidson



SQFT: **2,330**
LOT(src): **0.1087/4,737 (A)**
PARKING SPACES: **6**
YEAR BLT(src): **1925 (ASR)**
DOM / CDOM: **18/18**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **CV22051147**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA:**No/No**
AREA: **125 - Walteria**

PRICE PER SQFT: **\$536.48**
ORIGINAL \$: **\$1,399,999**
STORIES:
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/15/22**

CLOSE DATE: **04/28/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **04/02/22** CLOSE PRICE: **\$1,250,000**

TERMS: **Submit**

Fantastic opportunity to own two homes in sought after Walteria area of Torrance! This lovely Duplex offers a bungalow style home in the front with 2 bedrooms and 1 bathroom with an estimated 800 sqft. This home has an open floor plan with wood flooring & tile flooring in kitchen. Low maintenance front yard and can be a great source of rental income. The rear detached home was built in 1982 and has a great floor plan with living room w/fireplace that leads to the kitchen. There's 3 bedrooms and 3 bathrooms with attached 3 car garage which part of the garage has been converted to being utilized as another two rooms downstairs and has paid off solar system to keep your electric bills low. This property is centrally located to plenty of shopping, schools, beach, and freeway. Must See !!!

CUSTOMER SHORT:Residential Income ML#: CV22051147

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

24423 Ward St, Torrance 90505

STATUS: Closed

LIST/CLOSE:

\$1,495,000/\$1,700,000 ↑

Between Madison and Hawthorne just a few buildings South of 244th Street



SQFT: **2,988**

LOT(src): **0.1143/4,979 (A)**

PARKING SPACES: **6**

YEAR BLT(src): **1967 (ASR)**

DOM / CDOM: **7/7**

UNITS TOTAL: **2**

BLDG TOTAL: **1**

SALE TYPE: **Trust**

ML#: **SB22046057**

B TRACT / MODEL:

VIEW: **No**

POOL / SPA: **No/No**

AREA: **125 - Waleria**

PRICE PER SQFT: **\$568.94**

ORIGINAL \$: **\$1,495,000**

STORIES: **Two**

GSI: **\$35,400**

OP EXPENSE: **\$3,528**

NET INCOME: **\$31,872**

LIST DATE: **03/08/22**

CLOSE DATE: **04/27/22**

CONCESSIONS: **\$9,000**

PURCHASE CONTRACT: **03/15/22**

CLOSE PRICE: **\$1,700,000**

TERMS: **Submit**

Excellent Waleria area located on a nice residential tree lined street. This duplex has been very well maintained, two 3 bedroom 2 bath units. Front unit one level in excellent condition. Hardwood floors throughout, master bedroom, dining off kitchen, large living area includes brick fireplace, updated bath rooms, plantation shutters throughout. The unit has newer forced air unit, newer roof, dual pane vinyl windows and is in excellent condition. Rear unit is very nice, updated throughout as well includes 3 bedrooms and two baths. 3 car garage in rear with additional parking slab in front of garages. Close to shopping, restaurants, Waleria Elementary, South Coast Botanical Garden, Torrance Memorial and many other conveniences.

CUSTOMER SHORT: Residential Income ML#: SB22046057

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1427 Post Ave, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$1,125,000/\$1,300,000 ↑

On Post Avenue between Arlington Avenue and Cravens Avenue.



SQFT: 2,047

LOT(src): 0.1607/7,001 (A)

PARKING SPACES: 0

YEAR BLT(src): 1926 (ASR)

DOM / CDOM: 8/8

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SB22046289

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 134 - Old Torrance

PRICE PER SQFT: \$635.08

ORIGINAL \$: \$1,125,000

STORIES: One

GSI: \$56,988

OP EXPENSE: \$13,423

NET INCOME: \$43,565

LIST DATE: 03/05/22

CLOSE DATE: 04/26/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/16/22 CLOSE PRICE: \$1,300,000

**TERMS: 1031 Exchange, Cal Vet
Loan, Cash, Cash To Existing
Loan, Cash to New Loan, Contract,
Conventional, Fannie Mae, FHA**

Charming Spanish Style EXCEPTIONAL 2-ON-A-LOT PROPERTY in highly sought-after Old Town Torrance! This 1-story home (1372 sqft) is nestled in a lovely neighborhood. It offers three bedrooms and one bathroom with original hardwood floors throughout, a large living room with cove ceiling, recessed lighting, fireplace, and large french windows looking out onto Post Ave, one of the nicest streets in Torrance. The original front door, formal dining room, kitchen, natural light breakfast nook, and bathroom have their well-maintained original character. As you enter the spacious and original charismatic entryway, it greets you with a generous-sized living room accompanied by a cozy fireplace. The Living room leads to the bathroom, which has been remodeled with dual vanity and sinks, free-standing tub, Glass Enclosure step-in shower with gleaming white subway tile, and new tile floors while keeping some of the original charms. The Main bedroom features plenty of light. The two other bedrooms have a doorway in-between for shared space playing between kids or a private home office. The oversized (675 sqft) bright, light, and airy back ADU offers a brand new contemporary one-bedroom apartment with high ceilings. 8-foot tall french doors open to a private back patio with a mature, heavily laden avocado tree. Boasts an open plan living space that includes kitchen island, Quartz two-tone grey/white countertops, sit-up bar, stainless appliances including dishwasher, chimney range hood, gas range, waste disposal, four-door fridge, microwave, and new kitchen, sleek modern bathroom. New roof. It's own separate laundry and storage room. Tankless water heater and remote-controlled AC and cooling. Private access from the alley, with parking. The property has a new sewer line and roof with many other capital improvements on the back unit. The original garage was converted into storage and laundry rooms. This one will not last....with its' Award Winning Torrance schools, walkability to the charming restaurants, shops, and coffee houses of downtown Old Torrance, Torrance high school, freeway access, etc... Truly a must-see!

CUSTOMER SHORT:Residential Income **ML#: SB22046289**

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

520 Manhattan Beach Blvd, Manhattan Beach 90266

Corner of Valley Street and Manhattan Beach Blvd



STATUS: Closed

LIST/CLOSE:

\$2,850,000/\$2,760,000 ↓

SQFT: 2,128
LOT(src): 0.05/2,493
PARKING SPACES: 2
YEAR BLT(src): 1960
DOM / CDOM: 160/160
UNITS TOTAL: 2
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: 21790870
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 144 - Manhattan Bch Hill

PRICE PER SQFT: \$1,296.99
ORIGINAL \$: \$2,999,000
STORIES:
GSI:
OP EXPENSE: \$36,984
NET INCOME: \$99,786

LIST DATE: 10/01/21

CLOSE DATE: 04/28/22

CONCESSIONS:

PURCHASE CONTRACT: 03/12/22 CLOSE PRICE: \$2,760,000

TERMS:

This fully vacant duplex is an opportunity for an investor or owner-user to purchase a multifamily property in the heart of Manhattan Beach, California. The property consists of a mix of (2) two-bed/two-bath units. Both units have an identical floorplan and boast a full kitchen, in-suite washer/dryer, wood-burning fireplace, balconies/patios with views of the ocean. Each unit has had Anderson glass doors installed in the back bedroom deck and the property has been newly painted. The ground floor has (2) large one-car garages with new doors and additional driveway space. The garages also have extra space for additional storage rooms.

CUSTOMER SHORT: Residential Income ML#: 21790870

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**2404 Prospect Ave, Hermosa Beach
90254**

Artesia to Prospect, left on 24th street



SQFT: **2,064**
LOT(src): **0.0754/3,286 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **1973 (ASR)**
DOM / CDOM: **10/78**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **PV22058633**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **150 - Hermosa Bch East**

LIST/CLOSE:
\$1,899,000/\$1,831,715 ↓

PRICE PER SQFT: **\$887.46**
ORIGINAL \$: **\$1,899,000**
STORIES:
GSI: **\$0**
OP EXPENSE: **\$3,864**
NET INCOME: **\$0**

LIST DATE: **03/24/22**

CLOSE DATE: **04/27/22**

PURCHASE CONTRACT: **04/03/22** CLOSE PRICE: **\$1,831,715**

CONCESSIONS: **\$43,285**
TERMS: **1031 Exchange, Cash,
Cash To Existing Loan, Cash to
New Loan, Conventional, FHA,
Submit**

Take a short bike ride or walk to the beach and enjoy the California living at best. Only minutes from the Hermosa beach pier, this beautiful corner lot duplex is an investors dream come true! Use it as investment property or live in one unit and rent out the other unit. The lower unit (2406 Prospect Ave) has access from the Prospect Ave. With beautiful green front lawn the lower level offers spacious 2 bedrooms and 2 baths, light and bright unit. The upper unit stair access is through the side street of 24th st. The upstairs unit also offers a spacious 2 bedrooms, 2 baths with plenty of natural lights. Enjoy the natural ocean breeze, large master suite, dual pane windows and sliding doors through out and huge deck that is fantastic to entertain guests and BBQ are only a few attributes of this amazing property. Three car garage with plenty of storage and laundry in garage makes this a convenient option. The home is Located close to Downtown, Dining, Shopping, Churches and a New Gourmet Marketplace. This home will appeal to Families, Couples or Investors. Part of the award winning School district. This beautiful property wont last!

CUSTOMER SHORT: Residential Income ML#: PV22058633

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1456 McDonald Ave, Wilmington 90744 STATUS: Closed

LIST/CLOSE:
\$739,000/\$780,000 ↑

PCH to McDonald Ave.



SQFT: **1,586**
LOT(src): **0.1527/6,650 (A)**
PARKING SPACES: **7**
YEAR BLT(src): **1918 (ASR)**
DOM / CDOM: **7/7**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard, Trust**
ML#: **DW22015956**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **195 - West Wilmington**

PRICE PER SQFT: **\$491.80**
ORIGINAL \$: **\$739,000**
STORIES:
GSI: **\$2,000**
OP EXPENSE: **\$1,160**
NET INCOME: **\$800**

LIST DATE: **01/26/22**

CLOSE DATE: **04/28/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **02/03/22**

CLOSE PRICE: **\$780,000**

TERMS: **Submit**

DUPLEX - 2 separate houses on 1 lot. Back House: VACANT! And will be delivered vacant. Newly renovated 2 bedroom 1 bath, living room, spacious kitchen, with new carpet and new kitchen linoleum, and private back yard space. Front House: 2 bedroom 1 bath, very good condition, tenant occupied and well maintained private back patio. Each units have their own laundry, new electric panels, energy saving dual pane windows, roofs, new exterior paint, copper plumbing throughout the entire property, double car garage that was being used for shared storage for tenant(s). Driveway is cemented with TONS of room for off street parking. GREAT OPPORTUNITY for investors, first time home buyers, and for owner occupied. Located off of PCH in Wilmington, close to 110 Freeway, 405 Freeway, and 710 Freeway, shopping centers, and the Port of Los Angeles. Do not miss out on the opportunity town own investment property in the growing Harbor Area!

CUSTOMER SHORT: Residential Income ML#: DW22015956

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1430 E Robidoux St, Wilmington 90744 STATUS: Closed

LIST/CLOSE:
\$789,900/\$760,000 ↓

Coil Ave and E Robidoux Street



SQFT: **1,635**
LOT(src): **0.2448/10,665 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1923 (ASR)**
DOM / CDOM: **6/6**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **CV22037717**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **196 - East Wilmington**

PRICE PER SQFT: **\$464.83**
ORIGINAL \$: **\$789,900**
STORIES:
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/25/22**

CLOSE DATE: **04/25/22**

CONCESSIONS: **\$5,000**

PURCHASE CONTRACT: **03/05/22**

CLOSE PRICE: **\$760,000**

TERMS: **Cash, Conventional, FHA, VA Loan**

Duplex For Sale!! Ready to move in, Both units had been recently upgraded. Front unit: 3 bed and 2 bath plus an office, Back unit: 1 bed and 1 bath. Vinyl plank flooring, fresh interior/exterior paint, new kitchen cabinets with quartz countertops, upgraded electrical panel, upgraded plumbing, dual pane windows, laundry hook-ups and lots of upgrades, 2 car garage. FHA offers welcome!!

CUSTOMER SHORT: Residential Income ML#: CV22037717

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1124 Flint, Wilmington 90744

STATUS: Closed

LIST/CLOSE:

\$1,190,000/\$1,230,000 ↑

CA-1 N/W Pacific Coast Hwy, Turn left onto Sanford Ave, Turn left onto E Young St, Turn right onto N Flint Ave



SQFT: 3,835

LOT(src): 0.1285/5,599 (U)

PARKING SPACES: 4

YEAR BLT(src): 2020 (BLD)

DOM / CDOM: 296/296

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: WS20187195

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: 196 - East Wilmington

PRICE PER SQFT: \$320.73

ORIGINAL \$: \$1,289,000

STORIES: Two

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 08/13/19

PURCHASE CONTRACT: 07/02/21

CLOSE DATE: 04/26/22

CLOSE PRICE: \$1,230,000

CONCESSIONS: \$1,000

TERMS: Cash, Cash to New Loan

****New Construction Duplex** with Green features: tankless water heater, roof, insulation, HVAC, LED lighting, and alarm system. Front unit is 1,982 sf, 4 bedrooms & 3 bathrooms. Back unit is 1,854 SF, 4 bedrooms & 3 bathrooms. Location is within 5 miles from port of Long Beach and downtown Long Beach, and within 10 miles from Port of San Pedro, Cal State Long Beach and Cal State University Dominguez Hills. This is a great and prime residential location to call home. **Don't miss out this excellent and valuable opportunity. Great opportunity zone investment property. **All information deemed reliable but not guaranteed, buyer and buyer's agent need to do their own due diligence. ****

CUSTOMER SHORT: Residential Income ML#: WS20187195

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**13616 Monterey Ave # 2, Baldwin Park 91706**

STATUS: Closed

LIST/CLOSE:

\$840,800/\$840,000 ↓

North of Romona, South of Baldwin Park



SQFT: 1,949

LOT(src): 0.2993/13,036 (A)

PARKING SPACES: 4

YEAR BLT(src): 1948 (ASR)

DOM / CDOM: 0/0

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Trust

ML#: CV22064547

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 608 - Baldwin
Pk/Irwindale

PRICE PER SQFT: \$430.99

ORIGINAL \$: \$840,800

STORIES:

GSI: \$0

OP EXPENSE: \$1,400

NET INCOME: \$0

LIST DATE: 03/18/22

PURCHASE CONTRACT: 03/31/22

CLOSE DATE: 04/29/22

CLOSE PRICE: \$840,000

CONCESSIONS: \$0

TERMS: Cash, Conventional

Great Baldwin Park Location- Duplex Front house 2 Bedrooms 1 bath, Back house 3 Bedrooms 1 Bathroom (1/2 bathroom not sure if permitted buyer to verify) Each unit has their own yard and Garage. Back unit has a New Solar System Lease buyer's to quality and assume with purchase. Back unit has some upgrades, new remodeled Bathroom. Nice wood floors throughout, Back unit has newer roof, Central air and newer PVC Plumbing. Property is SOLD "AS IS"

CUSTOMER SHORT: Residential Income ML#: CV22064547

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1135 N Rose St, Burbank 91505

STATUS: Closed

LIST/CLOSE:

\$1,175,000/\$1,180,000 ↑

Located between Magnolia and Chandler.



SQFT: **1,343**
LOT(src): **0.1169/5,091 (L)**
PARKING SPACES: **2**
YEAR BLT(src): **1966 (ASR)**
DOM / CDOM: **38/82**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SR22041122**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **610 - Burbank**

PRICE PER SQFT: **\$878.63**
ORIGINAL \$: **\$1,150,000**
STORIES:
GSI: **\$63,600**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/02/22**

CLOSE DATE: **04/28/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **04/09/22** CLOSE PRICE: **\$1,180,000**

TERMS: **Cash to New Loan**

Pride of Ownership!!! This beautiful duplex is situated on 5091 sq of lot size in the heart of Burbank. The Front unit is a 2 bedroom, 1 bath approximately 806 sq ft (per Seller) beautifully remodeled with laminate floors, newer windows, newer kitchen cabinets and granite counter-tops, central heat/air and updated bathroom. The Back unit is a 1 bedroom, 1 bath approximately 537 sq ft (per Seller) open floor plan, recessed lighting, master bedroom and a private patio in the backyard. This property is located nearby Studios, Airport, Whitnall Highway Park North, & Burbank Empire Center!!!

CUSTOMER SHORT: Residential Income ML#: SR22041122

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

11961 Roseglen St, El Monte 91732

STATUS: Closed

LIST/CLOSE:

\$750,000/\$800,000 ↑

N. Azusa Rd



SQFT: **1,613**
LOT(src): **0.2245/9,779 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1941 (ASR)**
DOM / CDOM: **3/3**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **DW22027797**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **619 - El Monte**

PRICE PER SQFT: **\$495.97**
ORIGINAL \$: **\$750,000**
STORIES: **One**
GSI: **\$3,150**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/11/22**

CLOSE DATE: **04/27/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/07/22** CLOSE PRICE: **\$800,000**

TERMS: **Submit**

This Investors delight is a great investment to live in one and rent the rest. These 2 units feature: 3 bed/2 bath and 1 bed/1 bath. Lots of parking and 2 car garage.

CUSTOMER SHORT: Residential Income ML#: DW22027797

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

722 E Acacia Ave, Glendale 91205

STATUS: Closed

LIST/CLOSE:
\$850,000/\$850,000

Cross Streets: Adams



SQFT: 972
LOT(src): 0.1933/8,422 (P)
PARKING SPACES: 2
YEAR BLT(src): 1934
DOM / CDOM: 63/63
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: 320009417
B TRACT / MODEL: Not
Applicable-105
VIEW:
POOL / SPA: No/No
AREA: 628 - Glendale-South of
134 Fwy

PRICE PER SQFT: \$874.49
ORIGINAL \$: \$850,000
STORIES: One
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 02/22/22
PURCHASE CONTRACT: 04/26/22

CLOSE DATE: 04/28/22
CLOSE PRICE: \$850,000

CONCESSIONS: \$0
TERMS: Cash, Cash to New Loan

Duplex * 2 Bedroom / 1 Bathroom Front Unit * Studio Back Unit * Total 972sqft Living Space + Studio * 8,404sqft Lot * 1934 Built * Both Tenant Occupied On Month To Month * 2 Car Detached Garage * Can Be Sold With 724 E Acacia With City Approved Plans To Build 12 Units For \$2,100,000 Together

CUSTOMER SHORT:Residential Income **ML#: 320009417**

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

4914 Mendota Ave, Los Angeles 90042

STATUS: Closed

LIST/CLOSE:

\$1,550,000/\$1,275,000 ↓

Cross Streets: El Paso Ave & Avenue 49



SQFT: 1,794
LOT(src): 0.11/4,802 (P)
PARKING SPACES: 4
YEAR BLT(src): 1924
DOM / CDOM: 49/49
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: 320009181
B TRACT / MODEL: Not
Applicable-105
VIEW: Yes
POOL / SPA: No/No
AREA: 632 - Highland Park

PRICE PER SQFT: \$710.70
ORIGINAL \$: \$1,550,000
STORIES: Two
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 02/02/22

CLOSE DATE: 04/25/22

CONCESSIONS: \$3,400

PURCHASE CONTRACT: 03/23/22 **CLOSE PRICE: \$1,275,000**

TERMS: Cash, Cash to New Loan,
Conventional, Private Financing
Available, Submit

Why purchase 1 house, when you get 2 stunning move-in ready homes near York Blvd? These recently renovated homes are available now at your fingertips. The front house is a spacious 2 bedroom 2 bath abode that is tech ready. It comes complete with a smart nest home thermostat and a glass paneled smart electric garage door. Its dramatic foyer is framed by two sprawling chandeliers and retro accents like the cubed bathroom flooring and other unique flares will be the envy of all your guests. The home's design is based on an open, airy concept to provide a de-cluttered space in which to unwind and create memories. The downstairs master bedroom features a private bath, a walk in closet, and traditional French doors that lead to a private outdoor terrace. The upstairs bedroom has a large wall to wall closet and french doors that open to your private redwood deck and mountain views. A tranquil & lush pathway leads you to the 1 bed 1 bath guest house or AirB&B retreat. It has lots of storage space, a dedicated laundry room, and its own yard space. Both homes come with the pictured appliances and have A/c and laundry hookups. The basement is finished and is ready for your imagination to run wild. Will it be a studio, bedroom, office or maybe your own personal gym. Both units are ready to move in.

