

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GS1	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	G
1	SB21052275	S	1714 256th ST	LOM	121	STD,TRUS	2	\$25,800		\$1,100,000	\$353.02	3116	1947/ASR	8,922/0.2048	
2	SB21003659	S	17039 Crenshaw BLVD	TORR	132	TRUS	2	\$43,140		\$885,000	\$430.45	2056	1948/ASR	6,162/0.1415	
3	SB21016815	S	1022 17th ST	HMB	150	STD	2	\$83,400		\$2,025,000	\$1,320.08	1534	1956/ASR	5,607/0.1287	
4	SB21055379	S	2022 Perry AVE	REDO	151	STD	2	\$23,100		\$1,719,000	\$838.95	2049	1947/PUB	7,510/0.1724	
5	SB21057912	S	2314 Grant AVE	REDO	152	STD	2	\$55,200		\$1,500,000	\$915.19	1639	1958/ASR	7,489/0.1719	
6	PV21038053	S	128 S Prospect AVE	REDO	155	STD	2	\$27,000		\$1,527,000	\$512.59	2979	1976/ASR	6,627/0.1521	
7	PV20227751	S	520 N Irena AVE #A	REDO	155	STD	2	\$94,800		\$2,200,000	\$565.26	3892	1988/APP	5,910/0.1357	
8	GD210259606	S	1401 E M ST	WILM	196	STD	2	\$0		\$595,000	\$384.37	1548	1913/ASR	4,819/0.1106	
9	CV20236315	S	144 N Soldano AVE	AZU	607	STD	2	\$2,500		\$490,000	\$408.33	1200	1922/ASR	7,663/0.1759	
10	GD21016532	S	2204 Peyton AVE	BBK	610	STD	2	\$43,680		\$940,000	\$451.49	2082	1952/ASR	7,652/0.1757	
11	320004717	S	1179 Cherry ST	GD	626	STD	2	\$0	0	\$1,225,000	\$479.26	2556	1930	3,885/0.0892	
12	BB21007084	S	1610 Riverside DR	GD	628	STD	2	\$62,400	3	\$1,225,000	\$571.10	2145	1941/ASR	7,919/0.1818	
13	AR21054598	S	218 W Cypress AVE	MNRO	639	STD	2	\$67,200		\$1,325,000	\$481.29	2753	1977/ASR	9,923/0.2278	
14	WS21023061	S	1863 El Sereno AVE	PAS	645	STD	2	\$64,800		\$997,000	\$428.26	2328	1947/ASR	8,269/0.1898	
15	AR21091446	S	315 Pasadena AVE	SPAS	658	STD,TRUS	2	\$36,390		\$1,100,000	\$538.69	2042	1927/ASR	5,399/0.1239	
16	21691064	S	1710 Miramar ST	LA	671	STD	2			\$825,000	\$502.44	1642	1924	3,370/0.07	
17	PW20171966	S	795 & 793 7th ST	POM	687	PRO	2	\$0		\$480,000	\$275.23	1744	1944/PUB	7,850/0.1802	
18	21696858	S	318 S Spalding DR	BEVH	C01	STD	2			\$3,160,000	\$675.94	4675	1934	7,353/0.16	
19	20666586	S	703 Machado DR	VEN	C11	STD	2			\$2,335,000	\$880.47	2652	1946	5,155/0.11	
20	SR20258153	S	1159 W Vernon AVE	LA	C16	STD	2	\$29,412		\$575,000	\$374.35	1536	1921/ASR	5,175/0.1188	
21	21705578	S	1237 S Orange DR	LA	C19	STD	2			\$1,725,000	\$645.10	2674	1924	6,290/0.14	
22	21694134	S	6250 S2 Commodore Sloat DR	LA	C19	STD	2			\$1,830,000	\$533.53	3430	1927	6,000/0.13	
23	SB20178540	S	1080 S Genesee AVE	LA	C19	STD	2	\$125,064		\$1,900,000	\$479.07	3966	1933/ASR	7,201/0.1653	
24	SB20254641	S	4135 Van Buren Pl	CULV	C28	STD	2	\$264,000	5	\$3,900,000	\$809.13	4820	2020/BLD	7,708/0.177	
25	IN20200101	S	113 Sundridge ST	PDLR	C31	STD,TRUS	2	\$65,464		\$1,700,000	\$730.24	2328	1956/ASR	2,764/0.0635	
26	DW21037757	S	1324 W 67th ST	LA	C34	STD	2	\$29,400		\$430,000	\$358.33	1200	1922/ASR	3,055/0.0701	
27	SB21044569	S	705 E 108th ST	LA	C34	STD	2	\$17,400		\$480,000	\$413.79	1160	1948/ASR	2,875/0.066	
28	21708534	S	969 W 43rd Pl	LA	C34	STD	2			\$631,000	\$348.23	1812	1924	5,487/0.12	
29	DW21035243	S	803 E 89th ST	LA	C34	STD	2	\$0		\$765,000	\$328.61	2328	1925/ASR	5,130/0.1178	
30	RS21038899	S	822 E 112th ST	LA	C36	STD	2	\$28,800		\$570,000	\$167.65	3400	2010/OTH	4,549/0.1044	
31	PF21037766	S	8625 Orchard AVE	LA	C36	STD	2	\$100,800		\$1,000,000	\$314.96	3175	2015/ASR	6,005/0.1379	
32	DW21020469	S	227 E 111th ST	LA	C37	STD	2	\$3,000		\$578,000	\$389.75	1483	1923/ASR	5,323/0.1222	
33	21682184	S	712 E 73rd ST	LA	C37	STD	2			\$630,000	\$364.58	1728	1924	4,941/0.11	
34	SR20213233	S	905 W 83rd ST	LA	C37	STD	2	\$2,500		\$650,000	\$238.01	2731	1910/ASR	4,651/0.1068	
35	PW21040882	S	10402 S Main ST	LA	C37	STD	2	\$0		\$735,000	\$284.77	2581	2002/PUB	3,780/0.0868	
36	DW21029893	S	1670 E 82nd Pl	LA	C37	STD	2	\$67,200		\$850,000	\$274.19	3100	2020/BLD	4,546/0.1044	
37	SR21022093	S	17827 Sierra	CANC	CAN1	STD,TRUS	2	\$3,500		\$880,000	\$626.78	1404	1959/ASR	22,256/0.5109	
38	AR21029968	S	3440 N Figueroa ST	LA	CYPK	STD	2	\$48,000	5	\$534,000	\$269.70	1980	1903/ASR	4,343/0.0997	
39	AR20256689	S	4249 Floral DR	ELA	ELA	STD	2	\$48,000		\$560,000	\$361.76	1548	1925/ASR	5,622/0.1291	
40	CV20262136	S	1324 S Fetterly AVE	ELA	ELA	STD	2	\$0		\$565,000	\$448.41	1260	1928/ASR	4,952/0.1137	
41	21694630	S	1143 S Muirfield RD	LA	HPK	STD	2			\$1,075,000	\$574.25	1872	1923	6,200/0.14	