CUSTOMER SHORT:Residential Income **ML#: 320009181**

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

427 San Angelo Ave, La Puente 91746

STATUS: Closed

LIST/CLOSE:

\$848,000/\$850,000 ↑

605 FWY exit Work Mill, (exit 21), R turn to Valley, R turn to San Angelo



SQFT: 2,045

LOT(src): 0.1907/8,306 (A)

PARKING SPACES: 0

YEAR BLT(src): 1948 (PUB)

DOM / CDOM: 13/13

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV22037454

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: 633 - Industry/La Puente/Valinda

PRICE PER SQFT: \$415.65

ORIGINAL \$: \$848,000

STORIES: One

GSI: \$3,800

OP EXPENSE: \$150

NET INCOME: \$3,650

LIST DATE: 02/13/22

PURCHASE CONTRACT: 03/10/22

CLOSE DATE: 04/26/22

CLOSE PRICE: \$850,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan

Duplex with Rent Upside! Front unit 3 bedrooms 1 bathroom, back unit 3 bedrooms 1 bathroom. Front unit has fenced front and back yard. Back unit can be accessed through a gate with plenty parkings. Both units have laundry area outside. 5 minutes access to 60 Fwy and 605 Fwy. Agent please see remarks.

CUSTOMER SHORT: Residential Income ML#: CV22037454

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**440 S Lincoln Pl S, Monrovia 91016**

STATUS: Closed

LIST/CLOSE:

\$969,000/\$921,375 ↓

S/Foothill Enter off Colorado Blvd E/ Santa Anita



SQFT: 1,716

LOT(src): 0.1399/6,095 (A)

PARKING SPACES: 2

YEAR BLT(src): 1951 (ASR)

DOM / CDOM: 33/33

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard, Trust

ML#: AR22025529

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 639 - Monrovia

PRICE PER SQFT: \$536.93

ORIGINAL \$: \$929,000

STORIES: One

GSI: \$44,525

OP EXPENSE: \$10,152

NET INCOME: \$34,373

LIST DATE: 02/09/22

PURCHASE CONTRACT: 03/15/22

CLOSE DATE: 04/27/22

CLOSE PRICE: \$921,375

CONCESSIONS: \$23,034

TERMS: 1031 Exchange, Cash,
Cash to New Loan

Desirable duplex on quiet cul de sac. Addresses are 438 and 440. Each unit consists of 2 bedrooms and 1 bath. Generous sized fenced back yard 2 car garage shared by both units. Each unit of equal size. Fantastic income property walking distance to Old Town, theatre, shopping, restaurants, park and Gold Line

CUSTOMER SHORT: Residential Income ML#: AR22025529

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

16200 Haldane St, Whittier 90603

STATUS: Closed

LIST/CLOSE:

\$875,000/\$835,000 ↓

S of Whittier Blvd, E of 1st Street



SQFT: **1,792**

LOT(src): **0.1508/6,571 (A)**

PARKING SPACES: **2**

YEAR BLT(src): **1960 (ASR)**

DOM / CDOM: **12/12**

UNITS TOTAL: **2**

BLDG TOTAL: **1**

SALE TYPE: **Trust**

ML#: **RS22051658**

B TRACT / MODEL:

VIEW: **No**

POOL / SPA: **No/No**

AREA: **670 - Whittier**

PRICE PER SQFT: **\$465.96**

ORIGINAL \$: **\$875,000**

STORIES: **One**

GSI: **\$49,200**

OP EXPENSE: **\$4,050**

NET INCOME: **\$45,200**

LIST DATE: **03/14/22**

PURCHASE CONTRACT: **03/27/22**

CLOSE DATE: **04/27/22**

CLOSE PRICE: **\$835,000**

CONCESSIONS: **\$0**

TERMS: **Cash, Cash to New Loan**

Nice duplex in convenient area of Whittier, close to shopping, restaurants, bus lines and most conveniences. Both units are two bedrooms and each has its own fenced yard. New exterior woodwork and paint. One double car garage.

CUSTOMER SHORT: Residential Income ML#: RS22051658

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

12431 Camilla St, Whittier 90601

STATUS: Closed

LIST/CLOSE:
\$839,000/\$900,000 ↑

Hadley and whittier



SQFT: 1,500
LOT(src): 0.1459/6,354 (A)
PARKING SPACES: 5
YEAR BLT(src): 1922 (PUB)
DOM / CDOM: 10/20
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: DW22051162
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 670 - Whittier

PRICE PER SQFT: \$600.00
ORIGINAL \$: \$839,000
STORIES: One
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 03/14/22

CLOSE DATE: 04/26/22

CONCESSIONS: \$18,000

PURCHASE CONTRACT: 03/25/22 **CLOSE PRICE: \$900,000**

TERMS: Cash, Contract,
Conventional, Submit

2 HOMES ON A LOT DELIVERED 100% VACANT!!! Come and check out this beautiful early 20th century craftsman style home, located in a historical neighborhood in a desirable pocket known as uptown Whittier. First time in the market since 2000 and this home has been kept in flawless conditions. Just in the last 18 months, this residence has been going thru extensive upgrades. Major upgrades include new wood siding throughout the exterior to keep the original characteristic of the home, new insulation throughout, new sheer-wall, new interior/exterior paint, new double pain windows, and rain gutters Furthermore, "big ticket" items include new copper plumbing and ABS system, a new main sewer line that has been installed, new 60 year life-span roof, and anchored foundation. Front unit offers a cozy 2 bedroom, 1 bath. The second detached unit is totally brand new and it consists of a 1 bedroom, 1 bath unit. This unit is fully equipped and has an individual entrance, built with laminate flooring, AC, kitchen, and small backyard separate from main house. Perfect investment opportunity to either use it for rental income, additional family members, or guest home for your visitors. This home sits in a prime location. 12431 Camilla is walking distance from Longfellow Elementary, Whittier High School, Founders Memorial Park, and the girls' scouts Broadway Park. All other near businesses and retailers include Ride-Aid, CVS, Chase Bank, USPS, Stater Bros, Whittier College and many more. Truly one of a kind, come and check it out ASAP.

CUSTOMER SHORT:Residential Income **ML#: DW22051162**

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1600 Allesandro St, Los Angeles 90026 STATUS: Closed

LIST/CLOSE:

\$899,000/\$915,000 ↑

North on Glendale Blvd, L on Berkeley, Corner of Berkeley and Allesandro



SQFT: **1,305**

LOT(src): **0.0524/2,284 (A)**

PARKING SPACES: **0**

YEAR BLT(src): **1921 (PUB)**

DOM / CDOM: **12/12**

UNITS TOTAL: **2**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **TR22035463**

B TRACT / MODEL:

VIEW: **Yes**

POOL / SPA: **No/No**

AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$701.15**

ORIGINAL \$: **\$899,000**

STORIES:

GSI: **\$51,600**

OP EXPENSE: **\$3,300**

NET INCOME: **\$0**

LIST DATE: **02/23/22**

PURCHASE CONTRACT: **03/07/22**

CLOSE DATE: **04/28/22**

CLOSE PRICE: **\$915,000**

CONCESSIONS: **\$1,000**

TERMS: **Cash, Cash to New Loan**

Located at the intersection of the hippest walking neighborhoods of LA. 1600 Allesandro is a mixed-use duplex with two 1 bedroom, 1 bathroom units, each with its own entrance and address. This turnkey property is ready to live in one and rent the other, convert to single family, or open a store in one of the units. Upgraded property - kitchens with stainless steel appliances, central AC, washer and dryer, earthquake retrofit, plumbing, electrical, dual pane windows, and updated water heaters for each unit. Step onto each porch and into living room with fireplace mantle. The hallway opens into a kitchen and a bathroom on the other side. Bedrooms are down the hall and feature a walk in closet. In unit washer dryer is just beyond the kitchen. Dine alfresco in the back yard in the summer when the vines cover the patio, with room to hangout for BBQ and pet. Neighborhood features tree lined streets with family homes. Property is zoned C-2 so use can be flexible. Currently there is only street parking but backyard could possibly be converted into parking. Walking distance to the best restaurants, shopping, and nightlife on Sunset Blvd, Silverlake Blvd, Echo Park lake, Mohawk Bend. Starbucks, fast food, slow food, post office, pizza, beer, grocery stores all walking distance. Stroll to the lake, Elysian Park (Dodger Stadium) or Silverlake reservoir. Costco, Target, Americana are also just a quick bike ride or drive away. Please do not disturb occupants, contact listing agent for questions.

CUSTOMER SHORT: Residential Income ML#: TR22035463

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

3326 Whiteside St, Los Angeles 90063

STATUS: Closed

LIST/CLOSE:

\$700,000/\$720,000 ↑

From City Terrace Dr and N Herbert Ave, head North on N Herbert Ave, and take your first left on Whiteside St



SQFT: 1,550

LOT(src): 0.1362/5,933 (A)

PARKING SPACES: 0

YEAR BLT(src): 1925 (ASR)

DOM / CDOM: 16/16

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: NS22033094

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 677 - Lincoln Hts

PRICE PER SQFT: \$464.52

ORIGINAL \$: \$700,000

STORIES: One

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 02/17/22

CLOSE DATE: 04/26/22

CONCESSIONS: \$14,000

PURCHASE CONTRACT: 03/07/22 CLOSE PRICE: \$720,000

TERMS: Cash, Contract

Great Opportunity to own a duplex in a well developed area conveniently located Central to the Dodger Stadium and California State University. This property includes, indoor laundry, basement in the second unit, and driveway with gated access. Front unit has 2 bedrooms and 1 bathroom. Second unit is 2 bedrooms, 2 bathrooms, basement, and master bedroom. Both units have indoor laundry hookups, gas meter, and electric meter. Buyer and Buyer's Agent to verify any and all information

CUSTOMER SHORT: Residential Income ML#: NS22033094

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**444 E 49th St, Los Angeles 90011**

STATUS: Closed

LIST/CLOSE:

\$499,000/\$500,000 ↑

Between San Pedro and Avalon Blvd



SQFT: 1,080

LOT(src): 0.0542/2,360 (A)

PARKING SPACES: 0

YEAR BLT(src): 1922 (ASR)

DOM / CDOM: 102/102

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: DW21260300

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 699 - Not Defined

PRICE PER SQFT: \$462.96

ORIGINAL \$: \$499,000

STORIES:

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 12/06/21

CLOSE DATE: 04/25/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/18/22 CLOSE PRICE: \$500,000

TERMS: Submit

Great starter units or investment. Two units - 1 bedroom, 1 bath each unit. Property in good condition.

CUSTOMER SHORT: Residential Income ML#: DW21260300

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

4473 Triggs St, Commerce 90040

STATUS: Closed

LIST/CLOSE:
\$739,000/\$700,000 ↓

Main Cross Street Marianna



SQFT: **814**
LOT(src): **0.1509/6,574 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1924 (ASR)**
DOM / CDOM: **8/8**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **MB22042489**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$859.95**
ORIGINAL \$: **\$739,000**
STORIES:
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/03/22**

CLOSE DATE: **04/27/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/15/22**

CLOSE PRICE: **\$700,000**

TERMS: **Submit**

Desirable area of Commerce. Live in one and rent the other. Great opportunity to own these recently updated detached units. Newer kitchens, bathrooms, roof, and electrical. Sitting on a large lot with fruit trees, and plenty of parking. Both units are fenced for added privacy. Centrally located and minutes from the popular Citadel Outlets of Los Angeles, and access to the 710 & 5 Freeways.

CUSTOMER SHORT:Residential Income ML#: MB22042489

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

3256 Castle Heights Ave, Los Angeles 90034

Google maps



SQFT: **1,205**
LOT(src): **0.16/7,034 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1948**
DOM / CDOM: **9/9**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

STATUS: Closed

LIST/CLOSE:
\$1,299,900/\$1,550,000 ↑

SALE TYPE: **Standard**
ML#: **22138431**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **C09 - Beverlywood**
Vicinity

PRICE PER SQFT: **\$1,286.31**
ORIGINAL \$: **\$1,299,900**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/28/22**

CLOSE DATE: **04/27/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/07/22**

CLOSE PRICE: **\$1,550,000**

TERMS:

Beautifully remodeled Beverlywood duplex! Front unit is 2 bedrooms, 1 bath and will be delivered vacant. Back unit is 1 bedroom, 1 bath and has a tenant in place. Both units have been completely and masterfully remodeled and are turn key! Perfect for both an owner user or an investor looking for low maintenance units to add to his/her portfolio. PLEASE DO NOT DISTURB CURRENT TENANT OR WALK INSIDE THE PROPERTY.

CUSTOMER SHORT:Residential Income ML#: 22138431

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1037 W 98th St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:
\$629,000/\$640,000 ↑

West of Vermont Ave and North of W Century Blvd



SQFT: **1,501**
LOT(src): **0.0943/4,109 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1930 (OTH)**
DOM / CDOM: **7/7**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **MB22035596**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$426.38**
ORIGINAL \$: **\$629,000**
STORIES:
GSI: **\$13,200**
OP EXPENSE: **\$1,200**
NET INCOME: **\$12,000**

LIST DATE: **02/22/22**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/11/22**CLOSE PRICE: **\$640,000**TERMS: **Cash, Conventional**

Look no further welcome to 1037 W 98th St. 2 units in the Greater Los Angeles Area located in close proximity to the new Sofi Stadium in Inglewood. Great investment opportunity for an investor who is looking to add to their Real Estate portfolio or simply someone who is looking to live in one unit and rent out the other unit to help with mortgage. This property is located close to major freeways like the 105 and 110 for easier commute to work and to Downtown LA. Property consist of a 2 Bedroom 1 Bathroom and a 1 Bedroom 1 Bathroom unit. This property wont last.

CUSTOMER SHORT: Residential Income ML#: MB22035596

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**3300 Montclair St, Los Angeles 90018**

STATUS: Closed

LIST/CLOSE:
\$835,000/\$885,000 ↑

South of Adams Blvd. West of Arlington Blvd. Cross Streets: 3rd Avenue



SQFT: **1,726**
LOT(src): **0.09/4,120 (P)**
PARKING SPACES: **0**
YEAR BLT(src): **1922**
DOM / CDOM: **0/0**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **320009703**
B TRACT / MODEL: **Not**
Applicable-105
VIEW:
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$512.75**
ORIGINAL \$: **\$835,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/14/22**CLOSE DATE: **04/29/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/05/22**CLOSE PRICE: **\$885,000**TERMS: **Cash to New Loan**

Presenting this beautiful Spanish Style side by side duplex. Each unit has two bedrooms and one bath, a laundry area, and two gated parking spaces. The backyard has a lovely garden setting perfect for family gatherings. This home is located minutes from the 10 and 110 Freeways. The Natural History Museum of Los Angeles County, USC, Exposition Park, Los Angeles Memorial Coliseum, and Banc of California Stadium are a few of the local attraction sites. Jefferson Park neighborhood and Jefferson Avenue commercial strip are experiencing new revitalization, holding great potential for attracting neighborhood-serving businesses.

CUSTOMER SHORT: Residential Income ML#: 320009703

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1823 S MARVIN Ave, Los Angeles 90019 STATUS: Closed

LIST/CLOSE:

\$1,050,000/\$1,092,400 ↑

N of Washington East of Hauser



SQFT: **2,176**
LOT(src): **0.13/5,755**
PARKING SPACES: **5**
YEAR BLT(src): **1929**
DOM / CDOM: **14/14**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22136751**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$502.02**
ORIGINAL \$: **\$1,050,000**
STORIES:
GSI:
OP EXPENSE: **\$450**
NET INCOME: **\$50,478**

LIST DATE: **03/15/22**

CLOSE DATE: **04/28/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/29/22** CLOSE PRICE: **\$1,092,400**

TERMS:

Great opportunity to own a legal duplex on this quiet and centrally located cul-de-sac. Property features two side by side units each with two bedrooms, private laundry, dining room and one bath. There is a long driveway to accommodate five cars, a double car garage and the backyard. Plenty of room for an ADU. Property is one a few on the street that need some TLC (many of the neighboring homes have been remodeled/restored recently) and also was one of the few duplexes on the street with mainly single-family homes. One of the units is owner occupied and will be delivered vacant. The other is rented at \$1509 and subject to RSO. DO NOT DISTURB TENANTS RSO tenant does not use garage.

CUSTOMER SHORT: Residential Income ML#: 22136751

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

373 S CRESCENT HEIGHTS Blvd, Los Angeles 90048

On S Crescent Heights Blvd, South of 3rd Street between Blackburn and 4th Street



SQFT: **3,212**
LOT(src): **0.06/2,811**
PARKING SPACES: **2**
YEAR BLT(src): **1929**
DOM / CDOM: **25/25**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

STATUS: Closed

SALE TYPE: **Standard**
ML#: **22124025**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **C19 - Beverly Center-
Miracle Mile**

LIST/CLOSE:

\$1,785,000/\$1,760,000 ↓

PRICE PER SQFT: **\$547.95**
ORIGINAL \$: **\$1,750,000**
STORIES:
GSI:
OP EXPENSE: **\$15,390**
NET INCOME: **\$73,290**

LIST DATE: **02/04/22**

PURCHASE CONTRACT: **03/01/22**

CLOSE DATE: **04/25/22**

CLOSE PRICE: **\$1,760,000**

CONCESSIONS:

TERMS:

Seize the opportunity to invest in this fully occupied Gorgeous Classic 1929 Spanish Duplex in the highly coveted Beverly Grove area. Perfectly situated between the Grove and Beverly Center, and walking distance to LA County Museum of Art, this Spanish Revival Duplex's timeless style has been meticulously renovated and maintained. Hardwood flooring & large paned windows stretch across both 2 Bed/1.75 Bath units as natural light brightens the spacious & nearly identical floor plans. Beyond the living room featuring a classic decorative fireplace and formal dining room, the breakfast room opens to a storage-filled kitchen with stone counters, stainless steel appliances, & access to a dedicated laundry room. The bedrooms each contain walk-in closets, while the primary bedrooms connect to generous ensuites. With a 2-car garage & an excellent location, you'll always have easy access to wherever you're going. Spend Saturday mornings at the Original Farmers Market, stroll along Pan Pacific Park, or head up to Melrose Ave for the upscale boutiques.

CUSTOMER SHORT:Residential Income ML#: 22124025

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**8319 KITTYHAWK Ave, Los Angeles
90045**

North of Manchester, west of Airport Blvd.



SQFT: **1,910**
LOT(src): **0.15/6,842**
PARKING SPACES: **2**
YEAR BLT(src): **1944**
DOM / CDOM: **6/6**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **22129797**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **C29 - Westchester**

LIST/CLOSE:

\$1,150,000/\$1,175,000 ↑

PRICE PER SQFT: **\$615.18**
ORIGINAL \$: **\$1,150,000**
STORIES:
GSI:
OP EXPENSE: **\$1,000**
NET INCOME: **\$45,000**

LIST DATE: **02/25/22**

PURCHASE CONTRACT: **03/03/22**

CLOSE DATE: **04/26/22**

CLOSE PRICE: **\$1,175,000**

CONCESSIONS:

TERMS:

Wonderful well maintained duplex on a quiet cul-de-sac in Westchester. Front unit is one bedroom and one bath, and back unit is three bedrooms one bath. Both units have updated kitchens and hardwood floors. The back unit has a large attached screened in porch. Each unit has their own washer and dryer as well as individual water heater and gas meters. A new electrical panel was recently installed. There is a beautiful grassy back yard as well as a two car garage. Property is being sold subject to existing tenants. Centrally located and close to LAX and SoFi Stadium. Don't miss this pride of ownership property!

CUSTOMER SHORT: Residential Income ML#: 22129797

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**2042 N Las Palmas Ave, Los Angeles
90068**

STATUS: Closed

LIST/CLOSE:

\$1,469,000/\$1,400,000 ↓

North on Highland towards 101 Fwy right on Milner immediate Right onto LA Palmas



SQFT: **1,804**
LOT(src): **0.08/3,586**
PARKING SPACES:
YEAR BLT(src): **1921**
DOM / CDOM: **108/108**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **21797930**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **C30 - Hollywood Hills
East**

PRICE PER SQFT: **\$776.05**
ORIGINAL \$: **\$1,469,000**
STORIES: **Two**
GSI:
OP EXPENSE: **\$16,100**
NET INCOME: **\$88,300**

LIST DATE: **10/22/21**

CLOSE DATE: **04/27/22**

CONCESSIONS:

PURCHASE CONTRACT: **02/07/22** CLOSE PRICE: **\$1,400,000**

TERMS:

OPPORTUNITY AWAITS - Priced out of the Single Family market ? This secluded Hollywood Hills duplex offers pride of ownership AND solid income in one package. Two units means extra income to make those mortgage payments. Each unit has its own separate entrances, no common walls, and each with a private patio for outdoor dining or just relaxing after a long day. Each is 1,100 sq. ft. with the owner's unit offering 2 beds +2 baths ensuite with walk-in closets and tree top views. The 2nd unit features remodeled kitchen, hardwood floors, and long term tenant paying market rate rents. Close to Lake Hollywood, Runyon Canyon and the Hollywood Bowl its the perfect location for taking advantage of all Southern California has to offer. Check out the Virtual Tours, with the 2042 1/2 tour on the property website link. When visiting for an Open House or a scheduled appointment please do not park in or block the driveway / garage. Ample parking in the Hollywood Bowl lot at the corner of Milner and Highland

CUSTOMER SHORT: Residential Income ML#: 21797930

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1226 W Gage Ave, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$499,900/\$510,000 ↑

West on Gage from the 110 freeway

SQFT: **1,510**LOT(src): **0.1455/6,336 (A)**PARKING SPACES: **2**YEAR BLT(src): **1921 (ASR)**DOM / CDOM: **27/27**UNITS TOTAL: **2**BLDG TOTAL: **1**SALE TYPE: **Trust**ML#: **RS22015590**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C34 - Los Angeles Southwest**PRICE PER SQFT: **\$337.75**ORIGINAL \$: **\$499,900**STORIES: **One**GSI: **\$43,200**OP EXPENSE: **\$3,000**NET INCOME: **\$42,000**LIST DATE: **03/02/22**PURCHASE CONTRACT: **03/29/22**CLOSE DATE: **04/26/22**CLOSE PRICE: **\$510,000**CONCESSIONS: **\$0**TERMS: **Cash**

Great opportunity to own a duplex in the Van Ness Hyde Park area close to SoFi stadium, the Forum, and Hollywood Park Casino and between the 110 and 405 freeways. Cash only! Side by side 1 bedroom 1 bath units with water damage from a roof leak, detached garage with lots of parking and yard space, huge brand new construction duplex right next door, newer construction on this block, rents and expenses are estimated, we also have 1242-44 W Gage for sale which is another multiple unit property on the market now. 1215 Gage is a beautiful SFR available now, 1216 Gage is another SFR also available. Both units are vacant.

CUSTOMER SHORT: Residential Income ML#: RS22015590

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**847 E 88th Pl, Los Angeles 90002**

STATUS: Closed

LIST/CLOSE:

\$550,000/\$550,000

E on Mckingley R into 88th Pl

SQFT: **1,670**LOT(src): **0.1184/5,159 (A)**PARKING SPACES: **1**YEAR BLT(src): **1924 (APP)**DOM / CDOM: **120/120**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **DW21240328**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA: **No/No**AREA: **C34 - Los Angeles Southwest**PRICE PER SQFT: **\$329.34**ORIGINAL \$: **\$550,000**STORIES: **One, Two**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **11/01/21**PURCHASE CONTRACT: **03/01/22**CLOSE DATE: **04/26/22**CLOSE PRICE: **\$550,000**CONCESSIONS: **\$0**TERMS: **Cash, Conventional**

Residential income property in a prime location of Los Angeles Perfect investment property close to everything! Property to be sold in it's present "AS-IS" condition. Two separate buildings. Front house collects \$935, 2bd 1ba, cozy living room, dining area, small utility/pantry area, front parkin.. Back unit collects \$1250, it consist 3bd & 2 bathrooms 2 floors, alley entrance & parking. Motivated Seller let's get it SOLD.

CUSTOMER SHORT: Residential Income ML#: DW21240328

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1722 W 55th St, Los Angeles 90062

STATUS: Closed

LIST/CLOSE:

\$800,000/\$788,000 ↓

North of Slauson Ave./ East of Western Ave.



SQFT: **1,768**
LOT(src): **0.1143/4,978 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1912 (ASR)**
DOM / CDOM: **11/11**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SB22034789**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$445.70**
ORIGINAL \$: **\$699,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/22/22**CLOSE DATE: **04/26/22**CONCESSIONS: **\$16,000**PURCHASE CONTRACT: **03/05/22** CLOSE PRICE: **\$788,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, Submit**

Excellent opportunity to own a pride of ownership duplex in Los Angeles. Front unit has 2 bedrooms, 1 bathroom and a bonus room that can be use as an office/Study area. The rear unit has 3 bedrooms and 2 bathrooms. There is plenty of parking in the front and back. Property is on R2 zoning and TOC tear 3 for future expansion.

CUSTOMER SHORT: Residential Income ML#: SB22034789

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**533 W 57th St, Los Angeles 90037**

STATUS: Closed

LIST/CLOSE:

\$825,000/\$800,000 ↓

West of Fig



SQFT: **1,750**
LOT(src): **0.1395/6,076 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1904 (ASR)**
DOM / CDOM: **5/5**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SB22052423**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$457.14**
ORIGINAL \$: **\$749,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/16/22**CLOSE DATE: **04/29/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/28/22** CLOSE PRICE: **\$800,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, Submit, VA Loan**

Great remodeled Duplex, Front unit is a 3 bedroom 2 bath with master bedroom and on suite. both units have new flooring, new paint, new fixture, vinyl windows, Remodeled kitchens, Remodeled bath rooms, plenty of parking front has 2 car private parking and rear has 2 car tandem. sprinkler were just added and a new green lawn will be arriving soon.

CUSTOMER SHORT: Residential Income ML#: SB22052423

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

8906 Holmes Ave, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:

\$650,000/\$650,000

92nd



SQFT: **1,436**
LOT(src): **0.1644/7,161 (A)**
PARKING SPACES: **1**
YEAR BLT(src): **1924 (ASR)**
DOM / CDOM: **0/0**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **DW22044125**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **C37 - Metropolitan**
South

PRICE PER SQFT: **\$452.65**
ORIGINAL \$: **\$650,000**
STORIES:
GSI: **\$5,800**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/04/22**
PURCHASE CONTRACT: **03/05/22**

CLOSE DATE: **04/27/22**
CLOSE PRICE: **\$650,000**

CONCESSIONS: **\$10,000**
TERMS: **Cash, Conventional, FHA**

do not disturb the tenant

CUSTOMER SHORT:Residential Income ML#: DW22044125

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1008 E 46th St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:

\$725,000/\$761,000 ↑

South of Vernon Ave, West of Central Ave.



SQFT: **1,879**
LOT(src): **0.1745/7,602 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1992 (ASR)**
DOM / CDOM: **14/14**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SR22035580**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **C37 - Metropolitan**
South

PRICE PER SQFT: **\$405.00**
ORIGINAL \$: **\$725,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/23/22**
PURCHASE CONTRACT: **03/14/22**

CLOSE DATE: **04/26/22**
CLOSE PRICE: **\$761,000**

CONCESSIONS: **\$0**
TERMS: **Cash, Conventional**

ATTENTION: Developers and portfolio builders! This is your opportunity to own a duplex with huge potential and great income. Both units are detached from one another. The front house with its own entrance, private driveway, and front yard space. The front house has 4 bedrooms, 2 bathrooms and study office. The Back house has its own alleyway entrance and spacious patio. Inside there are 2 bedrooms and 1 bathroom. The lot size is 7,602 sq ft and the lot has plenty of space for an additional structure. You are moments away from the 110 freeway, schools and public parks. This property has loads of potential, call today!

CUSTOMER SHORT:Residential Income ML#: SR22035580

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

729 WITMER St, Los Angeles 90017

STATUS: Closed

LIST/CLOSE:

\$799,000/\$790,000 ↓

South of Wilshire Blvd, North of Olympic Blvd, East of Union Ave, West of the 110 Freeway



SQFT: **1,506**
LOT(src): **0.15/6,625**
PARKING SPACES:
YEAR BLT(src): **1901**
DOM / CDOM: **50/50**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22123593**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$524.57**
ORIGINAL \$: **\$799,000**
STORIES:
GSI:
OP EXPENSE: **\$16,600**
NET INCOME: **\$2,760**

LIST DATE: **02/02/22**CLOSE DATE: **04/29/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/24/22** CLOSE PRICE: **\$790,000**

TERMS:

We are pleased to present for sale an amazing opportunity to purchase a duplex just minutes away from LA Live & Downtown LA! The duplex consists of two 1 bd/1 ba units, totaling around 1,506 sqft. Both units are currently tenant occupied with both tenants current on their rent. Tremendous VALUE ADD opportunity with over 50% upside in rents!!!! The duplex is situated on a spacious 6,625 sqft lot zoned R3 TOC Tier 1, meaning a developer may build 8 units by right or up to 14 units with TOC incentives. Another option may be to keep the existing duplex and add 2 ADU's in the rear of the lot. Low price per point for the area, excellent for first time buyers, owner users, or ADU builders! Super close to shopping, restaurants, transportation, and much more that Downtown LA & LA Live have to offer its tenants. Do not disturb current occupants. Buyer to cooperate with seller's 1031 exchange at no cost to buyer. Buyer to verify all zoning regulations with LADBS. Contact listing agents for more details!

CUSTOMER SHORT: Residential Income ML#: 22123593

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**1807 S Bonnie Brae St, Los Angeles 90006**

STATUS: Closed

LIST/CLOSE:

\$975,000/\$975,000

Between Venice Bl and Washington BL, 1 block east of Hoover



SQFT: **3,648**
LOT(src): **0.14/6,380**
PARKING SPACES:
YEAR BLT(src): **1907**
DOM / CDOM: **2/2**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22147115**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$267.27**
ORIGINAL \$: **\$975,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **04/16/22**CLOSE DATE: **04/26/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/18/22** CLOSE PRICE: **\$975,000**

TERMS:

Beautiful duplex renovated to include fresh interior/ exterior paint, new kitchen cabinet, granite counter tops, ceramic tile and bathrooms upgraded with new fixtures, Great opportunity for investors! Information herein is not verified by agent. Buyer to verify all information & rely on their findings .

CUSTOMER SHORT: Residential Income ML#: 22147115

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

727 Oakford Dr, East Los Angeles 90022 STATUS: Closed

LIST/CLOSE:

\$700,000/\$700,000

Use GPS



SQFT: **1,599**
LOT(src): **0.1154/5,027 (A)**
PARKING SPACES: **8**
YEAR BLT(src): **1928 (PUB)**
DOM / CDOM: **0/167**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **MB22086885**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$437.77**
ORIGINAL \$: **\$700,000**
STORIES: **One**
GSI: **\$3,400**
OP EXPENSE: **\$1,000**
NET INCOME: **\$2,400**

LIST DATE: **04/21/22**

CLOSE DATE: **04/29/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **04/27/22**

CLOSE PRICE: **\$700,000**

TERMS: **Cash, Conventional, FHA**

Great Duplex in the Heart of East Los Angeles, just North of Whittier Blvd with plenty of stores and food options. 3 bedroom 1 bath house in the front, detached 2 car garage. Back unit is a 1 bedroom 1 bath

CUSTOMER SHORT: Residential Income ML#: MB22086885

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1268 S Highland Ave, Los Angeles 90019 STATUS: Closed

LIST/CLOSE:

\$1,500,000/\$1,565,000 ↑

No. San Vicente Blvd South La Brea Ave



SQFT: **2,563**
LOT(src): **0.13/6,000**
PARKING SPACES: **4**
YEAR BLT(src): **1930**
DOM / CDOM: **110/110**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **21798294**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **C18 - Hancock Park-Wilshire**

PRICE PER SQFT: **\$610.61**
ORIGINAL \$: **\$1,899,000**
STORIES: **Two**
GSI:
OP EXPENSE: **\$4,850**
NET INCOME: **\$63,286**

LIST DATE: **10/24/21**

CLOSE DATE: **04/29/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/15/22**

CLOSE PRICE: **\$1,565,000**

TERMS:

CLocated in the Longwood Highlands in the Mid-Wilshire district of Los Angeles.. This dazzling 1930 Spanish Duplex is an ideal opportunity for an owner occupant or off- property investor. The two-level property delivers two units-1270 S. Highland Avenue with 3 bedrooms and two bathrooms and 1268 S. Highland Ave with 2 bedrooms and 2 baths-both complete with formal dining rooms and hardwood flooring. A two car garage, and on-site parking for up to 6 additional vehicles provide ample accommodation for residents and guest. The grounds are meticulously landscaped and boost a covered patio lounge area, garden area, decomposed granite walkways and fruit trees. Location central to Downtown LA, Miracle Mile, Century City, Culver City, Los Angeles County Museum of Art. University of Southern California, retail, dining and services. ** CALL AGENT REGARDING TENANT OCCUPIED UNIT(S) BEING DELIVERED VACANT.

CUSTOMER SHORT: Residential Income ML#: 21798294

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

606 W Avenue H12, Lancaster 93534

STATUS: Closed

LIST/CLOSE:

\$340,000/\$350,000 ↑**I-14 North exit Ave I Eastbound one half mile to Lorimer Ave**SQFT: **1,613**LOT(src): **0.142/6,186 (A)**PARKING SPACES: **2**YEAR BLT(src): **1957 (PUB)**DOM / CDOM: **6/6**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **SR22075737**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA: **No/No**AREA: **LAC - Lancaster**PRICE PER SQFT: **\$216.99**ORIGINAL \$: **\$340,000**

STORIES:

GSI: **\$26,700**OP EXPENSE: **\$1,033**NET INCOME: **\$25,667**LIST DATE: **04/14/22**PURCHASE CONTRACT: **04/20/22**CLOSE DATE: **04/28/22**CLOSE PRICE: **\$350,000**CONCESSIONS: **\$0**TERMS: **Cash, Conventional**

This is a must see!!!! It's a ready to go investment property with tenants already included! This perfect 4BDRM 2BATH charming income producing Duplex property, located in the out skirts' of Lancaster, comes with newer carpet and interior paint, and vaulted ceilings throughout. Your kitchen comes equipped with a gas range oven, garbage disposal and, a roomy dining area with ceiling fan/light. Also included with this property is spacious living areas in both units and full bathrooms. It also come with shade trees in from of the unit and even a private fenced backyard. You even have the Evaporative (Swamp) Cooler. This income property wont last long its a must see!

CUSTOMER SHORT: Residential Income ML#: SR22075737

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**6803 San Miguel St, Paramount 90723**

STATUS: Closed

LIST/CLOSE:

\$719,900/\$760,000 ↑**Somerset and El Camino**SQFT: **1,397**LOT(src): **0.1411/6,145 (A)**PARKING SPACES: **1**YEAR BLT(src): **1955 (ASR)**DOM / CDOM: **3/3**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **CV22063089**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **RL - Paramount North of Somerset**PRICE PER SQFT: **\$544.02**ORIGINAL \$: **\$719,900**STORIES: **One**GSI: **\$0**OP EXPENSE: **\$2,400**NET INCOME: **\$0**LIST DATE: **04/03/22**PURCHASE CONTRACT: **04/06/22**CLOSE DATE: **04/27/22**CLOSE PRICE: **\$760,000**CONCESSIONS: **\$0**TERMS: **Cash, Conventional, VA Loan**

Remodeled Duplex on corner lot in Paramount. 6803 San Miguel is 2 bed and 1 bath. New white cabinets with Quartz countertops and tile backsplash. Luxury vinyl floors with ceiling fans. Two car attached garage. 14614 El Camino is 1 bed and 1 bath with spaces for parking. 2 separate gas and electric meters with 1 water meter.