42	PW21043945	S	5215 Cimarron ST	LA	PHHT	STD	2	\$0		\$670,000	\$360.22	1860	1923/ASR	5,200/0.1194	
43	21697962	S	4222 Creed AVE	LA	PHHT	STD	2			\$1,155,000	\$386.55	2988	1930	4,399/0.1	
44	320005253	S	38844 388 Rambler AVE	PDL	PLM	STD	2	\$0	0	\$300,000	\$212.46	1412	1953	5,994/0.1376	
45	DW21031413	S	11312 Virginia AVE	LNWD	RM	STD	2	\$13,200		\$670,000	\$382.86	1750	1939/ASR	6,903/0.1585	
46	RS21029451	S	3304 Seminole AVE	LNWD	RM	STD	2	\$52,800		\$730,000	\$334.40	2183	1926/ASR	6,030/0.1384	
47	DW20218800	S	1301 E Oaks ST	CMP	RN	STD	2	\$0		\$505,000	\$327.71	1541	1940/ASR	4,887/0.1122	
48	21679666	S	22444 Criswell ST	WEH	WEH	STD	2			\$1,100,000	\$354.84	3100	1957	7,627/0.17	
49	DW20167286	S	5301 Cimarron ST	LA	WLA	STD	2	\$31,200		\$549,900	\$337.36	1630	1922/ASR	5,200/0.1194	
50	DW21034574	S	8621 Beach ST	LA	699	STD	2	\$0		\$740,000		2	1910/ASR	6,781/0.1557	
51	DW20183235	S	8621 Beach ST #2	LA	699	STD	2	\$0		\$740,000		2	1910/ASR	6,781/0.1557	
52	PW21026853	S	17203 Crenshaw BLVD	TORR	699	STD	2	\$66,000		\$875,000	\$462.72	1891	1948/ASR	6,151/0.1412	
53	IN21058999	S	4020 W 137th ST	HAWT	109	STD	3	\$71,400	5	\$1,140,000	\$381.02	2992	1960/ASR	8,702/0.1998	
54	SB21020979	S	4445 W 154th ST	LAWN	113	STD	3	\$84,600	5	\$1,409,000	\$339.35	4152	1991/ASR	9,054/0.2079	
55	SB21031939	S	1838 Manhattan AVE	HMB	148	STD	3	\$78,000		\$2,630,000	\$1,376.96	1910	1956/ASR	2,903/0.0666	
56	DW21055658	S	470 W Santa Cruz ST	SP	193	STD	3	\$0		\$805,000	\$398.51	2020	1931/ASR	5,648/0.1297	
57	QC21046057	S	840 S Chapel AVE	ALH	601	STD,TRUS	3	\$0		\$1,089,000	\$630.94	1726	1925/PUB	7,000/0.1607	
58	SR20176130	S	2115 2117 Marengo AVE	ALTA	604	STD	3	\$5,800		\$995,000	\$441.63	2253	1954/ASR	9,900/0.2273	
59	21702378	S	1837 S Highland AVE	LA	C16	STD	3	\$93,600		\$1,480,000	\$533.72	2773	1940	5,617/0.12	
60	320005451	S	10982 Culver BLVD	CULV	C28	STD	3	\$0	0	\$1,865,000	\$542.62	3437	1951	4,504/0.1034	
61	TR21011795	S	3126 W 67th ST	LA	C34	STD	3	\$0		\$775,000	\$392.41	1975	1915/ASR	4,808/0.1104	
62	DW21043862	S	6723 Makee AVE	LA	C42	STD	3	\$4,225		\$722,000	\$273.80	2637	1964/ASR	7,397/0.1698	
63	CV21025914	S	931 E 25th ST	LA	C42	STD	3	\$42,000		\$750,000	\$218.91	3426	1912/PUB	6,875/0.1578	
64	PW21009605	S	1322 Valencia ST	LA	C42	STD	3	\$52,296		\$925,000	\$371.34	2491	1905/ASR	5,997/0.1377	
65	DW21033594	S	958 Geraghty AVE	CTER	CTER	STD	3	\$0		\$835,000	\$633.06	1319	1924/ASR	4,860/0.1116	
66	20650110	S	2436 Exposition Pl	LA	PHHT	STD	3			\$747,500	\$402.31	1858	1961	4,476/0.1	
67	21675264	S	2834 W Martin Luther King Jr BLVD	LA	PHHT	STD	3			\$925,000	\$267.03	3464	1949	6,337/0.14	
68	21707490	S	13926 Sherman WAY	VNS		STD	4			\$990,000	\$357.79	2767	1948	6,762/0.15	
69	SB21002116	S	11626 Menlo AVE	HAWT	108	STD	4	\$66,960		\$1,200,000	\$252.68	4749	1960/ASR	6,576/0.151	
70	SB21047238	S	22714 Maple AVE	TORR	127	STD,TRUS	4	\$112,800		\$2,075,000	\$397.59	5219	1968/ASR	6,001/0.1378	
71	SB21055377	S	809 Madrid AVE	TORR	134	STD	4	\$93,120		\$1,888,000	\$494.50	3818	1960/PUB	10,508/0.2412	
72	SB21062580	S	721 Manhattan AVE	HMB	148	STD	4	\$0		\$2,655,000	\$1,382.81	1920	1913/ASR	3,007/0.069	
73	SB21039979	S	2113 Gates AVE	REDO	151	STD	4	\$109,980		\$2,021,000	\$555.83	3636	1948/ASR	7,501/0.1722	
74	CV19205591	S	1052 N Wilmingten BLVD	WILM	195	STD	4	\$42,122		\$610,000	\$233.81	2609	1956/ASR	8,008/0.1838	
75	AR21022770	S	11839 Roseglen ST	ELM	619	STD	4	\$98,880		\$1,790,000	\$496.53	3605	1935/APP	31,307/0.7187	
76	TR21047568	S	2406 S Ridgewood DR	WCOV	669	STD	4	\$79,800	4	\$1,390,000	\$343.21	4050	1978/ASR	8,605/0.1975	
77	TR20253232	S	2364 Allessandro ST #D	LA	671	STD,TRUS	4	\$28,560		\$880,000	\$423.08	2080	1955/ASR	5,200/0.1194	
78	PW18238433	S	882 E Phillips BLVD	POM	687	PRO	4	\$2,700		\$806,000	\$197.79	4075	1910/ASR	41,633/0.9558	
79	AR21046444	S	532 N Cummings ST	LA	BOYH	STD	4	\$100,200		\$1,351,000	\$275.94	4896	1927/ASR	5,542/0.1272	
80	SB20251870	S	12461 Louise AVE	LA	C12	STD	4	\$75,000		\$2,500,000	\$208.33	12000	1929/PUB	12,119/0.2782	
81	PW21014551	S	11503 W Washington BLVD	LA	C13	STD	4	\$88,517	4	\$1,625,000	\$504.03	3224	1950/ASR	5,158/0.1184	
82	21684714	S	1935 18Th ST	SM	C14	STD	4			\$2,000,000	\$697.35	2868		7,980/0.18	
83	IN20263843	S	1												

Customer Short

1714 256th St, Lomita 90717

OFF PCH & WESTERN

STATUS: Closed

LIST/CLOSE:

\$1,099,000/\$1,100,000 ↑



SQFT: 3,116
 LOT(src): 0.2048/8,922 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1947 (ASR)
 DOM / CDOM: 2/2
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard, Trust
 ML#: SB21052275
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 121 - Lomita

PRICE PER SQFT: \$353.02
 ORIGINAL \$: \$1,099,000
 STORIES: Two
 GSI: \$25,800
 OP EXPENSE: \$0
 NET INCOME: \$25,800

LIST DATE: 03/12/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$15,000

PURCHASE CONTRACT: 03/19/21

CLOSE PRICE: \$1,100,000

TERMS: Cash, Cash to New Loan

Welcome to opportunity on this very spacious duplex on a large street to alley lot. Front detached house boasts three bedrooms, two bathrooms, a large kitchen, living room and a step down family room. The front house has its own two car garage. The Seller may request a possible short term rent back. The rear unit sits above two, two car garages, one of which is rented out as storage space on a monthly agreement. The back unit consists of vaulted ceilings, three bedrooms, two bathrooms and laundry. Total living square feet is over 3,100 and lot size is approx. 9,000 square feet. Yard space, driveway, hardwood floors in front unit, updated windows. Great opportunity to create market rent for front house and bring back unit rents up according to statewide rent control rules. Don't miss this chance to add to your real estate portfolio.

CUSTOMER SHORT: Residential Income ML#: SB21052275

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17039 Crenshaw Blvd, Torrance 90504

STATUS: Closed

LIST/CLOSE:

\$899,000/\$885,000 ↓



SQFT: 2,056
 LOT(src): 0.1415/6,162 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1948 (ASR)
 DOM / CDOM: 68/68
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Trust
 ML#: SB21003659
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 132 - N Torrance - West

PRICE PER SQFT: \$430.45
 ORIGINAL \$: \$949,000
 STORIES:
 GSI: \$43,140
 OP EXPENSE: \$16,323
 NET INCOME: \$26,817

LIST DATE: 01/08/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/17/21

CLOSE PRICE: \$885,000

TERMS: Cash to New Loan

Long term tenants. Front house is very well maintained 2 bedrooms plus 1 bath. Hardwood floors and laundry in kitchen. Back house is an impeccable 3 bedrooms 1 bath. Light and bright with private yard and laundry room.

CUSTOMER SHORT: Residential Income ML#: SB21003659

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1022 17th St, Hermosa Beach 90254

STATUS: Closed

LIST/CLOSE:

\$1,999,000/\$2,025,000 ↑



SQFT: 1,534
 LOT(src): 0.1287/5,607 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1956 (ASR)
 DOM / CDOM: 30/30
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB21016815
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 150 - Hermosa Bch East

PRICE PER SQFT: \$1,320.08
 ORIGINAL \$: \$1,999,000
 STORIES: One
 GSI: \$83,400
 OP EXPENSE: \$26,800
 NET INCOME: \$56,600

LIST DATE: 01/28/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/27/21

CLOSE PRICE: \$2,025,000

TERMS: Conventional

This is a rare opportunity to purchase a buildable lot that currently consists of two detached homes in Hermosa Beach for under \$2MM. The front house is a remodeled two bedroom, 1 bath with new kitchen and bathroom and stackable laundry hookups. This house has a 1 car garage and storage. The rear house is a 1 bedroom, 1 bath with fireplace, private yard and a 1 car garage. The homes are move-in condition. A new development project will have spectacular ocean views. The purchase price will include current soils report, survey. There has also been a plan completed, but not yet submitted to the city, for two detached townhomes (approximately 3800 sq. ft. each). Don't miss this opportunity!