CUSTOMER SHORT: Residential Income ML#: CV22063089

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

11178 Penn St, Lynwood 90262

STATUS: Closed

LIST/CLOSE:

\$629,000/\$652,000 ↑

North of 'Fernwood' and West of 'State' St Cross Streets: N/ Fernwood & W/ State St

SQFT: **1,357**LOT(src): **0.1186/5,166 (A)**PARKING SPACES: **3**YEAR BLT(src): **1947 (ASR)**DOM / CDOM: **10/10**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **DW22043818**

B TRACT / MODEL:

VIEW: **No**POOL / SPA: **No/No**AREA: **RM - Lynwood**PRICE PER SQFT: **\$480.47**ORIGINAL \$: **\$629,000**STORIES: **One**GSI: **\$19,200**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **03/01/22**CLOSE DATE: **04/26/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/21/22** CLOSE PRICE: **\$652,000**TERMS: **Cash, Conventional, FHA, VA Loan**

RARE OPPORTUNITY TO LIVE IN ONE AND RENT OUT THE OTHER!! Come and check out this Duplex. Both units are in separate buildings for added privacy. Each unit has its laundry hook-ups. The Front Unit is a 2 Bedroom and 1 Bath. The rear Unit is a 1 Bedroom and 1 Bath. It also has a bonus living quarters apart from the Duplex. This would be perfect for first-time homebuyers that can get rental income!!

CUSTOMER SHORT: Residential Income ML#: DW22043818

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**8951 San Luis Ave, South Gate 90280**

STATUS: Closed

LIST/CLOSE:

\$799,000/\$800,000 ↑

N Southern Ave E California Ave

SQFT: **2,600**LOT(src): **0.1376/5,993 (A)**PARKING SPACES: **4**YEAR BLT(src): **1929 (ASR)**DOM / CDOM: **136/136**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **PW21191110**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **T2 - Cudahy, SouthGate
W of 710, HuntPk S of Flore**PRICE PER SQFT: **\$307.69**ORIGINAL \$: **\$849,000**STORIES: **One, Two**GSI: **\$60,000**OP EXPENSE: **\$0**NET INCOME: **\$60,000**LIST DATE: **08/29/21**CLOSE DATE: **04/29/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **01/12/22** CLOSE PRICE: **\$800,000**TERMS: **Cash, Conventional, FHA**

Beautiful front residence #A 3 bedrooms and rear #B unit 2 story WITH ONE CAR ATTACHED GARAGE Totally remodeled new kitchen, floors, bathrooms 3 bedrooms 2 baths, **EXTRA DETACHED 3 car garage** with long driveway built in 1993, ideal for big family, plus income, the best duplex in the most desirable area of South Gate, just bring paint and brush, Zoning South Gate R3,

CUSTOMER SHORT: Residential Income ML#: PW21191110

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

10605 Virginia Ave, South Gate 90280

STATUS: Closed

LIST/CLOSE:
\$570,000/\$570,000

West of California, West of State St



SQFT: 941
LOT(src): 0.1486/6,475 (A)
PARKING SPACES: 6
YEAR BLT(src): 1924 (ASR)
DOM / CDOM: 0/0
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard, Trust
ML#: PW22025430
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: T4 - South Gate E of 710

PRICE PER SQFT: \$605.74
ORIGINAL \$: \$570,000
STORIES: One
GSI: \$18,000
OP EXPENSE: \$261
NET INCOME: \$17,250

LIST DATE: 02/08/22

CLOSE DATE: 04/27/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/08/22

CLOSE PRICE: \$570,000

TERMS: Cash

Location, location, location, Great property with two Units in a desirable area of South Gate. Bes the proud owner of this fantastic property, call today.

CUSTOMER SHORT: Residential Income ML#: PW22025430

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1714 W 169th Pl # 1, Gardena 90247

STATUS: Closed

LIST/CLOSE:
\$1,550,000/\$1,625,000 ↑

Located between Western and La Salle Ave



SQFT: 5,088
LOT(src): 0.1591/6,930 (A)
PARKING SPACES: 6
YEAR BLT(src): 1987 (ASR)
DOM / CDOM: 0/0
UNITS TOTAL: 3
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: OC22049688
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 119 - Central Gardena

PRICE PER SQFT: \$319.38
ORIGINAL \$: \$1,500,000
STORIES: Two
GSI: \$106,800
OP EXPENSE: \$7,120
NET INCOME: \$99,680

LIST DATE: 03/08/22

CLOSE DATE: 04/27/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/22/22

CLOSE PRICE: \$1,625,000

TERMS: 1031 Exchange, Cash,
Cash to New Loan, Conventional

Long held family property - ready for its new owners. Imagine having your own extra-large, 2,600 square foot home, with the added benefit of TWO income-producing units in the back. Terrific location on a quiet street in a prime central Gardena location, very private, off street parking plus garages. Large 4 bedroom 2.5 bathroom front house, and two - large 2 bedroom 2 full-bath units in the back (about 1,200 square feet each). Very good long term investment. The whole building has been freshly painted inside and out. Home inspection completed prior to listing. Most items on the list have already been addressed. Main residence (4 bedroom) will be delivered vacant. One of the rear tenants has plans to move in the near future. Well cared for property, easy to rent. Lowest price per square foot in the area.

CUSTOMER SHORT: Residential Income ML#: OC22049688

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

2725 S Pacific Ave, San Pedro 90731

STATUS: Closed

LIST/CLOSE:

\$799,900/\$799,900

22nd St to Pacific Avenue



SQFT: 2,010

LOT(src): 0.1148/4,999 (A)

PARKING SPACES: 6

YEAR BLT(src): 1954 (ASR)

DOM / CDOM: 18/18

UNITS TOTAL: 3

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: SB22047212

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: 181 - Point Fermin

PRICE PER SQFT: \$397.96

ORIGINAL \$: \$799,900

STORIES: One

GSI: \$41,652

OP EXPENSE: \$16,150

NET INCOME: \$25,502

LIST DATE: 03/11/22

CLOSE DATE: 04/26/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/29/22 CLOSE PRICE: \$799,900

TERMS: Cash, Cash to New Loan, Submit

3 FOR THE PRICE OF 1! That's right, you can buy this Pt Fermin triplex for less than a single family home in the same location. It's a low-maintenance property and is located just a few short blocks from the beach and ocean bluffs. This property features a 2 bedroom 1 bath unit over 3 garages and two 1 bedroom 1 bath units that offer private fenced yards. Lots of upside in the rents. You can't get this close to the ocean in any of the surrounding beach cities for anywhere close to this price. San Pedro is on it's way up with the waterfront development to be known as West Harbor already underway and millions of dollars being poured into the downtown business district. Drive by and check it out! Seller cannot deliver possession of any units at close of escrow. If buyer would like to occupy one or more of the units it will be buyers responsibility to obtain possession after close of escrow.

CUSTOMER SHORT:Residential Income **ML#:** SB22047212

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

945 N Broad Ave, Wilmington 90744

STATUS: Closed

LIST/CLOSE:

\$1,700,000/\$1,750,000 ↑

Anaheim street to Broad Ave.



SQFT: 5,100

LOT(src): 0.163/7,100 (P)

PARKING SPACES: 6

YEAR BLT(src): 2019 (BLD)

DOM / CDOM: 3/3

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: [SB22058388](#)

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 195 - West Wilmington

PRICE PER SQFT: \$343.14

ORIGINAL \$: \$1,700,000

STORIES: Two

GSI: \$180,000

OP EXPENSE: \$13,187

NET INCOME: \$166,813

LIST DATE: 03/23/22

PURCHASE CONTRACT: 03/26/22

CLOSE DATE: 04/26/22

CLOSE PRICE: \$1,750,000

CONCESSIONS: \$0

TERMS: Contract

Built in 2019, FULLY VACANT and most recently rented out for \$14,700 per month!! Triplex consisting of 15 bedrooms and 9 full bathrooms (a duplex in front and a detached unit in the back). Each unit is 5 bedrooms and 3 full baths. Total livable area is 5, 100 Sq Ft. Granite countertops, tile flooring in kitchen and living areas, and laminate flooring in all bedrooms. Each unit has two designated parking spots. Central Heating and Central Air conditioning. Separately metered for Water, electric and Gas. Detached unit has a private green and intimate back yard. All units have balconies overlooking the outside views. Gated and secured with metal screen doors. Open and bright floor plans with a separate laundry area for each unit. A must see. call listing agent for viewing. Must submit proof of funds, loan approval with the offer. Broker/Agent does not guarantee the accuracy of the square footage, lot usage, schools, rent control, HOA rules, permits, taxes, or zoning. The buyer is advised to independently verify the accuracy of all information through personal due diligence and inspections with appropriate professionals. .

CUSTOMER SHORT:Residential Income **ML#:** SB22058388

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1300 N Cordova St, Burbank 91505

STATUS: Closed

LIST/CLOSE:

\$1,250,000/\$1,250,000

South of Burbank Blvd / East of Hollywood Way



SQFT: **2,089**

LOT(src): **0.155/6,750 (P)**

PARKING SPACES: **3**

YEAR BLT(src): **1947 (PUB)**

DOM / CDOM: **8/8**

UNITS TOTAL: **3**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **BB22034569**

B TRACT / MODEL:

VIEW: **No**

POOL / SPA: **No/No**

AREA: **610 - Burbank**

PRICE PER SQFT: **\$598.37**

ORIGINAL \$: **\$1,250,000**

STORIES: **One**

GSI: **\$39,600**

OP EXPENSE: **\$4,711**

NET INCOME: **\$34,889**

LIST DATE: **02/21/22**

CLOSE DATE: **04/29/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/12/22** CLOSE PRICE: **\$1,250,000**

TERMS: **Cash, Conventional**

Great Area and Rare Opportunity for Investor or Possible Owner User. Highly Desirable Burbank Neighborhood, right near Chandler Bike Path, Smart & Final, HWB Car Wash, Coral Cafe, Magnolia Park Shopping, Disney and Warner Bros Studios, Hollywood Burbank Airport and Public Transportation. Very Nice Front Curb Appeal with Potential Add-On Value with Building two (2) more units in back (check with City of Burbank). Award Winning Burbank Schools. The front two (2) units both consists of a 1 bedroom / 1 bath and the back unit is a 2 bedroom / 1 bath, which this unit was updated about 10 years ago. All three (3) units have a street facing Front entrance along an additional side door on the front 2 units and a back door on the 3rd unit. They also have retain their Original Oak Hardwood Floors. Three (3) Detached Single Car Garages are in back, along with some additional parking. Very Stable longterm tenants (10-16 years) that are month to month and all 3 are paying considerably below market rents. Units do need some TLC, see reports in Supplement Section. This is a Drive By Only - DO NOT DISTURB TENANTS on the property, Inside Inspection will be arranged after Accepted Offer had been received. Please Read and Initial the Physical Inspection and Termite Report prior to submitting an offer.

CUSTOMER SHORT: Residential Income ML#: BB22034569

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1120 East Ave, Burbank 91504

STATUS: Closed

LIST/CLOSE:

\$1,588,000/\$1,575,000 ↓

Property located between Cornell & Deleware.



SQFT: 2,029

LOT(src): 0.1285/5,598 (A)

PARKING SPACES: 6

YEAR BLT(src): 1951 (ASR)

DOM / CDOM: 12/12

UNITS TOTAL: 3

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: BB22063745

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 610 - Burbank

PRICE PER SQFT: \$776.24

ORIGINAL \$: \$1,588,000

STORIES: Two, Multi/Split

GSI: \$62,400

OP EXPENSE: \$25,103

NET INCOME: \$37,297

LIST DATE: 04/01/22

PURCHASE CONTRACT: 04/13/22

CLOSE DATE: 04/29/22

CLOSE PRICE: \$1,575,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan

Pride-of-Ownership property with unique Charm and Beautiful Curb Appeal. Located just above Glenoaks Blvd, this extremely desirable location of East Avenue is hugged by single family homes on the Burbank Hillside. The unit mix consists of (1) 2 Bedroom / 1 Bathroom unit; (2) 1 Bedroom / 1 Bathroom units. The 2 Bedroom unit, addressed as 406 Cornell Dr, features a comfortable floor plan, hardwood floors, plenty of natural light and access to the balcony patio by French doors. The 1 Bedroom units, addressed as 1120 & 1122 East Ave, are situated above each other and again have hardwood floors, plenty of natural light, shared access to the balcony patio and park-like yards. Notable upgrades include replaced windows & doors throughout, copper plumbing, all Kitchens have refaced cabinets and automatic sprinkler system. Common laundry room has owned coin-op washer/dryer plus utility sink. 3 Single Garages and a stone paver driveway. Convenient location with quick access to shopping, restaurants, schools, parks, freeway access and other local amenities. If you're looking for a great opportunity to invest in a lovingly maintained property with an A+ location, this is it!

CUSTOMER SHORT: Residential Income ML#: BB22063745

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

3181 Verdugo Pl, Los Angeles 90065

STATUS: Closed

LIST/CLOSE:

\$849,000/\$750,000 ↓

Google maps



SQFT: **2,148**
LOT(src): **0.09/4,142**
PARKING SPACES:
YEAR BLT(src): **1939**
DOM / CDOM: **122/122**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **21100297**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **623 - Glassell Park**

PRICE PER SQFT: **\$349.16**
ORIGINAL \$: **\$899,000**
STORIES:
GSI:
OP EXPENSE: **\$5,800**
NET INCOME: **\$20,000**

LIST DATE: **10/29/21**CLOSE DATE: **04/28/22**

CONCESSIONS:

PURCHASE CONTRACT: **02/28/22**CLOSE PRICE: **\$750,000**

TERMS:

Attention investors! Take advantage of this investment property in Glassell Park - a very walkable and up and coming neighborhood. This TRIPLEX is conveniently located near major freeways, Downtown LA, Pasadena, Glendale, Silver Lake, parks, schools and shopping plazas. Each unit features 1 Bed, 1 Bath, and a 1-car garage. This property has tons of potential. Dont miss out on this incredible opportunity!

CUSTOMER SHORT: Residential Income ML#: 21100297

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1412 1414 E Maple St, Glendale 91205

STATUS: Closed

LIST/CLOSE:

\$1,648,000/\$1,600,000 ↓

Cross Streets: South Verdugo Rd.



SQFT: **2,676**
LOT(src): **0.24/10,563 (P)**
PARKING SPACES: **3**
YEAR BLT(src): **1923**
DOM / CDOM: **11/11**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **320009751**
B TRACT / MODEL: **Not**
Applicable-105
VIEW:
POOL / SPA: **No/No**
AREA: **628 - Glendale-South of**
134 Fwy

PRICE PER SQFT: **\$597.91**
ORIGINAL \$: **\$1,648,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/18/22**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/01/22**CLOSE PRICE: **\$1,600,000**TERMS: **Cash, Cash to New Loan, Conventional, FHA, VA Loan**

Look No Further. Charming triplex (3 units) in a prime Glendale Location. Property offers a large lot of 10,563 square feet and a total combined 2,676 square feet of living space. GLR4 zoning may allow additional units to be built. The front two units are 1bedroom/1bath each, and the back unit is a 3bedroom/2bath. All units have a separate power & gas meters with their own laundry hookups. Property has a 3 car garage with additional backyard parking. Please Do Not Disturb tenants. Buyers are advised to independently verify the accuracy of all information through personal inspection & with appropriate professionals. Great investment opportunity you don't want to miss.

CUSTOMER SHORT: Residential Income ML#: 320009751

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

2246 Mira Vista Ave, Montrose 91020

STATUS: Closed

LIST/CLOSE:

\$1,334,999/\$1,570,000 ↑

Ocean View and Mira Vista



SQFT: 2,399
LOT(src): 0.2294/9,994 (A)
PARKING SPACES: 3
YEAR BLT(src): 1946 (ASR)
DOM / CDOM: 16/16
UNITS TOTAL: 3
BLDG TOTAL: 2

SALE TYPE: Standard, Trust
ML#: BB22030832
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 635 - La
Crescenta/Glendale Montrose
& Annex

PRICE PER SQFT: \$654.44
ORIGINAL \$: \$1,334,999
STORIES:
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 02/17/22

PURCHASE CONTRACT: 03/07/22

CLOSE DATE: 04/27/22

CLOSE PRICE: \$1,570,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

Triplex Located in the heart of Montrose. Literally steps away from Old Town Montrose and Honolulu Ave filled with trendy restaurants, shops, Trader Joes and the farmers market on Sundays. Tremendous upside potential.

CUSTOMER SHORT: Residential Income ML#: BB22030832

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

7755 Milton Ave, Whittier 90602

STATUS: Closed

LIST/CLOSE:

\$899,900/\$910,000 ↑

La Cuarta St. & Milton Ave.



SQFT: 1,716
LOT(src): 0.1644/7,161 (A)
PARKING SPACES: 4
YEAR BLT(src): 1947 (ASR)
DOM / CDOM: 215/229
UNITS TOTAL: 3
BLDG TOTAL: 3

SALE TYPE: Standard, Trust
ML#: PW21179769
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 670 - Whittier

PRICE PER SQFT: \$530.30
ORIGINAL \$: \$995,000
STORIES: One
GSI: \$47,340
OP EXPENSE: \$4,774
NET INCOME: \$42,566

LIST DATE: 08/13/21

PURCHASE CONTRACT: 03/21/22

CLOSE DATE: 04/26/22

CLOSE PRICE: \$910,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan,
Conventional, FHA

GREAT INCOME PROPERTY IN A GREAT LOCATION IN THE CITY OF WHITTIER, CA. 3 UNIT PROPERTY: MAIN UNIT 828 SQFT, 2 BED, 1 BATH. 2ND UNIT: 444 SQFT, 1 BED, 1 BATH. 3RD UNIT: 444 SQFT, 1 BED, 1 BATH. 2 CAR GARAGE, SHARED PARKING & STREET PARKING, SPACIOUS PROPERTY WITH NICE OPEN AREA WITH TREES AND PLANTS FOR PRIVACY. ALLEY ACCESS TO GARAGE. MAIN UNIT HAS GRANITE COUNTER TOPS, WIDE CEMENT WALKWAY FOR WHEELCHAIR ACCESS, UNITS EQUIPED WITH WINDOW A/C AND WALL HEATERS. START COLLECTING RENTAL INCOME INSTANTLY OR LIVE IN ONE UNIT AND RENT THE REST. CLOSE TO SHOPPING, PARKS, & SCHOOLS. GREAT INCOME POTENTIAL.

CUSTOMER SHORT: Residential Income ML#: PW21179769

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

2004 Echo Park Ave, Los Angeles 90026 STATUS: Closed

LIST/CLOSE:

\$945,500/\$1,255,500 ↑

North of Scott Avenue



SQFT: **2,480**
LOT(src): **0.09/4,014 (A)**
PARKING SPACES:
YEAR BLT(src):
DOM / CDOM: **126/126**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Probate Listing**
ML#: **21792066**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$506.25**
ORIGINAL \$: **\$699,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **10/19/21**PURCHASE CONTRACT: **02/22/22**CLOSE DATE: **04/29/22**CLOSE PRICE: **\$1,255,500**

CONCESSIONS:

TERMS:

Court date is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. Great opportunity in this Elysian Heights adjacent neighborhood. The property consists of 1 3 Bedroom/1.5 Bath, 1 2 Bedroom/1 Bath, and 1 1 Bedroom/1 Bath. Probate sale, court confirmation is required.