CUSTOMER SHORT: Residential Income ML#: SB21016815

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
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2022 Perry Ave, Redondo Beach 90278

STATUS: Closed

LIST/CLOSE:

\$1,599,000/\$1,719,000 ↑



SQFT: 2,049
 LOT(src): 0.1724/7,510 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1947 (PUB)
 DOM / CDOM: 10/10
 UNITS TOTAL: 2
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: SB21055379
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 151 - N Redondo Bch/Villas North

PRICE PER SQFT: \$838.95
 ORIGINAL \$: \$1,599,000
 STORIES: One
 GSI: \$23,100
 OP EXPENSE: \$21,342
 NET INCOME: \$1,758

LIST DATE: 03/19/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/30/21

CLOSE PRICE: \$1,719,000

TERMS: Cash, Cash to New Loan

Amazing opportunity to own a duplex in a great location! This investment property boasts a 3 bedroom, 2 bathroom unit & a 2 bedroom, 1 bathroom unit both with their own outdoor spaces. Sitting on a 7,510 square foot corner lot, this duplex has incredible potential & excellent development possibilities. Please do not disturb tenants!

CUSTOMER SHORT: Residential Income ML#: SB21055379

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2314 Grant Ave, Redondo Beach 90278

STATUS: Closed

LIST/CLOSE:

\$1,495,000/\$1,500,000 ↑

West of Inglewood Ave across from Perry Park



SQFT: 1,639
 LOT(src): 0.1719/7,489 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1958 (ASR)
 DOM / CDOM: 2/2
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21057912
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 152 - N Redondo
 Bch/Villas South

PRICE PER SQFT: \$915.19
 ORIGINAL \$: \$1,495,000
 STORIES: One
 GSI: \$55,200
 OP EXPENSE: \$8,400
 NET INCOME: \$46,800

LIST DATE: 03/22/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/24/21

CLOSE PRICE: \$1,500,000

TERMS: 1031 Exchange

RBR-3 Zoned Lot. 7489 sq ft lot, check with city for building possibilities. Great spot for for partners or extended family. Price per unit is \$747,500. Front unit is 2 bedrooms with direct access to the 2 car garage. Rear unit is 3 Bedroom with super large backyard. Both units have laundry hookups with stacking washer and dryer. There is plenty of room to expand the current structure. The rear unit has hardwood floors and stone counters. Front unit is currently unoccupied and can be seen following the Covid-19 Guidelines. Rear unit is month to month to month. Subject to identification of replacement property and 1031 exchange at no expense to buyer.

CUSTOMER SHORT: Residential Income ML#: SB21057912

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128 S Prospect Ave, Redondo Beach 90277

STATUS: Closed

LIST/CLOSE:

\$1,399,999/\$1,527,000 ↑

East of PCH, North of Torrance Blvd



SQFT: 2,979
 LOT(src): 0.1521/6,627 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1976 (ASR)
 DOM / CDOM: 9/9
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PV21038053
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 155 - S Redondo Bch N
 of Torrance Bl

PRICE PER SQFT: \$512.59
 ORIGINAL \$: \$1,399,999
 STORIES: One, Two
 GSI: \$27,000
 OP EXPENSE: \$20,437
 NET INCOME: \$6,563

LIST DATE: 02/23/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/05/21

CLOSE PRICE: \$1,527,000

TERMS: Cash, Cash to New Loan

RBR-3 Lot, INCREDIBLE investment opportunity in South Redondo just minutes from the ocean! Come see this amazing six bedroom three bath 2-Level Spanish Style Duplex with 2,979 square feet of living space on a 6,638 square foot lot a short walk from the beach! The front/bottom unit is a spacious two bedroom one bath single level unit with its own laundry, gas meter and electricity. The back/top unit is a large four bedroom, two bath complete with large living room, fireplace, master suite, and spacious deck and balcony both with breathtaking views of the city. Parking will never be an issue with a two car garage, private driveway, and two covered carport spaces. One unit is occupied by the owner and the bottom/front unit by a tenant on a month to month lease. Stunningly spacious backyard with room to build. Live in one unit, and rent out the other, or as an income property in a prime area, central to shopping and the beach. Located in the best area of South Redondo, a short walk to dining and shopping, and the freeway, plus the added benefit of Redondo Beach schools. Redondo Union High is a hop, skip, and a jump away. This is an opportunity that you don't want to miss. Property does have some deferred maintenance items and is being sold as-is. Bring your investors, builders, developers, and buyers with vision before this rare opportunity flies off the market.

CUSTOMER SHORT: Residential Income ML#: PV21038053

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
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520 N Irena Ave # A, Redondo Beach 90277

STATUS: Closed

LIST/CLOSE:

\$2,349,000/\$2,200,000 ↓

Cross streets: Between diamond and Carnelian



SQFT: 3,892
 LOT(src): 0.1357/5,910 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1988 (APP)
 DOM / CDOM: 144/144
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: PV20227751
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 155 - S Redondo Bch N
 of Torrance Bl

PRICE PER SQFT: \$565.26
 ORIGINAL \$: \$2,500,000
 STORIES: Two
 GSI: \$94,800
 OP EXPENSE: \$5,310
 NET INCOME: \$89,490

LIST DATE: 10/28/20

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/23/21

CLOSE PRICE: \$2,200,000

TERMS: Cash to New Loan

Well maintained property consisting of two 3 bedroom townhome style homes on a lot. Custom built in 1988 and beautifully maintained. The front unit has an ocean view from the balcony and the rear unit has a private enclosed yard. Completely detached, each unit has 1948 sq.ft. of living space. Each has 3bedrooms - 2.5 baths with private attached garage with washer & dryer hookups. Fireplaces. Oversized garage doors.

CUSTOMER SHORT: Residential Income ML#: PV20227751

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

1401 E M St, Wilmington 90744

STATUS: Closed

LIST/CLOSE:

\$574,900/\$595,000 ↑

Pacific Coast Highway And Watson Ave



SQFT: 1,548
 LOT(src): 0.1106/4,819 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1913 (ASR)
 DOM / CDOM: 99/177
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW20259606
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 196 - East Wilmington

PRICE PER SQFT: \$384.37
 ORIGINAL \$: \$574,900
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 12/17/20

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/26/21

CLOSE PRICE: \$595,000

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

Wow.. Very Nice 2 Unit property with great curb appeal that has been remodeled. The front unit offers 2 bedrooms 1 bathroom and has been completely renovated with new kitchen cabinets with quartz countertops, new flooring through out, with additional storage space in the attic. The back unit offers 3 bedrooms and 2 bathrooms with a new wall heater and completely remodeled bathrooms. The property is located on the east side of Wilmington sitting on a large lot with a huge driveway and back yard. The waterfront Promenade project construction is underway and scheduled to be completed in 2021. Perfect time to own a duplex income property in the city of Wilmington. Hurry this property will not last long on the market.

CUSTOMER SHORT: Residential Income ML#: DW20259606

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144 N Soldano Ave, Azusa 91702

STATUS: Closed

LIST/CLOSE:

\$564,900/\$490,000 ↓

N. Azusa Ave and E. 1st St



SQFT: 1,200
 LOT(src): 0.1759/7,663 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 108/108
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: CV20236315
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 607 - Azusa

PRICE PER SQFT: \$408.33
 ORIGINAL \$: \$564,900
 STORIES: One
 GSI: \$2,500
 OP EXPENSE: \$8,063
 NET INCOME: \$0

LIST DATE: 11/09/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/11/21

CLOSE PRICE: \$490,000

TERMS: Cash

Great opportunity for investors. These 2 homes are located North Azusa. Two homes in one lot. Live in one and rent the other. Homes in need of some TLC. Front house offers 2 bedrooms and 1 full bath, back house offers 1 bedroom and 1 full bath. Plenty of yard space. Centrally located near major shopping centers, restaurant and the 210 fwy. You don't want to miss this one!

CUSTOMER SHORT: Residential Income ML#: CV20236315

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2204 Peyton Ave, Burbank 91504

STATUS: Closed

LIST/CLOSE:

\$1,010,000/\$940,000 ↓

West of Glenoaks Blvd. and South of Winona Ave.



SQFT: 2,082
 LOT(src): 0.1757/7,652 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1952 (ASR)
 DOM / CDOM: 18/18
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: GD21016532
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 610 - Burbank

PRICE PER SQFT: \$451.49
 ORIGINAL \$: \$1,010,000
 STORIES:
 GSI: \$43,680
 OP EXPENSE: \$20,257
 NET INCOME: \$23,423

LIST DATE: 01/25/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/12/21

CLOSE PRICE: \$940,000

TERMS: Cash, Cash to New Loan

Looking for property in Burbank!!! Great opportunity to own 2 houses on one lot. Each house has its own address. One house located: 1957 Parish Place: 3 Bedrooms 1 Bath, large living room with beautiful paint and moldings, nice size kitchen, updated bathroom, laundry area, private large yard with fence. One house located: 2204 Peyton Ave.: 2 Bedrooms 1 Bath, good size kitchen with laundry area, nice size bedrooms, private yard with fence. One water meter, separate gas and electric meter for each house. Great potential to live in one and rent the other.

CUSTOMER SHORT: Residential Income ML#: GD21016532

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1179 Cherry St, Glendale 91202

STATUS: Closed

LIST/CLOSE:

\$1,199,000/\$1,225,000 ↑



SQFT: 2,556
 LOT(src): 0.0892/3,885 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1930
 DOM / CDOM: 91/91
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 320004717
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 626 - Glendale-Northwest

PRICE PER SQFT: \$479.26
 ORIGINAL \$: \$1,159,000
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/22/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT:

CLOSE PRICE: \$1,225,000

TERMS: Cash to New Loan

Duplex in Northwest Glendale. Very unique property, townhouse style 2 bd/2 bath each, completely remodeled, updated electrical, plumbing, tankless water heaters, updated kitchens, bathrooms. Laundry room in each unit. Separate garages and separate driveways with private backyards. Currently occupied by tenants. Great rental area.

CUSTOMER SHORT: Residential Income ML#: 320004717

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1610 Riverside Dr, Glendale 91201

STATUS: Closed

LIST/CLOSE:

\$1,299,992/\$1,225,000 ↓

Rancho / Justin



SQFT: 2,145
 LOT(src): 0.1818/7,919 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1941 (ASR)
 DOM / CDOM: 25/25
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: BB21007084
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 628 - Glendale-South of 134 Fwy

PRICE PER SQFT: \$571.10
 ORIGINAL \$: \$1,299,992
 STORIES: One
 GSI: \$62,400
 OP EXPENSE: \$19,250
 NET INCOME: \$43,150

LIST DATE: 02/12/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/09/21

CLOSE PRICE: \$1,225,000

TERMS: Cash to New Loan

Zoned for horses!! The large 2,145 square foot property is located on a large 7,919 square foot lot! The main house has 1,551 square feet and features 3 bedrooms, 2 remodeled bathrooms, remodeled kitchen, formal dining room, den, and master suite!!! The 652 square foot guest house features 1 bedroom, 1 bathroom, and is rented at \$2,000 per month! Studio garage is rented for \$1,100 per month!

CUSTOMER SHORT: Residential Income ML#: BB21007084

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218 W Cypress Ave, Monrovia 91016

STATUS: Closed

LIST/CLOSE:

\$1,348,000/\$1,325,000 ↓

East of Mayflower Ave., West of Primrose, South of Huntington Dr., Cross Street: Magnolia



SQFT: 2,753
 LOT(src): 0.2278/9,923 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1977 (ASR)
 DOM / CDOM: 12/12
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: AR21054598
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 639 - Monrovia

PRICE PER SQFT: \$481.29
 ORIGINAL \$: \$1,348,000
 STORIES: One
 GSI: \$67,200
 OP EXPENSE: \$16,000
 NET INCOME: \$51,200

LIST DATE: 03/18/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/30/21

CLOSE PRICE: \$1,325,000

TERMS: Cash to New Loan

Extensively Remodeled Homes - Two Beautiful Individual Units (218 & 220) on a Lot Zoned MORH at Convenient Location to Great Selection of Retails, T Restaurants, Supermarkets, Business District, Public Transportation, Minutes to I-210, Gold Line Station, etc. #218(Front)- Living Area: 1,400 sq'ft Built in 1977 & #220 (Rear) - Living Area: 1,353 sq'ft Built in 2007. Both Units Are Bright and Airy, Desirable Open Floor Plan with 3 Bedrooms, 2 Baths Including a Spacious Master Suite, New Kitchen, New Appliances, New Baths, New Laminated Flooring, Central Air/Heat, In-Unit Laundry Area, Fresh Interior Paint, 2 Car Attached Garage with New Remote Control System, New Landscape With Sprinkler System..., So Many More Updated Features & Amenities For Indoor & Outdoor to Call Home. Excellent Move-In Condition with Curb Appeal, Great for Extended Family or Live in One and Rent the Other. Make These Lovely Homes for Enjoyment and Investment at Your Choice. See to Appreciate!