CUSTOMER SHORT: Residential Income ML#: 21792066

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

400 N Via Val Verde, Montebello 90640 STATUS: Closed

LIST/CLOSE:

\$850,000/\$910,000 ↑

Corner of Via Val Verde and West Madison Avenue



SQFT: **2,200**
LOT(src): **0.1731/7,540 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **1948 (PUB)**
DOM / CDOM: **0/0**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **OC22037117**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **674 - Montebello**

PRICE PER SQFT: **\$413.64**
ORIGINAL \$: **\$850,000**
STORIES: **One**
GSI: **\$43,800**
OP EXPENSE: **\$12,000**
NET INCOME: **\$31,800**

LIST DATE: **02/25/22**PURCHASE CONTRACT: **03/09/22**CLOSE DATE: **04/28/22**CLOSE PRICE: **\$910,000**CONCESSIONS: **\$10,000**TERMS: **Cash to New Loan**

Great opportunity to own a triplex in the heart of Montebello!!! This property features a 2 bedroom 2 bath unit up front and two, 1 bedroom 1 bath units behind and a detached 1 car garage for each unit. All unit are occupied by long time renters however they are month to month. The rents are well below market and have a big opportunity to increase. The 2 bedroom has not been renovated but is in very good condition. The one bedroom behind it was renovated 5 years ago and is in good condition. The last one bedroom has a long term tenant living that has been there for the past 27 years. The wood floors need to be refinished and the kitchen needs to be updated. The bathroom was updated sometime in the past.

CUSTOMER SHORT: Residential Income ML#: OC22037117

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

840 E Monterey Ave, Pomona 91767

STATUS: Closed

LIST/CLOSE:
\$630,000/\$630,000

E Monterey Avenue and Reservoir St



SQFT: **2,910**
LOT(src): **0.2163/9,424 (E)**
PARKING SPACES: **6**
YEAR BLT(src): **1950 (EST)**
DOM / CDOM: **0/0**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Trust**
ML#: **NP22026414**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **687 - Pomona**

PRICE PER SQFT: **\$216.49**
ORIGINAL \$: **\$630,000**
STORIES: **Two**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **01/30/22**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/01/22** CLOSE PRICE: **\$630,000**TERMS: **Cash to New Loan, Trust Deed**

Great opportunity to own a triplex in the heart of downtown Pomona. Lots of potential for immediate improvements and equity. Large lot with a detached garage having 3 individual garage spaces. Long driveway along the side of house that leads to the backyard and garage space. Yard will accommodate several additional vehicles or a large outdoor living space. 2910 sqft building and a 9424 sqft lot. Each unit is separately metered for electricity and gas. Great location near schools, parks, restaurants, shopping and more. Easy access to freeways.

CUSTOMER SHORT: Residential Income ML#: NP22026414

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**730 Illinois St S, Pomona 91768**

STATUS: Closed

LIST/CLOSE:
\$798,000/\$797,000 ↓

north of Holt Ave and east of White Ave



SQFT: **1,869**
LOT(src): **0.144/6,272 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **1954 (PUB)**
DOM / CDOM: **35/35**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **DW22041579**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **687 - Pomona**

PRICE PER SQFT: **\$426.43**
ORIGINAL \$: **\$798,000**
STORIES: **One**
GSI: **\$48,480**
OP EXPENSE: **\$8,501**
NET INCOME: **\$48,480**

LIST DATE: **03/04/22**CLOSE DATE: **04/29/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/11/22** CLOSE PRICE: **\$797,000**TERMS: **Cash to New Loan, Conventional**

CUSTOMER SHORT: Residential Income ML#: DW22041579

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

5617 Eagle St, Los Angeles 90022

STATUS: Closed

LIST/CLOSE:
\$700,000/\$800,000 ↑

See Mapquest for directions.



SQFT: **1,786**
LOT(src): **0.1252/5,454 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1928 (ASR)**
DOM / CDOM: **15/15**
UNITS TOTAL: **3**
BLDG TOTAL: **3**

SALE TYPE: **Standard**
ML#: **HD22039820**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$447.93**
ORIGINAL \$: **\$700,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/28/22**CLOSE DATE: **04/27/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/15/22**CLOSE PRICE: **\$800,000**TERMS: **Cash, Conventional**

This is truly a gem for first time buyers or investors. Property located in a quite and desirable area in Los Angeles just a few minutes away from downtown. This property would be considered a Triplex. First unit has been completely remodeled, fresh paint, new kitchen and spacious rooms. It contains 2 bedrooms, 2 full baths, laundry room located inside the house, and a immaculate kitchen. Second unit offers 2 bedrooms, 1 full bath with its own kitchen and living area. Third unit has also been remodeled, offering 1 bedroom, a full bath and a decent living area and kitchen. This is a great opportunity for extra income! This gem will not last, don't miss out.

CUSTOMER SHORT: Residential Income ML#: HD22039820

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**15884 Fellowship St, La Puente 91744**

STATUS: Closed

LIST/CLOSE:
\$979,000/\$1,235,000 ↑

between francisquito and maplegrove



SQFT: **2,361**
LOT(src): **0.6783/29,545 (A)**
PARKING SPACES: **8**
YEAR BLT(src): **1920 (PUB)**
DOM / CDOM: **5/5**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **PW22056671**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$523.08**
ORIGINAL \$: **\$979,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/23/22**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/08/22**CLOSE PRICE: **\$1,235,000**TERMS: **Cash to New Loan,
Conventional**

ONE OF A KIND PROPERTY! This home has been family owned for decades and first time on the market. So many possibilities with a 29,545 sq foot lot. You will find one home located on 15884 Fellowship with two driveways and a detached car garage. On the other side of the lot is another home at 15885 Maplegrove which features 2 bedrooms and 2 baths and a detached two car garage all under 1 parcel! Buyer to confirm with the city all the possibilities for this usable land in regards to subdivision, horse property, and ADU potentials. Come preview this property full of potential.

CUSTOMER SHORT: Residential Income ML#: PW22056671

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

237 S Doheny Dr, Beverly Hills 90211

STATUS: Closed

LIST/CLOSE:

\$2,850,000/\$2,740,000 ↓

Between Gregory Way and Wilshire



SQFT: **2,714**
LOT(src): **0.13/6,050 (A)**
PARKING SPACES:
YEAR BLT(src): **1926**
DOM / CDOM: **29/29**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22130666**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C01 - Beverly Hills**

PRICE PER SQFT: **\$1,009.58**
ORIGINAL \$: **\$2,850,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/23/22**CLOSE DATE: **04/26/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/24/22** CLOSE PRICE: **\$2,740,000**

TERMS:

Charming triplex in sought after Beverly Hills location with a high ratings score. Property consists of three units total, duplex in the front and a large studio in the back. Each of the front units are 2 bedroom plus 2 bathroom. Lower front unit has direct access to large grassy back yard perfect for entertaining and/or families with kids. One car parking spot of the alley plus four car parking from Doheny. On site laundry and storage room. Easy rental location because of its close proximity to the Beverly Hills lifestyle and the great school system that goes with this property. Close to downtown Beverly Hills filled with restaurants, bars, coffee houses, markets, shopping, house of worships and more. Front units are guesstimated to be about 1,150 sq ft each and studio at 500 sq ft. Prospective buyer to verify exact size should they desire accuracy. THE PROPERTY COMES WITH ALL THE PLANS AND PAID PERMIT FOR AN ADU, READY TO START THE CONSTRUCTION.

CUSTOMER SHORT: Residential Income ML#: 22130666

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**1028 S Serrano Ave, Los Angeles 90006** STATUS: Closed

LIST/CLOSE:

\$1,475,000/\$1,275,000 ↓

East of Western Avenue; south of Olympic Blvd.



SQFT: **1,441**
LOT(src): **0.14/6,209**
PARKING SPACES:
YEAR BLT(src): **1924**
DOM / CDOM: **439/969**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **20666374**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C17 - Mid-Wilshire**

PRICE PER SQFT: **\$884.80**
ORIGINAL \$: **\$1,575,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **12/01/20**CLOSE DATE: **04/29/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/04/22** CLOSE PRICE: **\$1,275,000**

TERMS:

We are proud to present this development opportunity in Koreatown. The three unit building sits on a 6,209 square foot LAR4 zoned lot. Its located just south of Olympic Blvd and east of Western Avenue. A new Buyer may be able to obtain favorable financing options. The site is entitled for 21 apartment units (\$75,000 per buildable unit), with 2 being dedicated to affordable housing.

CUSTOMER SHORT: Residential Income ML#: 20666374

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1836 E 71st St, Los Angeles 90001

STATUS: Closed

LIST/CLOSE:
\$699,900/\$710,000 ↑

FLORENCE / ALAMEDA



SQFT: **2,200**
LOT(src): **0.1317/5,738 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1915 (ASR)**
DOM / CDOM: **36/36**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **IV22023359**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$322.73**
ORIGINAL \$: **\$740,000**
STORIES: **One**
GSI: **\$4,700**
OP EXPENSE: **\$65**
NET INCOME: **\$4,700**

LIST DATE: **02/01/22**

CLOSE DATE: **04/25/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/13/22** CLOSE PRICE: **\$710,000**

TERMS: **Cash to New Loan, Conventional, FHA**

DO NOT MISS THE GREAT LOCATION 2 UNITS CONVERTED INTO 3. SELLERS ARE PROUD TO PRESENT THIS INCOME PROPERTY FOR SALE. TENANT OCCUPIED, (GREAT TENANTS) CHAIN LINK AT THE FRONT OF THE UNITS AND ENTRANCE TO THE GARAGE AT THE BACK. NICE FRONT YARD AS WELL AS TO THE BACK. WELL MAINTAINED AND SOME FRUIT TREES IN THE FRONT AND BACK YARD. VERY CLOSE TO BIG COMMERCIAL CENTERS, FREEWAYS, RESTAURANTS, AND ALL COMMERCIAL STORES. BE THE FIRST TO LOOK AT THIS AMAZING DEAL.

CUSTOMER SHORT: Residential Income ML#: IV22023359

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

428 W 69TH St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:
\$579,000/\$565,000 ↓

North of Florence Ave. Between Figueroa and the 110 Freeway



SQFT: **2,334**
LOT(src): **0.11/5,040**
PARKING SPACES:
YEAR BLT(src): **1930**
DOM / CDOM: **13/13**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22138903**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$242.07**
ORIGINAL \$: **\$579,000**
STORIES:
GSI:
OP EXPENSE: **\$13,059**
NET INCOME: **\$18,777**

LIST DATE: **03/22/22**

CLOSE DATE: **04/29/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/04/22** CLOSE PRICE: **\$565,000**

TERMS: **Cash**

Nicely kept triplex on a quiet corner lot. Great opportunity to increase the value by moving rents upward. One of the best priced triplexes in the area, under \$250/sqft. The two front units are both nice sized 2-bedroom with 1 bathroom and above the garage sits a 1-bedroom unit. One of the 2-bedroom units is slightly larger and has a breakfast nook and laundry area in addition to a dining area. Long term tenants on month to month leases that have not missed any rent during the pandemic. Each unit has their own water heater, gas and electric meter. Very low expenses for the owner. Ample parking for everyone. Perhaps the potential to turn the garages into and ADU for additional income. Owner will not be able to deliver any unit vacant at close so please do not request in the offer.

CUSTOMER SHORT: Residential Income ML#: 22138903

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

407 S FERRIS Ave, Los Angeles 90022

STATUS: Closed

LIST/CLOSE:

\$769,000/\$872,500 ↑

Ferris and E 4th



SQFT: **1,698**
LOT(src): **0.18/8,016**
PARKING SPACES:
YEAR BLT(src): **1949**
DOM / CDOM: **11/11**
UNITS TOTAL: **3**
BLDG TOTAL: **3**

SALE TYPE: **Standard**
ML#: **22133565**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$513.84**
ORIGINAL \$: **\$769,000**
STORIES:
GSI:
OP EXPENSE: **\$5,200**
NET INCOME: **\$89,000**

LIST DATE: **03/04/22**

PURCHASE CONTRACT: **03/15/22**

CLOSE DATE: **04/27/22**

CLOSE PRICE: **\$872,500**

CONCESSIONS:

TERMS:

Large Lot with lots of opportunity to add ADU 'S. currently rents are \$7850 per month. Huge cash flow opportunity. Two 3 Bedroom houses on a lot with a guest house. Has been remodeled and is in good rentable condition. Tenants are happy and paying. Please do no disturb. Prime Boyle Heights location. Please submit with proof of funds. Offers will be looked at 1st come 1st serve.

CUSTOMER SHORT: Residential Income ML#: 22133565

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

3641 LANFRANCO St, Los Angeles 90063 STATUS: Closed

LIST/CLOSE:

\$1,459,000/\$1,360,000 ↓

S of 60, E of Indiana St., N of Whittier Blvd. and S Rowan Ave.



SQFT: **3,179**
LOT(src): **0.26/11,387**
PARKING SPACES:
YEAR BLT(src): **1905**
DOM / CDOM: **20/368**
UNITS TOTAL: **3**
BLDG TOTAL: **4**

SALE TYPE: **Standard**
ML#: **22122689**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$427.81**
ORIGINAL \$: **\$1,459,000**
STORIES:
GSI:
OP EXPENSE: **\$34,222**
NET INCOME: **\$76,850**

LIST DATE: **01/28/22**

PURCHASE CONTRACT: **02/17/22**

CLOSE DATE: **04/26/22**

CLOSE PRICE: **\$1,360,000**

CONCESSIONS:

TERMS:

Back-on-Market, buyer didn't perform. Over 5CAP Great Income Property with Huge Lot over 11,000 sq ft in East LA. 3 separate buildings; no shared wall, of each unit with an ample parking and driveway. Fully finished Garage for extra storage or rec room. Conveniently located in a quiet residential area and well centralized, close to Mariachi Plaza, LAC Hospital, USC Medical, Cal State LA, Metro Gold Line, minutes to Downtown Los Angeles, Dodger Stadium, Staples Center, quick access to freeways 5, 60, 10, 710 and 110 Fwy. Not subject to the city of LA's Rent Stabilization Ordinance (RSO)

CUSTOMER SHORT: Residential Income ML#: 22122689

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

6633 Darwell, Bell Gardens 90201

STATUS: Closed

LIST/CLOSE:
\$900,000/\$950,000 ↑

West of Garfield, North of Florence



SQFT: 2,221
LOT(src): 0.2519/10,972 (A)
PARKING SPACES: 0
YEAR BLT(src): 1957 (ASR)
DOM / CDOM: 9/9
UNITS TOTAL: 3
BLDG TOTAL: 3

SALE TYPE: Standard, Trust
ML#: PW22049556
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: T3 - Bell Gardens, Bell E
of 710, Commerce S of 26

PRICE PER SQFT: \$427.74
ORIGINAL \$: \$900,000
STORIES:
GSI: \$23,430
OP EXPENSE: \$2,090
NET INCOME: \$18,006

LIST DATE: 03/02/22
PURCHASE CONTRACT: 03/23/22

CLOSE DATE: 04/25/22
CLOSE PRICE: \$950,000

CONCESSIONS: \$0
TERMS: Conventional

Excellent Investment Opportunity!!! 3 separate units in a great rental area. Two units 2 bed 1 bath. one garage has been converted to a storage but has not been included in the space for rear unit. Plenty of parking on site. Property has 3 gas meters, 3 electrical meters and 1 water.

CUSTOMER SHORT: Residential Income ML#: PW22049556

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**9538 Dearborn Ave, South Gate 90280**

STATUS: Closed

LIST/CLOSE:
\$825,000/\$875,000 ↑

Take Tweedy or Southern Ave and turn onto Dearborn



SQFT: 2,536
LOT(src): 0.1435/6,250 (A)
PARKING SPACES: 4
YEAR BLT(src): 1950 (ASR)
DOM / CDOM: 4/4
UNITS TOTAL: 3
BLDG TOTAL: 2

SALE TYPE: Standard, Trust
ML#: SW22019166
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: T4 - South Gate E of 710

PRICE PER SQFT: \$345.03
ORIGINAL \$: \$825,000
STORIES: One, Two
GSI: \$55,428
OP EXPENSE: \$8,665
NET INCOME: \$46,763

LIST DATE: 01/31/22
PURCHASE CONTRACT: 02/07/22

CLOSE DATE: 04/29/22
CLOSE PRICE: \$875,000

CONCESSIONS: \$10,000
TERMS: Cash, Cash to New Loan,
Conventional, FHA, Submit

Well kept tri-plex in a prime location, just minutes away from downtown LA. Close to shopping, schools, dining and transportation. Comprised of a single family home in the front and a two-story duplex in the rear. Large carport between the units provides plenty of secured, off-street parking. Rear units were constructed around 1963. All units are currently rented by long term tenants. Units are well maintained and managed by professional property management company. Rents are below fair market value because of the longevity of current tenants, providing the potential for higher rents by new owner.

CUSTOMER SHORT: Residential Income ML#: SW22019166

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

9226 Croesus Ave, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:

\$660,000/\$675,000 ↑

From E 92nd St turn left on Croesus Ave.



SQFT: **1,914**
LOT(src): **0.1085/4,725 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1928 (PUB)**
DOM / CDOM: **32/32**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **DW21254142**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **WATT - Watts**

PRICE PER SQFT: **\$352.66**
ORIGINAL \$: **\$660,000**
STORIES:
GSI: **\$24,000**
OP EXPENSE: **\$0**
NET INCOME: **\$24,000**

LIST DATE: **01/06/22**

CLOSE DATE: **04/26/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **02/07/22** CLOSE PRICE: **\$675,000**

TERMS: **Submit**

Looking for cash flow! JUST LISTED 2 UNITS being used as 3 units. PLUS BONUS 2 units are presently vacant. Buyer sets their own rent amount. Great opportunity for First-time Buyer owner occupant with rental income.. The property was restored in the past with many upgrades completed throughout all units. Newer wooden kitchen cabinets and counter-tops. Tile flooring and floating wood-like laminate floors. Newer fixtures. Newer windows. Property provides private driveway with plenty of onsite parking. Large private back yard patio for entertaining with parking space for up to 4 cars. Front unit 3 bed+1 bath, 2nd unit bed+1 bath, 3rd unit 1 bed + bath kitchen and bathroom, will be delivered vacant. Unit has washer and dryer hook ups. Newer stucco exterior and much more. A must see to appreciate. Walking distance to newly added shopping center. Property is conveniently located to freeways, DTLA, New SOFI STADIUM.

CUSTOMER SHORT: Residential Income ML#: DW21254142

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

407 RICHMOND St, El Segundo 90245

STATUS: Closed

LIST/CLOSE:

\$2,495,000/\$2,463,975 ↓

west of main and north of grand



SQFT: **3,728**
LOT(src): **0.16/7,000**
PARKING SPACES: **1**
YEAR BLT(src): **1954**
DOM / CDOM: **17/17**
UNITS TOTAL: **4**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22129781**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **141 - El Segundo**

PRICE PER SQFT: **\$660.94**
ORIGINAL \$: **\$2,495,000**
STORIES:
GSI:
OP EXPENSE: **\$47,323**
NET INCOME: **\$81,841**

LIST DATE: **02/21/22**

CLOSE DATE: **04/26/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/11/22** CLOSE PRICE: **\$2,463,975**

TERMS:

407 Richmond St presents a rare investment opportunity in the best part of El Segundo. 2 blocks from Main St and Grand Ave, the hub of downtown, tenants enjoy proximity to the shops and restaurants, while also being in close proximity to top rated El Segundo High, El Segundo Parks and Recreation, and the Public Library. El Segundo is home to more Fortune 500 companies in California outside of San Francisco. Prospective tenants are never in short supply in this Silicon Beach community given the convenience to the ocean, LAX, and several freeways (105, 405, 110, 10) that connect it everything Los Angeles offers.