CUSTOMER SHORT: Residential Income ML#: AR21054598

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1863 El Sereno Ave, Pasadena 91103

STATUS: Closed

LIST/CLOSE:

\$1,098,000/\$997,000 ↓

North on Fair Oaks, left on Tremont St, and left onto El Sereno Ave. Property will be on your right hand side.



SQFT: 2,328
 LOT(src): 0.1898/8,269 (E)
 PARKING SPACES: 2
 YEAR BLT(src): 1947 (ASR)
 DOM / CDOM: 55/92
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: WS21023061
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 645 - Pasadena (NW)

PRICE PER SQFT: \$428.26
 ORIGINAL \$: \$1,098,000
 STORIES:
 GSI: \$64,800
 OP EXPENSE: \$15,676
 NET INCOME: \$49,124

LIST DATE: 02/02/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$2,500

PURCHASE CONTRACT: 03/31/21

CLOSE PRICE: \$997,000

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

BACK ON THE MARKET AFTER UPGRADES! Homeowners! Investors! This duplex is an amazing opportunity for you! Live in one, rent out the other unit. Rent out both units. Live in both. New home opportunity! Cash flow opportunity! You have plenty of options! The front unit has two bedrooms, a bonus room, and one bathroom. The back unit has two bedrooms and one bathroom. Each unit has its own washer/dryer hookups. Front unit has a bonus room that can be used as an office or extra living space. The owners recently invested a considerable amount of money updating the property. Great location, the property is tucked away in the city of Pasadena, within close proximity to the Pasadena Rose Bowl, Old Town Pasadena, and DTLA. Convenient access to the I-210 Freeway which is ideal for the daily commuter. This property isn't one you want to miss out on! (Virtual Tour and Video Available)

CUSTOMER SHORT: Residential Income ML#: WS21023061

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**315 Pasadena Ave, South Pasadena
91030**
 South of Mission

STATUS: Closed

LIST/CLOSE:
\$1,100,000/\$1,100,000
 SQFT: 2,042
 LOT(src): 0.1239/5,399 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1927 (ASR)
 DOM / CDOM: 0/0
 UNITS TOTAL: 2
 BLDG TOTAL: 1

 SALE TYPE: Standard, Trust
 ML#: AR21091446
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 658 - So. Pasadena

 PRICE PER SQFT: \$538.69
 ORIGINAL \$: \$1,100,000
 STORIES: Two
 GSI: \$36,390
 OP EXPENSE: \$17,793
 NET INCOME: \$18,597

 LIST DATE: 03/12/21
 PURCHASE CONTRACT: 03/31/21

 CLOSE DATE: 04/30/21
 CLOSE PRICE: \$1,100,000

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

South Pasadena for only \$535 per sq ft! This beautiful duplex is being sold together with the adjacent duplex at 317 Pasadena Ave in the amazing City of South Pasadena. The four addresses are 317, 319, 315 and 315-1/2 Pasadena Avenue. This is the first time on the market in 48 years. With 2042 sq ft, it translates to large units. Upstairs there are 2-bed and 1 bath and downstairs there is one unit is 1-bed 1-bath. The lot is 5399 sq ft. Located in the highly ranked South Pasadena School District, the award winning Arroyo Vista Elementary School is literally around the corner. The Metro Gold Line Station is conveniently located a little over a mile away, and there is easy access to the 110 Freeway. The beautiful architecture, and mature trees and landscaping, give the property great curb appeal. There is a grassy area in the back for relaxing. Each unit has its own separate front and rear entrance, its own laundry room, and each unit is individually metered for electricity and gas (paid by tenant). Owners pay gardener, trash, water, and insurance. There are no missed rents during Covid-19! All units have central AC and forced air heating. Rents are currently under market with upside rent potential. Please DO NOT come on the property without an appointment.

CUSTOMER SHORT: Residential Income ML#: AR21091446

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1710 Miramar St, Los Angeles 90026
 Beverly/3rd

STATUS: Closed

LIST/CLOSE:
\$849,000/\$825,000 ↓
 SQFT: 1,642
 LOT(src): 0.07/3,370 (A)
 PARKING SPACES:
 YEAR BLT(src): 1924
 DOM / CDOM: 20/157
 UNITS TOTAL: 2
 BLDG TOTAL: 1

 SALE TYPE: Standard
 ML#: 21691064
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 671 - Silver Lake

 PRICE PER SQFT: \$502.44
 ORIGINAL \$: \$849,000
 STORIES:
 GSI:
 OP EXPENSE: \$10,200
 NET INCOME: \$41,800

 LIST DATE: 02/08/21
 PURCHASE CONTRACT: 02/28/21

 CLOSE DATE: 04/26/21
 CLOSE PRICE: \$825,000

 CONCESSIONS:
 TERMS: Contract

Two vacant units in desirable Silver Lake/Filipino town. Great investment property. Totally designer done for today's life style and comfort. Two bedroom one bath each. Gorgeous redone units with SS appliances, center island, high ceilings and an abundance of natural light. These side by side units are turn-key. Property sits above street with lots of privacy. Central heat & air with Lennox furnaces, high-end finishes, new roof, all new dual pane windows. All separated meters and washer/dryer hook-ups. Ideal location near Echo Park, Korea Town, Downtown and Silver Lake. Well cared property for the most discriminating buyer/investor.

CUSTOMER SHORT: Residential Income ML#: 21691064

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795 & 793 W 7th St, Pomona 91766
 In-between Cypress st and Rebecca st.