CUSTOMER SHORT: Residential Income ML#: 22129781

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

989 N Summit Ave, Pasadena 91103

STATUS: Closed

LIST/CLOSE:

\$1,699,888/\$1,700,000 ↑

Minutes from the Rosebowl & 210 Freeway off Summit Avenue near Mountain Avenue



SQFT: 3,494

LOT(src): 0.2756/12,007 (A)

PARKING SPACES: 0

YEAR BLT(src): 1916 (ASR)

DOM / CDOM: 12/12

UNITS TOTAL: 4

BLDG TOTAL: 3

SALE TYPE: Standard

ML#: AR22025320

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 645 - Pasadena (NW)

PRICE PER SQFT: \$486.55

ORIGINAL \$: \$1,699,888

STORIES: One

GSI: \$99,060

OP EXPENSE: \$26,460

NET INCOME: \$72,600

LIST DATE: 02/10/22

CLOSE DATE: 04/27/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/01/22 CLOSE PRICE: \$1,700,000

**TERMS: 1031 Exchange, Cash,
Cash to New Loan, Conventional,
Owner May Carry**

Attention all Investors! We are proud to present a well priced 4 Unit Multi Family Property in world famous Pasadena, CA. The official address is 989 N Summit but also has the address 991 & 993. The Property features a 3 bedroom 2 bath Single Family Home in the front with a private front & back yard, a Duplex in the middle with two 2 Bedroom 1 Bath units & a yard, and another 3 Bedroom 1.5 Bath Single Family Home in the back. These homes add up to almost 3500 square feet of living space & sit on a large quarter acre lot. Great cash cow with development opportunities & upside in rents. Per the city of Pasadena, the size of this lot will also allow the ability to add an additional 2 Bedroom 1 bath ADU. This is perfect for an Investor, 1031 Exchange, or a Owner-User. Imagine living in one unit & collecting rent on the other 3 units. Depending on your situation, you may be able to cover your whole mortgage just from the rent collected! Seller has spent over \$200,00 in upgrades to the homes. Some of the upgrades included new electrical boxes & private sub panels for each unit, new drain line to the middle duplex, new roof on the front house, and roof coating on the back house. The back unit was also recently rented out and remodeled. This property has great long term stable tenants. Proforma Rents range between \$2,400-\$3200 per unit per month allowing a Landlord to collect over \$11,000 a month or \$132,000 a year in gross income. All Tenants are on a month to month lease. This is a perfect property to hedge against inflation & allow a Landlord a lot of upside in rents. This Multi-Family Opportunity already has an actual Cap Rate around 4.27% or just under \$100,000 Annual Gross Income. However , once the property rents are stabilized, you will jump up to over 6%. This is almost impossible to find in Pasadena. If you built the additional ADU, your potential income could hit \$14,000 Monthly or \$168,000 Annually. This would take you to a Cap Rate over 8%. 989 N Summit is one of the best priced multi-family properties in Pasadena & is conveniently located near the Rose Bowl, Jet Propulsion Laboratory, Old Town Pasadena, Art Center, Pasadena City College, Cal Tech & Huntington Memorial Hospital. It is also just minutes to the 110, 134 & 210 Freeways. Enjoy the views of the Foothill & amazing amenities Pasadena has to offer. Don't miss your opportunity to purchase one of the best priced 4 Unit properties in Pasadena. This will not last long!

CUSTOMER SHORT:Residential Income **ML#: AR22025320**

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**127 N BURLINGTON Ave, Los Angeles
90026**

Near Alvarado and the 101 freeway.

STATUS: Closed

**LIST/CLOSE:
\$950,000/\$880,000 ↓**



SQFT: 2,369
LOT(src): 0.13/6,000 (A)
PARKING SPACES:
YEAR BLT(src): 1904
DOM / CDOM: 82/82
UNITS TOTAL: 4
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: 22123021
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: C21 – Silver Lake – Echo Park

PRICE PER SQFT: \$371.46
ORIGINAL \$: \$975,000
STORIES:
GSI:
OP EXPENSE: \$17,468
NET INCOME: \$32,440

LIST DATE: 01/30/22
PURCHASE CONTRACT: 04/22/22

CLOSE DATE: 04/29/22
CLOSE PRICE: \$880,000

CONCESSIONS:
TERMS:

We're proud to present the exclusive listing for sale of 127 N Burlington Avenue, Los Angeles, CA 90026. Great Investment four-plex near trendy Echo Park. Los Angeles zoned LARD1.5 with long-term tenants and below market rents. Property consists of two 2-bedroom / 1-bathroom units, one 1-bedroom / 1-bathroom unit, and 1 single / one-bathroom unit and 6 gated parking spaces. Top units have views of skyline, Hollywood Sign, Griffith Park Observatory. The large lot allows for a small possible subdivision of 6-unit condo development, apartment building or add 2 ADUs in the back to maximize ROI (buyer to verify). Alley allows for maximized parking access which is currently not being used. The area is in historic Filipinotown, immediately adjacent to Echo Park, and offers quick access to major public transportation, vehicle grids and a mere 5-minute drive to Downtown LA. Recent updates include new 200-amp electrical panel (master metered), iron work, asphalt driveway, parking, new paint, some updated plumbing, and updated tile work. Located within blocks of new developments this property will immediately appreciate in value.

CUSTOMER SHORT:Residential Income **ML#: 22123021**

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

505 W Lohart Ave, Montebello 90640

STATUS: Closed

LIST/CLOSE:

\$1,150,000/\$1,088,000 ↓

Lohart



SQFT: **3,332**
LOT(src): **0.1349/5,875 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **1959 (ASR)**
DOM / CDOM: **49/49**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **SR22021359**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **674 - Montebello**

PRICE PER SQFT: **\$326.53**
ORIGINAL \$: **\$1,150,000**
STORIES: **Two**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/01/22**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/23/22** CLOSE PRICE: **\$1,088,000**TERMS: **Cash, Conventional, FHA, Submit**

Here is the opportunity you were looking for! Here's your chance to own this residential fourplex and generate passive income. Conveniently located near downtown Montebello/Whittier Blvd with local shopping centers, restaurants and the Montebello City Park. Property features a total of 3,332 sq ft with a 2 bedroom, 1 bath unit downstairs, an office space downstairs with a full bathroom & closet that could also be used for rental or office. 3 more units upstairs each with 1 bedroom and 1 bath. Property also has a laundry room area for the tenants that also generates income. Don't miss this opportunity!

CUSTOMER SHORT: Residential Income ML#: SR22021359

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**2901 Manitou Ave, Los Angeles 90031**

STATUS: Closed

LIST/CLOSE:

\$950,000/\$950,000

EAST OF GRIFFIN Ave



SQFT: **3,032**
LOT(src): **0.1775/7,734 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1890 (ASR)**
DOM / CDOM: **185/185**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **DW21184123**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **677 - Lincoln Hts**

PRICE PER SQFT: **\$313.32**
ORIGINAL \$: **\$950,000**
STORIES: **Two**
GSI: **\$56,184**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **08/19/21**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/17/22** CLOSE PRICE: **\$950,000**TERMS: **1031 Exchange, Cash, Conventional**

BUYER COULD NOT PERFORM! Located in one of the most highly desirable Neighborhoods in Lincoln Heights. This property is a 4plex perfectly designed for tenants. With a huge parking lot in the back of the building for them to comfortably park. All tenants are extremely cooperative and easy to get a hold of. A Rare Opportunity to own an amazing 4 Unit Income Property in the city of Lincoln Heights. With DTLA , Dodgers Stadium, and Chinatown less than 10 Minutes away. This Opportunity will not last ! Reach out to me today to make an appointment.

CUSTOMER SHORT: Residential Income ML#: DW21184123

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

4247 Zaring St, Los Angeles 90063

STATUS: Closed

LIST/CLOSE:

\$689,000/\$680,000 ↓

Cross street Eastern



SQFT: **2,192**
LOT(src): **0.1421/6,188 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1923 (PUB)**
DOM / CDOM: **8/8**
UNITS TOTAL: **4**
BLDG TOTAL: **3**

SALE TYPE: **Standard**
ML#: **CV22044685**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$310.22**
ORIGINAL \$: **\$689,000**
STORIES:
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/04/22**CLOSE DATE: **04/28/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/21/22** CLOSE PRICE: **\$680,000**TERMS: **Cash, Cash to New Loan, Conventional, Submit**

Location!! Location!! Perfect opportunity to own income property in very desirable and established area of Los Angeles. 4 units: 2 units are 2 br/ 1bath and 2 units are 1 br/ bath, Long driveway for multiple cars. Property selling in it's "As-Is" present condition with no repairs to be done by seller. Conveniently located near schools and 60 fwy. Rent control, probate property.

CUSTOMER SHORT: Residential Income ML#: CV22044685

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**1539 Ricardo St, Los Angeles 90033**

STATUS: Closed

LIST/CLOSE:

\$1,710,000/\$1,710,000

From DTLA head East on the I-10 Fwy. Exit N. Soto St. Take a left onto N Soto St. Turn right onto Norfolk St. Turn left on Ricardo St.



SQFT: **3,622**
LOT(src): **0.1721/7,498 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1939 (ASR)**
DOM / CDOM: **0/49**
UNITS TOTAL: **4**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **OC22078551**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$472.11**
ORIGINAL \$: **\$1,710,000**
STORIES: **One**
GSI: **\$120,000**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **04/27/22**CLOSE DATE: **04/27/22**CONCESSIONS: **\$7,500**PURCHASE CONTRACT: **04/27/22** CLOSE PRICE: **\$1,710,000**TERMS: **1031 Exchange, Cash, Cash to New Loan, Conventional**

Highly Desirable 4plex just walking distance from Keck Medical School and minutes from Downtown! Three out of the four units are built in 2008 and fully upgraded in 2018 with Central A/C and Heat, very high-quality kitchens, bathrooms, and finishes throughout with recessed lighting, subway tile, stainless steel appliances, in-unit washer/dryers and much more! Also the front detached home is 1,250 SF and 3Br+1Ba, with newly exterior paint, hardwood floors, recessed lighting, arched ceilings and fireplace! With over a \$10,000 per month in income as performing and proforma of \$12000-\$13000 per month, this property is a Can't miss opportunity! Entered for MLS Comp purposes only- property was sold Off market

CUSTOMER SHORT: Residential Income ML#: OC22078551

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

205 Horizon Ave, Venice 90291

STATUS: Closed

LIST/CLOSE:

\$2,425,000/\$2,225,000 ↓

Between San Juan and Horizon Ave / Cross Street Main and Horizon Ave



SQFT: 2,602

LOT(src): 0.0696/3,032 (A)

PARKING SPACES: 2

YEAR BLT(src): 1922 (ASR)

DOM / CDOM: 212/212

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: SB21187846

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: C11 - Venice

PRICE PER SQFT: \$855.11

ORIGINAL \$: \$2,425,000

STORIES: Two

GSI: \$136,200

OP EXPENSE: \$10,000

NET INCOME: \$126,200

LIST DATE: 08/26/21

CLOSE DATE: 04/29/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/28/22 CLOSE PRICE: \$2,225,000

TERMS: 1031 Exchange, Cash To Existing Loan, Conventional

Renovated 2 story Craftsman Fourplex. This is a short walk to Abbot Kinney Blvd as well as to the Venice Beach. This Fourplex has Central Heating and Air Conditioning, tankless water heaters, hardwood floors, and updated kitchens and bathrooms. All units are income producing. This property is positioned between Horizon Ave and San Juan Ave with street frontage on both avenues. This property has a backyard common area, gated access from both avenues, and a 2 car garage. 205 Horizon Avenue has a Walk Score of 93 out of 100. This location is a Walker's Paradise so errands do not require a car. This location is in the Venice neighborhood in Los Angeles. Nearby parks include Westminster Dog Park, Kinney Plaza and Venice Recreation Center.

CUSTOMER SHORT: Residential Income ML#: SB21187846

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

1520 Ocean Park Blvd, Santa Monica 90405

STATUS: Closed

LIST/CLOSE:

\$1,550,000/\$1,928,000 ↑

Ocean Park Blvd + 16th Street



SQFT: 3,083

LOT(src): 0.1605/6,990 (A)

PARKING SPACES: 4

YEAR BLT(src): 1940 (ASR)

DOM / CDOM: 11/11

UNITS TOTAL: 4

BLDG TOTAL: 4

SALE TYPE: Standard

ML#: SB22026653

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: C14 - Santa Monica

PRICE PER SQFT: \$625.36

ORIGINAL \$: \$1,550,000

STORIES:

GSI: \$7,226

OP EXPENSE: \$26,363

NET INCOME: \$0

LIST DATE: 02/10/22

CLOSE DATE: 04/27/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/24/22 CLOSE PRICE: \$1,928,000

TERMS: Cash, Cash to New Loan, Conventional

Rare opportunity to invest in the lowest priced quadruplex in Santa Monica. Featuring 3 detached 1bd+1ba bungalows and a 2bd+1ba+office (can be used as a bedroom) that sits above a 4 car garage. Walkable to Santa Monica College, Thyme Cafe, local grocery stores, and other hotspots in the Sunset Park neighborhood. Just 2 miles to 3rd Street Promenade, Abbot Kinney, and the beach. This is your opportunity to purchase a property with tremendous upside potential and a location you can't beat.

CUSTOMER SHORT: Residential Income ML#: SB22026653

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

801 E 33rd St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:
\$825,000/\$685,000 ↓

Between Jefferson and Adams



SQFT: **3,200**
LOT(src): **0.1535/6,685 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1902 (APP)**
DOM / CDOM: **94/94**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **AR21265532**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$214.06**
ORIGINAL \$: **\$795,000**
STORIES: **Two**
GSI: **\$48,979**
OP EXPENSE: **\$17,960**
NET INCOME: **\$30,529**

LIST DATE: **12/16/21**CLOSE DATE: **04/29/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/24/22**CLOSE PRICE: **\$685,000**TERMS: **Cash, Cash to New Loan**

Great Opportunity to purchase an investment property at 801 E 33rd St, Los Angeles CA 90011. The property consists of four 1B+1B units, is well maintained, and sits on a corner lot. Conveniently located close to the 10 and 110 freeways, and minutes from USC, tenants enjoy easy access to local restaurants, schools and shopping.

CUSTOMER SHORT: Residential Income ML#: AR21265532

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**167 E 45th St, Los Angeles 90011**

STATUS: Closed

LIST/CLOSE:
\$959,000/\$950,000 ↓

South of Vernon Ave. East of Main St.



SQFT: **3,248**
LOT(src): **0.1688/7,351 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1975 (ASR)**
DOM / CDOM: **189/434**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **PW21221394**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$292.49**
ORIGINAL \$: **\$959,000**
STORIES: **Two**
GSI: **\$58,524**
OP EXPENSE: **\$9,563**
NET INCOME: **\$48,564**

LIST DATE: **10/05/21**CLOSE DATE: **04/29/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/12/22**CLOSE PRICE: **\$950,000**TERMS: **Cash, Cash to New Loan**

Well kept 4 Unit apartment in high demand rental area. Easy access to major freeways, only 2 miles to downtown LA and industrial city of Vernon and within close proximity of University of Southern California, the Staples Center and Los Angeles Convention Center and very near USC Campus. Good public transportation in every direction. Each unit is 2 bedroom with upside potential. Ample on-site, 8 car gated parking, 2 parking spaces per unit. Front and side yard are perfect for family gathering. Built in 1975. Please do not disturb occupant.

CUSTOMER SHORT: Residential Income ML#: PW21221394

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

325 N Kenmore Ave, Los Angeles 90004 STATUS: Closed

LIST/CLOSE:

\$2,450,000/\$2,500,000 ↑

Beverly Blvd & Normandie Ave



SQFT: **5,170**
LOT(src): **0.1586/6,908 (A)**
PARKING SPACES: **5**
YEAR BLT(src): **2017 (ASR)**
DOM / CDOM: **40/40**
UNITS TOTAL: **4**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **MB22010087**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **KREA - Koreatown**

PRICE PER SQFT: **\$483.56**
ORIGINAL \$: **\$2,598,888**
STORIES: **Two**
GSI: **\$12,300**
OP EXPENSE: **\$0**
NET INCOME: **\$12,300**

LIST DATE: **01/18/22**

CLOSE DATE: **04/28/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/15/22**

CLOSE PRICE: **\$2,500,000**

TERMS: **1031 Exchange**

Great location! Looking to complete a 1031 exchange, property offers investors the freedom of **NO RENT CONTROL**, separate water meters & utilities. Newer building built in 2017 this property boasts a great set up, **FOUR 3 bedroom, 2.50 bathroom units** all with modern amenities including appliances Refrigerator, Stove, Dishwasher, central AC/Heat and washer & dryer hookups. 3 units have a one car garage and 1 unit has a parking area with 2 tandem parking spaces plus its own private back yard. Centrally located to Downtown LA restaurants & shops, public transportation & major freeways 10, 110 & 405 fwys!

CUSTOMER SHORT: Residential Income ML#: MB22010087

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

7422 Vineland Ave, Sun Valley 91352

STATUS: Closed

LIST/CLOSE:

\$859,999/\$890,000 ↑

Between: Valerio Street and Satcoy Street



SQFT: **2,939**
LOT(src): **0.1606/6,994 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1953 (ASR)**
DOM / CDOM: **31/31**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **SR22019307**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **SUNV - Sun Valley**

PRICE PER SQFT: **\$302.82**
ORIGINAL \$: **\$859,999**
STORIES:
GSI: **\$48,816**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/01/22**

CLOSE DATE: **04/28/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/25/22**

CLOSE PRICE: **\$890,000**

TERMS: **Cash, Cash to New Loan, Conventional**

Investor opportunity!! Located in Sun Valley, close to banks, USPS, popular dining options, Sun Valley Magnet School and the Sun Valley Recreation Park. This is a gated Fourplex property, there are **TWO 2-bedroom, 1-bathroom units**, along with **TWO 1-bedroom and 1-bathroom units**. Property features a garage with 4 parking spaces. There is also a laundry room that has washer and dryer hookups.