STATUS: Closed

LIST/CLOSE:
\$469,000/\$480,000 ↑
 SQFT: 1,744
 LOT(src): 0.1802/7,850 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1944 (PUB)
 DOM / CDOM: 109/109
 UNITS TOTAL: 2
 BLDG TOTAL: 2

 SALE TYPE: Probate Listing
 ML#: PW20171966
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 687 - Pomona

 PRICE PER SQFT: \$275.23
 ORIGINAL \$: \$469,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

 LIST DATE: 08/21/20
 PURCHASE CONTRACT: 12/09/20

 CLOSE DATE: 04/29/21
 CLOSE PRICE: \$480,000

 CONCESSIONS: \$500
 TERMS: Cash, Cash to New Loan, Conventional

1 unit is occupied and the other is vacant and waiting for a new owner to give it some TLC. Great income potential as occupied unit is 2 bedroom and 1 bath and the vacant unit also has a bonus room that can make it a 3 bedroom unit.

CUSTOMER SHORT: Residential Income ML#: PW20171966

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

318 S Spalding Dr, Beverly Hills 90212

STATUS: Closed

LIST/CLOSE:

\$3,149,000/\$3,160,000 ↑

From Olympic, head North on Spalding



SQFT: 4,675
 LOT(src): 0.16/7,353 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1934
 DOM / CDOM: 7/7
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21696858
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C01 - Beverly Hills

PRICE PER SQFT: \$675.94
 ORIGINAL \$: \$3,149,000
 STORIES:
 GSI:
 OP EXPENSE: \$20,000
 NET INCOME: \$51,480

LIST DATE: 02/25/21

CLOSE DATE: 04/28/21

CONCESSIONS:

PURCHASE CONTRACT: 03/04/21

CLOSE PRICE: \$3,160,000

TERMS:

Gorgeous Spanish duplex feels like a home. Abundant character & versatility. Work from home? Close a couple doors for easy privacy. Downstairs master bedroom French doors lead to an idyllic magical garden w/ fountains, seating areas perfect for social distancing plus bamboo meditation area & fruit trees. Access the front balcony off the office or living room. The front yard greets you with a beautiful fountain & roses. Cozy kitchen eat in area plus double ovens, 6 burner stove top. Formal dining room, ceiling and floor detailing, 2nd bedroom w/ en-suite bathroom. Dreaming of storage? How about a linen closet, hallway clothes closet, butlers pantry, coat closet, plus office storage? Location is a rare find - minutes to BH High, Century City, downtown BH on quiet, wide street. Two 2 car garages w/ built in storage, 1 w/ custom workbench. 3 permit street parking. Upstairs features vaulted ceilings & private balcony. Both units can be delivered vacant, rent one unit & live in the other?

CUSTOMER SHORT: Residential Income ML#: 21696858

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703 Machado Dr, Venice 90291

STATUS: Closed

LIST/CLOSE:

\$2,550,000/\$2,335,000 ↓

Lincoln to Machado. Southwest on Machado. Property is on the corner of Machado and 7th



SQFT: 2,652
 LOT(src): 0.11/5,155
 PARKING SPACES:
 YEAR BLT(src): 1946
 DOM / CDOM: 102/102
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 20666586
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C11 - Venice

PRICE PER SQFT: \$880.47
 ORIGINAL \$: \$2,550,000
 STORIES: Two
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 12/04/20

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 03/16/21

CLOSE PRICE: \$2,335,000

TERMS:

Creative, eclectic duplex in prime Venice with a generous R-3 zoned lot. Choose from generating a dual income; live in one & rent out the other, or realize the scope of this lot for development. Currently, there are two 3-bed, 2-bath homes offering contemporary living. A fresh white color palette has been paired w/ wood floors & cozy fireplaces with brick surroundings. The kitchens are stylish, light-filled with shaker-style cabinetry. Sun-soaked rooftop patios, outdoor garden spaces & a soothing Zen pond ensure peaceful places to relax at the end of the day. Energy-efficient Tesla solar panels, a spacious detached garage & plenty of off-street parking complete this unique property. Located in the sought-after locale of Rose Avenue, next to Ozone Park, close to shopping, cafes, & eateries, as well as the beach. Whether you want to develop this excellent opportunity or snap up the chance for dual income, this is a property you can't go past. Come take a tour and see what possibilities await you!

CUSTOMER SHORT: Residential Income ML#: 20666586

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1159 W Vernon Ave, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:

\$645,000/\$575,000 ↓

From 110 Fwy go west pass Vermont Ave to your right.



SQFT: 1,536
 LOT(src): 0.1188/5,175 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1921 (ASR)
 DOM / CDOM: 97/97
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SR20258153
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$374.35
 ORIGINAL \$: \$660,000
 STORIES:
 GSI: \$29,412
 OP EXPENSE: \$876
 NET INCOME: \$0

LIST DATE: 12/15/20

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/22/21

CLOSE PRICE: \$575,000

TERMS: Cash, Cash to New Loan, Conventional

REDUCED FOR A FAST SALE* GREAT MID CITY DUPLEX, BOTH UNITS 2 BEDROOM 1 BATH WITH A BONUS ROOM AND BATH * 1,536 SQFT OF LIVING SPACE * LARGE BACK PARKING AREA WITH ENOUGH SPACE TO PARK 4 CARS OR MORE, PLUS A 2 CAR GARAGE * VERY SHORT DISTANCE TO USC, L.A COLLOSSEUM, THE SPORT ARENA, THE NEW STADIUM, DOWNTOWN AND SO MUCH MORE. PREVIEW WITH ACCEPTED OFFER. BOTH UNITS IN GREAT CONDITION.

CUSTOMER SHORT: Residential Income ML#: SR20258153

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1237 S Orange Dr, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$1,649,000/\$1,725,000 ↑

In Miracle Mile South. North of San Vicente. East of La Brea.