CUSTOMER SHORT: Residential Income ML#: SR22019307

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

3705 Missouri Ave, South Gate 90280

STATUS: Closed

LIST/CLOSE:

\$995,000/\$950,000 ↓

Tweedy Blvd & California Ave



SQFT: 2,863

LOT(src): 0.1607/7,001 (A)

PARKING SPACES: 4

YEAR BLT(src): 1951 (ASR)

DOM / CDOM: 16/16

UNITS TOTAL: 4

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: DW22025011

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: T2 - Cudahy, SouthGate
W of 710, HuntPk S of Flore

PRICE PER SQFT: \$331.82

ORIGINAL \$: \$995,000

STORIES: Two

GSI: \$79,200

OP EXPENSE: \$30,037

NET INCOME: \$49,163

LIST DATE: 02/08/22

CLOSE DATE: 04/26/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/24/22 CLOSE PRICE: \$950,000

TERMS: Cash, Cash to New Loan,
Conventional

Investment Delight! 4 units in South Gate! All 1 bedrooms! 3 first floor units and one above the garage. Low rents but great potential. Exterior has fresh paint, newer windows and newer roof. The property has a 3 car garage with an extra adjacent parking spot, a community laundry area, and 5 gas and electric meters. Located on a corner lot west of South Gate Park and south of South Gate High School.

CUSTOMER SHORT: Residential Income ML#: DW22025011

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**9723 San Vincente Ave, South Gate 90280**

STATUS: Closed

LIST/CLOSE:

\$1,150,000/\$1,300,000 ↑

NW from Otis and Tweedy



SQFT: 3,144

LOT(src): 0.2218/9,663 (A)

PARKING SPACES: 4

YEAR BLT(src): 1961 (ASR)

DOM / CDOM: 10/10

UNITS TOTAL: 4

BLDG TOTAL: 4

SALE TYPE: Standard

ML#: DW22038039

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: T2 - Cudahy, SouthGate
W of 710, HuntPk S of Flore

PRICE PER SQFT: \$413.49

ORIGINAL \$: \$1,150,000

STORIES: One

GSI: \$69,540

OP EXPENSE: \$22,671

NET INCOME: \$44,744

LIST DATE: 02/25/22

CLOSE DATE: 04/27/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/07/22 CLOSE PRICE: \$1,300,000

TERMS: Cash, Cash to New Loan

Nice (4) 2 bedrooms, 1 bath individually separated units with upgraded copper plumbing, newer roof, and newer windows. Each unit comes with a small storage shed and one uncovered parking space. East to rent area, with upward room on existing rents. All units have inside laundry, wall heaters, and window AC's. Separate gas, electric, and water meters. Property shows nice on the outside, front unit has some interior upgrades.

CUSTOMER SHORT: Residential Income ML#: DW22038039

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

628 W Glenoaks Blvd, Glendale 91202

STATUS: Closed

LIST/CLOSE:

\$2,245,000/\$2,075,000 ↓

628 W Glenoaks Boulevard, Glendale

SQFT: **3,890**LOT(src): **0.2486/10,827 (A)**PARKING SPACES: **5**YEAR BLT(src): **1946 (ASR)**DOM / CDOM: **148/148**UNITS TOTAL: **5**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **WS21248876**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **626 - Glendale-Northwest**PRICE PER SQFT: **\$533.42**ORIGINAL \$: **\$2,245,000**STORIES: **Two**GSI: **\$111,000**OP EXPENSE: **\$34,660**NET INCOME: **\$76,340**LIST DATE: **11/15/21**PURCHASE CONTRACT: **04/12/22**CLOSE DATE: **04/29/22**CLOSE PRICE: **\$2,075,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash to New Loan**

Long time Owners. First time on market since 1979!! Large double lot (10,827 SF total). All 2B+1B units. Laundry room coin operated machines. New exterior paint. New electrical service panels and subpanels in units. 4 gas meters (634 and 634A share 1 gas meter). New 5" rain gutters installed. Main sewer pipe relined. All units have original hardwood floors professionally refinished. New floor furnace in unit 634. All units bathrooms and kitchen retiled from floor to ceiling for easy maintenance. All bathrooms have granite countertops. Wood burning fireplaces in 4 of the units. Fruit trees and private courtyard patio for managers unit. PRIME location - Nearby Griffith Observatory, Hollywood Sign, Americana, Los Angeles Zoo, Universal Studios, Walt Disney Studios, Dreamworks Animation and many more. Easy access to 5 FWY, 134 FWY, 2 FWY. Many nearby amenities - restaurants, shopping, entertainment, coffee and tea shops, parks, grocery stores, gyms, banks etc.

CUSTOMER SHORT: Residential Income ML#: WS21248876

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM**1259 Vin Scully Ave, Los Angeles 90026**

STATUS: Closed

LIST/CLOSE:

\$1,250,000/\$1,250,000

off 101/Sunset Blvd

SQFT: **3,417**LOT(src): **0.155/6,753 (A)**PARKING SPACES: **0**YEAR BLT(src): **1922 (ASR)**DOM / CDOM: **72/72**UNITS TOTAL: **5**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **RS21256345**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C21 - Silver Lake - Echo Park**PRICE PER SQFT: **\$365.82**ORIGINAL \$: **\$1,499,888**STORIES: **Two**GSI: **\$66,816**OP EXPENSE: **\$10,990**NET INCOME: **\$55,826**LIST DATE: **11/29/21**PURCHASE CONTRACT: **02/09/22**CLOSE DATE: **04/27/22**CLOSE PRICE: **\$1,250,000**CONCESSIONS: **\$25,000**TERMS: **1031 Exchange**

Back on market. An investment opportunity in Echo Park off Sunset Blvd! Just minutes away from shops, restaurants, Dodger Stadium & 101 & 110 freeway. First building has 4 units and each has 1BR/1BA each. Second building has 3BR/1BA.

CUSTOMER SHORT: Residential Income ML#: RS21256345

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**1506 S COCHRAN Ave, Los Angeles
90019**
North of Venice Blvd



SQFT: **5,833**
LOT(src): **0.14/6,166**
PARKING SPACES:
YEAR BLT(src): **1962**
DOM / CDOM: **19/19**
UNITS TOTAL: **5**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **22130995**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **C16 - Mid Los Angeles**

LIST/CLOSE:
\$1,725,000/\$1,660,000 ↓

PRICE PER SQFT: **\$284.59**
ORIGINAL \$: **\$1,725,000**
STORIES:
GSI:
OP EXPENSE: **\$37,735**
NET INCOME: **\$64,469**

LIST DATE: **02/24/22**

PURCHASE CONTRACT: **03/15/22**

CLOSE DATE: **04/27/22**

CLOSE PRICE: **\$1,660,000**

CONCESSIONS:
TERMS:

The subject property is a two story wood frame and stucco five unit apartment building built in 1962. The property is located in the Mid City sub market of Los Angeles just south of Pico Blvd and seven blocks east of La Brea Ave. The unit mix consist of two three- bedroom two- bathroom units, one two-bedroom one and-one-half bathroom with den, and two two- bedroom one- bathroom units. The property has significant upside upon turnover of the units which are approximately 36% below market rent. There may be a potential to add ADU or Unit Conversions - Buyer to Verify.

CUSTOMER SHORT: Residential Income ML#: 22130995

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

10339 California Ave, South Gate 90280 STATUS: **Closed**
North of Martin Luther King South of Tweedy



SQFT: **2,746**
LOT(src): **0.1651/7,190 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1959 (ASR)**
DOM / CDOM: **12/12**
UNITS TOTAL: **5**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **DW22059302**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **T4 - South Gate E of 710**

LIST/CLOSE:
\$950,000/\$975,000 ↑

PRICE PER SQFT: **\$355.06**
ORIGINAL \$: **\$950,000**
STORIES: **Two**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/24/22**

PURCHASE CONTRACT: **04/13/22**

CLOSE DATE: **04/28/22**

CLOSE PRICE: **\$975,000**

CONCESSIONS: **\$0**
TERMS: **Cash To Existing Loan**

Great property with a good mix of units. 2 bedrooms 1 bath home in the front with an attached 2 car garage, a 2 bedroom apartment, 2-1 bedrooms, and a studio. 3 one-car garages, long driveway with plenty of parking. This is an ideal property for a family to move in, and have rent help pay for the mortgage. Close to schools, shopping, and more.

CUSTOMER SHORT: Residential Income ML#: DW22059302

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

526 Illinois St, El Segundo 90245

STATUS: Closed

LIST/CLOSE:

\$3,995,000/\$3,950,000 ↓

The property is located on Illinois St between Mariposa Ave and E Pine Ave on the East side of the street, across from Freedom Park.



SQFT: **7,635**
LOT(src): **0.15/6,963**
PARKING SPACES: **11**
YEAR BLT(src): **1988**
DOM / CDOM: **88/88**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **21108341**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **141 - El Segundo**

PRICE PER SQFT: **\$517.35**
ORIGINAL \$: **\$4,250,000**
STORIES:
GSI:
OP EXPENSE: **\$67,893**
NET INCOME: **\$141,592**

LIST DATE: **11/13/21**

CLOSE DATE: **04/26/22**

CONCESSIONS:

PURCHASE CONTRACT: **02/25/22** CLOSE PRICE: **\$3,950,000**

TERMS:

REDUCED PRICE: \$3,995,000 (motivated seller). Matthews is pleased to present 526 Illinois Street, a 7,635 square foot, 6-unit apartment building located in El Segundo. Built-in 1988, this condo-quality asset sits on an R3-zoned, 6,962 square foot lot located just 1.5 miles from the Pacific Ocean. The building is comprised of two-story townhome units: (3) two-bed/two-bath, (2) three-bed/two-bath, and (1) oversized studio units (non-conforming). The property offers tenants a gated, subterranean parking garage with 11 spaces total, as well as a washer/dryer and individual water heaters in each unit. All units have been fully upgraded and include a balcony, private patio, fireplace, and office. Additionally, the exterior has been fully remodeled, and the roof is only around 5 years old. With strong in-place rents, 526 Illinois offers investors cash-flowing trophy assets in a truly irreplaceable South Bay Los Angeles location. ***5 UNITS PLUS 1 NON-CONFORMING STUDIO UNIT

CUSTOMER SHORT: Residential Income ML#: 21108341

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

146 ROSEMONT Ave, Los Angeles 90026 STATUS: Closed

LIST/CLOSE:

\$3,649,000/\$3,610,000 ↓

North of Beverly, South of Temple, East of Rampart, West of Alvarado



SQFT: **6,668**
LOT(src): **0.16/7,382**
PARKING SPACES:
YEAR BLT(src): **2018**
DOM / CDOM: **28/28**
UNITS TOTAL: **6**
BLDG TOTAL: **3**

SALE TYPE: **Standard**
ML#: **22115291**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$541.39**
ORIGINAL \$: **\$3,649,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **01/03/22**

CLOSE DATE: **04/26/22**

CONCESSIONS:

PURCHASE CONTRACT: **01/31/22** CLOSE PRICE: **\$3,610,000**

TERMS:

We are pleased to present Non Rent Controlled trophy property in the Silverlake/Echo Park area. The property is adjacent to DTLA, K-TOWN. Gross Building Area per builder is 8547 SQ. The cert of occupancy was acquired in 2019. Each unit has its own balcony, all appliances equipped-Refrigerator, Oven, Washer and Dryer. Tenants pay their utilities-water, electricity, gas and even trash. The tenants enjoy beautifully maintained common areas. The seller upgraded recently- security cameras, updated gates on Rosemont Ave & Roselake Ave. , storage for the landlord, etc. The new buyer will enjoy low maintenance and pride of ownership. Perfect investment property for Savvy investors.

CUSTOMER SHORT:Residential Income ML#: 22115291

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

5524 W 6TH St, Los Angeles 90036

STATUS: Closed

LIST/CLOSE:

\$2,450,000/\$2,600,000 ↑

Corner of 6th Street and Cochran Ave



SQFT: **7,115**
LOT(src): **0.17/7,802 (A)**
PARKING SPACES:
YEAR BLT(src): **1936**
DOM / CDOM: **20/20**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22126201**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C19 - Beverly Center-Miracle Mile**

PRICE PER SQFT: **\$365.43**
ORIGINAL \$: **\$2,450,000**
STORIES:
GSI:
OP EXPENSE: **\$47,471**
NET INCOME: **\$91,026**

LIST DATE: **02/09/22**

CLOSE DATE: **04/29/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/01/22** CLOSE PRICE: **\$2,600,000**

TERMS:

5524 W 6th Street is a one-of-a-kind six-unit French Normandy-style property located in the Miracle Mile (90036). 5524 W 6th Street was built in 1936 and consists of 7,115 SF of improvements. The unit composition features Four (4) 2 Bedroom / 1.5 Bathroom apartment homes and Two (2) 2 Bedroom / 1.5 Bathroom Town Home-style units. The apartment units are large in size and average 1,185 (+/-) square feet. The property is sited on a +/- 7,802 square foot parcel, zoned LAR4. Covered parking is provided for 6 vehicles with one additional parking spot. Gas and electrical utilities are separately metered and paid by residents. It's ideally located on a prime street in the Miracle Mile and offers immediate access to the neighboring communities of Beverly Hills, Koreatown, and West Hollywood. It boasts a Walk Score of 94, which is deemed a "Walker's Paradise".

CUSTOMER SHORT: Residential Income ML#: 22126201

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

815 Fairview Ave # 7, Arcadia 91007

STATUS: Closed

LIST/CLOSE:

\$3,550,000/\$3,730,000 ↑

Located on Fairview Ave, west of Baldwin Ave.



SQFT: 7,371

LOT(src): 0.4325/18,839 (A)

PARKING SPACES: 0

YEAR BLT(src): 1959 (ASR)

DOM / CDOM: 14/14

UNITS TOTAL: 7

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: AR22058375

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 605 - Arcadia

PRICE PER SQFT: \$506.04

ORIGINAL \$: \$3,550,000

STORIES:

GSI: \$145,800

OP EXPENSE: \$60,944

NET INCOME: \$78,991

LIST DATE: 03/22/22

PURCHASE CONTRACT: 04/06/22

CLOSE DATE: 04/25/22

CLOSE PRICE: \$3,730,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan

First time on the market in over 25 years! Proudly presenting the opportunity to acquire 815 Fairview Ave, a charming 7-unit gem in the heart of Arcadia, California. Built in 1959, this property boasts an excellent unit mix of (6) 2B+2B units and (1) 1B+1B unit. Tenants enjoy the convenience of onsite laundry facilities, ample parking, and enclosed patio space off of each unit. This is a great opportunity for the savvy investor, as tenants are willing to pay a rental premium for Arcadia's National Blue Ribbon/CA Distinguished schools. Minutes from Westfield Santa Anita, local Arcadia schools, and the 210 Freeway, you do not want to miss this incredible investment opportunity!

CUSTOMER SHORT: Residential Income ML#: AR22058375

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

2420 34Th St, Santa Monica 90405

STATUS: Closed

LIST/CLOSE:

\$2,695,000/\$2,600,000 ↓

South of Pico, North of Ocean Park Blvd.



SQFT: 3,920

LOT(src): 0.22/9,632 (A)

PARKING SPACES:

YEAR BLT(src): 1946

DOM / CDOM: 182/182

UNITS TOTAL: 7

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: 21786334

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C14 - Santa Monica

PRICE PER SQFT: \$663.27

ORIGINAL \$: \$2,749,000

STORIES:

GSI:

OP EXPENSE: \$20,988

NET INCOME: \$103,344

LIST DATE: 09/21/21

PURCHASE CONTRACT: 03/22/22

CLOSE DATE: 04/26/22

CLOSE PRICE: \$2,600,000

CONCESSIONS:

TERMS:

Tons of upside on this well-maintained 7-unit income building in the highly sought-after Sunset Park neighborhood located just blocks away from shopping, restaurants, Trader Joes, nightlife, Santa Monica's Production District & freeway/transit access. This property consists of two single-story buildings with 7 nicely upgraded 1Bd+1Ba apartments. All units have hardwood & tile floors, crown moldings & vintage charm! Copper plumbing & separately metered gas & electric. We have kept 1 unit vacant for showings and owner user option. Off-street parking for each unit.

CUSTOMER SHORT: Residential Income ML#: 21786334

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

12715 Hadley St, Whittier 90601

STATUS: Closed

LIST/CLOSE:

\$1,500,000/\$1,475,000 ↓

12715 & 12721 Hadley Street, Whittier, CA 90601



SQFT: 10,415

LOT(src): 0.3214/14,001 (A)

PARKING SPACES: 8

YEAR BLT(src): 1988 (PUB)

DOM / CDOM: 168/168

UNITS TOTAL: 8

BLDG TOTAL: 3

SALE TYPE: Standard

ML#: OC21191621

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 670 - Whittier

PRICE PER SQFT: \$141.62

ORIGINAL \$: \$3,120,000

STORIES: Two

GSI: \$183,768

OP EXPENSE: \$68,580

NET INCOME: \$112,075

LIST DATE: 08/30/21

CLOSE DATE: 04/26/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/14/22 CLOSE PRICE: \$1,475,000

TERMS: 1031 Exchange, Cash,
Cash to New Loan

This deal was marketed as Two Fourplexes (12721 Hadley), however they closed separately.

CUSTOMER SHORT: Residential Income ML#: OC21191621

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

2348 Lemon Ave, Signal Hill 90755

STATUS: Closed

LIST/CLOSE:

\$2,995,000/\$2,995,000

North of 23rd St and south of Burnett St on Lemon Ave



SQFT: 7,436

LOT(src): 0.1642/7,152 (A)

PARKING SPACES: 9

YEAR BLT(src): 1963 (ASR)

DOM / CDOM: 52/52

UNITS TOTAL: 9

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: IN21221208

B TRACT / MODEL: Signal Hill
(SH)

VIEW:

POOL / SPA: No/No

AREA: 8 - Signal Hill

PRICE PER SQFT: \$402.77

ORIGINAL \$: \$2,995,000

STORIES: Three Or More

GSI: \$185,640

OP EXPENSE: \$0

NET INCOME: \$120,667

LIST DATE: 10/05/21

CLOSE DATE: 04/29/22

CONCESSIONS: \$25,000

PURCHASE CONTRACT: 11/26/21 CLOSE PRICE: \$2,995,000

TERMS: Cash to New Loan

Rarely available 9 unit building located in Signal Hill on the south side, with views of the city, Queen Mary, & harbor from a few of the upper units. Great location that is minutes from downtown Long Beach, freeway access, and the beach. This property was built in the 1960s and features separately metered electric & gas, common laundry room, and the two front units have private balconies. The units are well laid out 2 bedroom 1 baths that each come with a 1 car garage. Plenty of room to raise rents, income is 25% or more under market.

CUSTOMER SHORT: Residential Income ML#: IN21221208

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

4020 Stevely Ave, Los Angeles 90008

east of La Brea Ave and south of Coliseum Street



SQFT: **8,746**
LOT(src): **0.18/8,100**
PARKING SPACES:
YEAR BLT(src): **1959**
DOM / CDOM: **64/64**
UNITS TOTAL: **12**
BLDG TOTAL: **1**

STATUS: Closed

SALE TYPE: **Standard**
ML#: **21110083**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **PHHT - Park Hills Heights**

LIST/CLOSE:

\$3,995,000/\$3,900,000 ↓

PRICE PER SQFT: **\$445.92**
ORIGINAL \$: **\$3,995,000**
STORIES:
GSI:
OP EXPENSE: **\$89,559**
NET INCOME: **\$200,862**

LIST DATE: **12/05/21**

PURCHASE CONTRACT: **02/07/22**

CLOSE DATE: **04/25/22**

CLOSE PRICE: **\$3,900,000**

CONCESSIONS:

TERMS:

BRC Advisors is proud to present for sale this turn-key 12-unit apartment property located at 4020 Stevely Avenue, in the Baldwin Hills neighborhood of Los Angeles. The property has recently undergone an extensive "gut job" renovation to ten of the twelve units as well as the common areas, including: copper plumbing, electrical, kitchens, bathrooms, windows, flooring, stucco, and much more. The seller approximates a total capital expenditure cost of approximately \$700,000, which also includes the completion of the city mandated seismic retrofit of the property. There are a total of seventeen(17) onsite parking spaces. The property boasts an excellent unit mix of eight (8) 2-bedroom units, two (2) 3-bedroom units, and two (2) 1-bedroom units. The units are occupied by section 8 tenants with the vast majority of the rental income being deposited into the owner's bank account on the first of every month, providing a steady and reliable income stream during these times of eviction moratoriums which allow tenants to not pay. At the asking price, a buyer can expect to achieve an impressive 5% going-in cap rate and a 9.2% total return, based on a 70% LTV loan at a 3.5% interest rate. Additionally, significant upside remains in the two units which have not yet been "turned", with their current rents at only \$388 and \$828 per month. The property is in a gentrifying Location just east of La Brea and south of Coliseum Street. It is located about 1 mile from the Baldwin Hills Crenshaw Plaza, recently purchased by Harridge Development with announced plans for a \$1 Billion overhaul.

CUSTOMER SHORT: Residential Income ML#: 21110083

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

916 Watson Ave, Wilmington 90744

Off Anaheim St and Alameda St



SQFT: **4,620**
LOT(src): **0.1562/6,802 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1924 (ASR)**
DOM / CDOM: **57/57**
UNITS TOTAL: **14**
BLDG TOTAL: **2**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **SB22005862**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **196 - East Wilmington**

LIST/CLOSE:
\$2,169,000/\$2,100,000 ↓
PRICE PER SQFT: **\$454.55**
ORIGINAL \$: **\$2,250,000**
STORIES: **One**
GSI: **\$169,260**
OP EXPENSE: **\$58,477**
NET INCOME: **\$105,705**

LIST DATE: **01/11/22**

CLOSE DATE: **04/27/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/23/22** CLOSE PRICE: **\$2,100,000**

TERMS: **Conventional**

14 Units located near the port of Los Angeles, 916 Watson Ave is partially remodeled with plenty of upside for an investor looking to increase the value. This cash flowing apartment building is located in the 90744 zip code near the new Harbor redevelopment project and is offered at only \$154k per unit. The property is currently operating at an above market cap rate of 4.87% and 12.81 GRM. 916 Watson Ave is the ideal opportunity for any investor looking for strong cash flow with room to grow the monthly income by over 20%. An ideal unit mix for the 2022 renter as it consists of (4) 1-Bed/1-Bath and (10) Studio/1-Bath units. Some units have been remodeled, including new floors, cabinets and windows. The property sits on a 6,802 SqFt lot and has 4,620 SqFt of rentable space. With the Harbor development project, the draw from the port of Los Angeles, and being located in one of the most densely populated markets in the county, 916 Watson is ideally positioned for long term upside and is a great purchase for current cash-flow.

CUSTOMER SHORT: Residential Income ML#: SB22005862

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

805 Fairview Ave, Arcadia 91007

STATUS: Closed

LIST/CLOSE:

\$7,300,000/\$7,200,000 ↓

Baldwin west on Fairview



SQFT: 14,824

LOT(src): 0.8679/37,804 (A)

PARKING SPACES: 18

YEAR BLT(src): 1960 (ASR)

DOM / CDOM: 4/4

UNITS TOTAL: 14

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: [SB22063762](#)

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 605 - Arcadia

PRICE PER SQFT: \$485.70

ORIGINAL \$: \$7,300,000

STORIES: One

GSI: \$292,200

OP EXPENSE: \$108,572

NET INCOME: \$181,571

LIST DATE: 03/23/22

CLOSE DATE: 04/27/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/03/22 CLOSE PRICE: \$7,200,000

TERMS: Cash, Cash to New Loan,
Submit

Sold together with 809 Fairview. First time on the market in over 45 years! Both 805 and 809 Fairview are 14,824 sf and sit on a RARE street to alley ARR3 zoned large lot(s) of 37,804 sf in an exceptional location close to Westfield Santa Anita (Super-Regional Mall), Santa Anita Racetrack, the 210 freeway, and within Arcadia School district which has been ranked in the top 1% of school districts in America by Niche. Both properties are 14 units combined consisting of (12) two bedroom/two baths and (2) one bedroom/one baths, 14 tenant assigned covered & 4+ guest parking spaces, mature landscaping, and extremely well maintained and cared for. All units, except one, have been upgraded/remodeled, individually metered for electric/gas, central HVAC (except the 1/1's which have individual wall mounted furnace and window AC), newer roofs, individual water heaters, and 809 Fairview enjoys covered patios and a new water main from street to faucets and laundry room to the rear of the property. Rents are approximately 19% below market with a current 24.38 GRM with room to move to 19.82 GRM and all this within a highly desirable area offering investors a great opportunity with the possibility for future development.

CUSTOMER SHORT: Residential Income ML#: SB22063762

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**1241 N Crescent Heights Blvd, West
Hollywood 90046**

North of Santa Monica Blvd, South of Fountain, East of La Cienega



STATUS: Closed

LIST/CLOSE:

\$8,500,000/\$6,400,000 ↓

SQFT: 15,317

LOT(src): 0.4653/20,270 (A)

PARKING SPACES: 15

YEAR BLT(src): 1949 (ASR)

DOM / CDOM: 126/126

UNITS TOTAL: 15

BLDG TOTAL: 1

SALE TYPE: Trust

ML#: NP21186027

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C10 - West Hollywood

Vicinity

PRICE PER SQFT: \$417.84

ORIGINAL \$: \$8,500,000

STORIES:

GSI: \$376,392

OP EXPENSE: \$54,720

NET INCOME: \$198,072

LIST DATE: 08/22/21

PURCHASE CONTRACT: 12/27/21

CLOSE DATE: 04/29/22

CLOSE PRICE: \$6,400,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan

This architecturally designed and Colonially inspired apartment complex in West Hollywood features a nice open entry courtyard and three separate wings with a mix of (6) 2 bedroom units, (7) 1 bedroom units and (2) Studio Units. There is separate covered parking at the rear of the building, totaling 15 stalls, with convenient rear door entry back into the units. In addition, there is a nice open sitting area on the parking roof-top. There is also a separate laundry area on the South side of the building with a maintenance room and managers quarters. The complex is located centrally in WEHO and is in close proximity to shopping and exquisite dining. The property has a current termite clearance, one fully updated unit that will be completed soon, as well as a modified sewer line. A few units remain vacant for a new buyer to update if so desired.

CUSTOMER SHORT: Residential Income **ML#:** NP21186027

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**5541 FULCHER Ave, North Hollywood
91601**
Fulcher & Burbank

STATUS: Closed

LIST/CLOSE:
\$5,850,000/\$5,675,000 ↓



SQFT: **16,086**
LOT(src): **0.22/10,007**
PARKING SPACES:
YEAR BLT(src): **1990**
DOM / CDOM: **29/29**
UNITS TOTAL: **15**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22122225**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$352.79**
ORIGINAL \$: **\$5,850,000**
STORIES:
GSI:
OP EXPENSE: **\$126,461**
NET INCOME: **\$231,104**

LIST DATE: **01/26/22**

PURCHASE CONTRACT: **02/24/22**

CLOSE DATE: **04/28/22**

CLOSE PRICE: **\$5,675,000**

CONCESSIONS:

TERMS:

We are pleased to present this 15 unit multifamily property at 5541 Fulcher Ave, located in the very desirable NoHo Arts District neighborhood. Built in 1990, this very well maintained property is free of LA's strict rent control laws, and is only subject to California's AB-1482, which limits annual rent increases to 5% + CPI. This property offers an investor the opportunity to capitalize on over 20% upside potential in rents without the worry of dealing with any significant deferred maintenance issues. Notably, the property does not need the expensive soft story retrofit, saving the buyer a significant amount of money. This 4 story, 16,086 square foot property sits on a 0.23 acre lot, and it boasts an excellent unit mix of (9) 1 Bed / 1 Bath units and (7) 2 Bed / 2 Bath units. All of these units are bright and spacious, and some of the units have large private balconies where the tenants can enjoy great views of the NoHo Arts District. The property offer its tenants security with a gated entrance and a 24 hour security system, and there is ample onsite parking behind the building for all the tenants and some guests. Furthermore, the tenants have convenient access to two laundry facilities located on two different floors of this 4 story building, and there is an elevator in the building allowing ease of access to all 4 floors. The property was built as a 14 unit building in 1990 with a common area recreation room for the tenants. Many years back, the sellers converted this recreation room into a non-conforming 1-bedroom apartment, and that unit is currently leased out and collecting rental income. With the new ADU laws, the buyer of this property should be able to quickly and cheaply convert this non-conforming unit into an ADU, which would add value to the property by making it a legal 15 unit apartment building. The NoHo Arts District is a one-square-mile community in North Hollywood that is home to more than 20 live, professional theaters, dance studios, art galleries, public art, music recording venues, acting and art workshops, international dining options, clothing and specialty shops, and businesses that create a myriad of art forms. NoHo is "Where the Arts Are Made." This is the first time this property has ever been on market. The sellers built this property themselves in 1990, and they have never listed the property for sale in the 30+ years of ownership, making this a very rare opportunity to own a generational asset in an extremely strong rental market.

CUSTOMER SHORT: Residential Income ML#: 22122225

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

4838 - 4846 HAZELTINE Ave, Sherman Oaks 91423
Riverside & Hazeltine

STATUS: Closed

LIST/CLOSE:
\$6,500,000/\$6,100,000 ↓



SQFT: **14,136**
LOT(src): **0.36/15,818 (A)**
PARKING SPACES:
YEAR BLT(src): **1958**
DOM / CDOM: **28/28**
UNITS TOTAL: **16**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22122603**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **SO - Sherman Oaks**

PRICE PER SQFT: **\$431.52**
ORIGINAL \$: **\$6,700,000**
STORIES:
GSI:
OP EXPENSE: **\$131,332**
NET INCOME: **\$253,526**

LIST DATE: **01/26/22**

CLOSE DATE: **04/29/22**

CONCESSIONS:

PURCHASE CONTRACT: **02/24/22** CLOSE PRICE: **\$6,100,000**

TERMS:

We are present this 16 unit multifamily offering in prime Sherman Oaks, California, located in one of the best and fastest growing pockets throughout the entire San Fernando Valley. This unique offering is made up of two separate and identical 8-unit buildings with a shared courtyard in between. Due to this fact, the buyer of this property will be able to save on management costs since they will not need be required hire an onsite manager that would normally be required on a 16+ unit building. In total, these two buildings sit on a combined lot size of 0.36 acres with a total building size of 14,136 square feet, and it boasts an excellent unit mix of (8) 1 Bed / 1 Bath units, (4) 2 Bed / 1 Bath units, and (4) 3 Bed / 2 Bath units. The property offers its tenants security with a gated entrance and surveillance systems. Also, the tenants have convenient access to parking behind the building through an alley way where there are a total of 16 parking spots (1 for each unit). Furthermore, the property has a full laundry room, and the machines are owned by the sellers. Since the sellers bought this property in 2016, they have spent nearly a million dollars renovating the property inside and out. This near fully renovated property offers the buyer of this property over 20% upside potential in rents without the worry of significant deferred maintenance costs. The sellers of this property have great pride of ownership and attention to detail, but they were never ones to maximize their rents, which leaves an opportunity for a savvy investor to capitalize on this upside potential. Additionally, the buyer would be wise to look into the feasibility of adding ADUs to this property since each added unit would be worth significantly more than it would cost to build in this great location. With a walk score of 77, this property is located in one of the best and quickly growing pockets of Sherman Oaks. The property is directly across the street from Trader Joe's, the Westfield Fashion Square Mall that offers an endless amount of shopping and restaurant options, and the property is also across the street from the historic Sunkist building that is currently being redeveloped by IMT Residential, which is expected to be completed in the next few years.

CUSTOMER SHORT: Residential Income ML#: 22122603

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

**6050 Whitsett Ave, North Hollywood
91606**

STATUS: Closed

LIST/CLOSE:

\$4,595,000/\$4,450,000 ↓

We are pleased to announce the opportunity to purchase 6050 Whitsett Avenue, a 16-unit multifamily property located in an excellent pocket of North Hollywood, CA, near the borders of Sherman Oaks and Valley Village.



SQFT: **15,326**

LOT(src): **0.43/19,086 (E)**

PARKING SPACES:

YEAR BLT(src): **1962**

DOM / CDOM: **96/96**

UNITS TOTAL: **16**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **21109753**

B TRACT / MODEL:

VIEW:

POOL / SPA:**No/No**

AREA: **VG - Valley Glen**

PRICE PER SQFT: **\$290.36**

ORIGINAL \$: **\$4,595,000**

STORIES:

GSI:

OP EXPENSE: **\$133,585**

NET INCOME: **\$154,193**

LIST DATE: **12/03/21**

PURCHASE CONTRACT: **03/09/22**

CLOSE DATE: **04/26/22**

CLOSE PRICE: **\$4,450,000**

CONCESSIONS:

TERMS:

The two-story building sits mere blocks from the brand new NoHo West mixed-use development, which features over 570,000 square feet of retail, entertainment, residential, and office space. Major tenants at the site include Trader Joe's, LA Fitness, Regal Cinemas, and Starbucks. Available for the first time in nearly 43 years, the property features large floorplans, with the 16 units comprised of approximately 15,326 square feet. The current owner has completed all seismic retrofit repairs (Buyer to verify), saving the new investor a substantial amount in capital improvement costs. The laundry facilities on-site are owned by the landlord, allowing a new owner to enjoy an additional income stream. Located near the intersection of Whitsett Avenue and Oxnard Street, the property allows tenants convenient access to the 170 Freeway. The NoHo Arts District, Ventura Boulevard, and Universal CityWalk are all within a short drive, affording tenants numerous dining, entertainment, and retail options. The property sits between two emerging employment centers, as large-scale new developments and offices continue to come online in Warner Center, while studios and entertainment campuses have been expanding in Burbank and Glendale.

CUSTOMER SHORT:Residential Income ML#: 21109753

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

933 ARCADIA Ave, Arcadia 91007

STATUS: Closed

LIST/CLOSE:

\$9,350,000/\$9,500,000 ↑

933 Arcadia Avenue. South of Huntington Drive, between Sunset Boulevard and Baldwin Avenue.



SQFT: **28,022**

LOT(src): **0.86/37,893 (A)**

PARKING SPACES:

YEAR BLT(src): **1962**

DOM / CDOM: **4/4**

UNITS TOTAL: **20**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **22123833**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **605 - Arcadia**

PRICE PER SQFT: **\$339.02**

ORIGINAL \$: **\$9,350,000**

STORIES: **Two**

GSI:

OP EXPENSE: **\$201,719**

NET INCOME: **\$296,627**

LIST DATE: **02/09/22**

PURCHASE CONTRACT: **02/18/22**

CLOSE DATE: **04/27/22**

CLOSE PRICE: **\$9,500,000**

CONCESSIONS:

TERMS:

CBRE, Inc. is proud to exclusively present Shalimar Apartments in the city of Arcadia. Shalimar, true to its namesakes, "a garden of great beauty" and an "abode of light," is located at 933 Arcadia. Constructed in 1962 on an oversized 37,893 square foot R3 lot, Shalimar Apartments is a two-story, 20 unit multifamily property, with a total building size of 28,022 square feet. The well-maintained, controlled access property with intercom entry offers mature landscaping, a lush courtyard setting with beautiful water features, a gated pool, an on-site laundry facility, ample storage areas, and 29 covered parking spaces. The property is separately metered for gas and electric and serviced by individual water heaters. Offered for the first time in over four decades, Shalimar Apartments boasts an excellent unit mix of one two-bedroom/one-and-one-half-bathroom unit, ten two-bedroom/two-bathroom units, and nine three-bedroom/two-bathroom units. Units are generously sized with an average unit size of 1,350 SF.

CUSTOMER SHORT: Residential Income ML#: 22123833

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM

11265 PALMS Blvd, Los Angeles 90066

STATUS: Closed

LIST/CLOSE:

\$10,700,000/\$9,900,000 ↓

Near the corner of Palms Blvd and Sawtelle Blvd.



SQFT: 25,688

LOT(src): 0.93/40,820

PARKING SPACES: 17

YEAR BLT(src): 1947

DOM / CDOM: 122/218

UNITS TOTAL: 24

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: 21111432

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C13 - Palms - Mar Vista

PRICE PER SQFT: \$385.39

ORIGINAL \$: \$11,275,000

STORIES:

GSI:

OP EXPENSE: \$263,282

NET INCOME: \$454,801

LIST DATE: 12/10/21

PURCHASE CONTRACT: 04/11/22

CLOSE DATE: 04/26/22

CLOSE PRICE: \$9,900,000

CONCESSIONS:

TERMS:

We are pleased to present 11265-75 Palms Boulevard, a 24-unit apartment building aptly named Palms Pointe Apartments. The property is located in the highly desirable Mar Vista sub-market on the Westside. 11265-75 Palms Boulevard sits on a nearly full acre of land and features an attractive mix of 2-bedroom and 3-bedroom units. With only ten (10) of the twenty-four (24) units renovated, this building presents a tremendous opportunity for a buyer to come in and rehab the remaining fourteen (14) units as they turnover. The previous owner was able to increase rents on the renovated units by nearly 100% after their extensive and high-quality upgrades. Palms Pointe is located just west of the 405 Freeway and is rather unique in that it is situated on an "island" with no adjacent neighbors, which allows for a level of privacy that tenants enjoy. Additionally, the property boasts a beautiful park-like setting with mature trees and separate private garages; there is even a sizeable dog park for the tenants to use with all of their pets! Furthermore, should you want to take advantage of the sizeable lot and pursue the potential to build even more units in the future. The property is zoned R3 and has the potential to allow up to 51 units (buyer to verify). Situated directly across the street from Mar Vista Recreation Center, the Property affords residents with extremely convenient access to nearly 20 acres of outdoor space along with sports, fitness, gathering, and cultural amenities. This proximity to such amenities certainly lends itself to higher rents, especially when the units have been rehabbed to their full potential. For residents looking for some entertainment, there are a plethora of local shopping and dining options very close by. Venice Boulevard is full of delicious local eateries, vibrant Sawtelle Japantown is just a few minutes away, and the bustling neighborhoods of Culver City, Westwood, Century City, and Beverly Hills are just a short drive from the property. If you are an investor looking for an asset with upside in a core Westside market in Los Angeles, look no further.

CUSTOMER SHORT: Residential Income ML#: 21111432

Printed by Michael Lembeck, State Lic: 01019397 on 05/01/2022
10:00:42 AM