SQFT: 2,674
 LOT(src): 0.14/6,290
 PARKING SPACES:
 YEAR BLT(src): 1924
 DOM / CDOM: 14/87
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21705578
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$645.10
 ORIGINAL \$: \$1,649,000
 STORIES:
 GSI:
 OP EXPENSE: \$25,317
 NET INCOME: \$75,951

LIST DATE: 03/15/21

CLOSE DATE: 04/29/21

CONCESSIONS:

PURCHASE CONTRACT: 03/29/21

CLOSE PRICE: \$1,725,000

TERMS:

Light & Bright East Coast Traditional Home with Exterior Office & Bonus 1-BR Rental Unit Above Garage - in coveted Miracle Mile South. RARE OPPORTUNITY & ONE YOU MUST SEE IN PERSON TO TRULY APPRECIATE! Located on a Storybook tree-lined street that feels very classic and residential. The primary home is a large 2-Story residence with a privately hedged rear yard. Behind the backyard hedges (of the primary home) is a completely separate additional structure (Owners Office/Garage on first floor + a \$2400/mos rental on second floor). Each structure has their own separate private outdoor space, and the grounds feature green grass and 3 mature peppercorn trees. Front Unit Delivered Vacant, and rear unit has a stable, high quality tenant on 1-year lease at \$2400/mos. Prime Miracle Mile location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around, including Trejo's Tacos, Republique, and the new Firestone Brewery! This is the one you hoped would hit the market - an incredibly well-preserved, lovingly cared for home, where additional rental income helps pay half the mortgage. Your opportunity awaits - Welcome Home!

CUSTOMER SHORT: Residential Income ML#: 21705578

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6250 52 Commodore Sloat Dr, Los Angeles 90048

STATUS: Closed

LIST/CLOSE:

\$1,800,000/\$1,830,000 ↑

North of Olympic West of Fairfax



SQFT: 3,430
 LOT(src): 0.13/6,000 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1927
 DOM / CDOM: 11/198
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21694134
 B TRACT / MODEL: none
 VIEW:
 POOL / SPA: No/No
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$533.53
 ORIGINAL \$: \$1,800,000
 STORIES: Multi/Split
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/19/21

CLOSE DATE: 04/29/21

CONCESSIONS:

PURCHASE CONTRACT: 03/30/21

CLOSE PRICE: \$1,830,000

TERMS:

Spanish revival duplex in the highly sought after Historic Carthay Circle. Great original details and many updates including beautiful wooden floors, high beamed ceilings, large step-down formal dining room, and separate breakfast room. Both residence have enclosed patios that make a great office or playroom. The third bedroom is tandem, great for a nursery or huge walk-in closet. Each residence has private outdoor areas great for pets or children and quiet enjoyment of California living. The downstairs residence has an additional large enclosed front patio. Each garage has great private storage rooms. Gated for privacy. Close to LACMA, Peterson Car Museum, and great restaurants. Incredible investment opportunity on R-3 zoned lot. Call for details, or read private remarks. Lower unit will be delivered vacant.

CUSTOMER SHORT: Residential Income ML#: 21694134

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

1080 S Genesee Ave, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$1,925,000/\$1,900,000 ↓

North of Pico, East of Fairfax, South of San Vicente



SQFT: 3,966
 LOT(src): 0.1653/7,201 (A)
 PARKING SPACES: 5
 YEAR BLT(src): 1933 (ASR)
 DOM / CDOM: 120/120
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB20178540
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/Yes
 AREA: C19 - Beverly Center-
 Miracle Mile

PRICE PER SQFT: \$479.07
 ORIGINAL \$: \$1,985,000
 STORIES: Two
 GSI: \$125,064
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 10/19/20

CLOSE DATE: 04/29/21

CONCESSIONS: \$20,000

PURCHASE CONTRACT: 02/16/21

CLOSE PRICE: \$1,900,000

TERMS: Cash, Cash to New Loan, Submit

Charming 2 unit Spanish Revival! Each unit is a 3 bd/ 2 Ba with spacious living rooms and dining areas. Two 2 car detached garages behind building along with 1 driveway space in the front for a total to accommodate 5 cars. Property is perfect for owner/user or to rent out.

CUSTOMER SHORT: Residential Income ML#: SB20178540

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

4135 Van Buren Pl, Culver City 90232

STATUS: Closed

LIST/CLOSE:

\$3,995,000/\$3,900,000 ↓



SQFT: 4,820
 LOT(src): 0.177/7,708 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 2020 (BLD)
 DOM / CDOM: 109/109
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB20254641
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C28 - Culver City

PRICE PER SQFT: \$809.13
 ORIGINAL \$: \$4,195,000
 STORIES: Two
 GSI: \$264,000
 OP EXPENSE: \$65,209
 NET INCOME: \$198,791

LIST DATE: 12/09/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/29/21

CLOSE PRICE: \$3,900,000

TERMS: Cash, Cash to New Loan

Stunning newly constructed compound featuring 2 detached residences totaling 4,820sf of interior living space! The 3,760sf main residence, which offers spacious light-filled open floor plan w/ white oak floors, custom built-in cabinetry, large dining room, powder room, intimate interior courtyard patio, covered front/rear patios and grassy backyard, is perfect for entertaining and exceptional indoor/outdoor living. The gourmet chef's kitchen seamlessly integrates into adjacent great room/breakfast area and features Thermador appliances, eat-in center island, soapstone & quartz countertops, walk-in pantry and butler's pantry w/ wine reserve. The master suite features vaulted ceilings, walk-in closet, make-up vanity/office nook and spa-like bathroom w/ double vanity and freestanding soaking tub. Four guest bedrooms, all w/ designer en-suite bathrooms, full-size laundry room, two upper outdoor terraces and 2-car attached garage complete this amazing residence. The 1,060sf secondary residence offers similar open floor plan with modern kitchen equipped with Bosch appliances, laundry hookups, family room, powder room, 2 upstairs guest bedrooms, each w/ en-suite bathrooms, private outdoor patio and 1-car attached garage. Perfect for home office, in-law's suite or long-term rental. Both residences are separately metered, offer private street/alley garage entry, feature built-in Sonance speakers throughout interior/exterior and prewired for integrated whole-home automation system.

CUSTOMER SHORT: Residential Income ML#: SB20254641

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 6:40:44 PM

113 Sunridge St, Playa del Rey 90293

STATUS: Closed

LIST/CLOSE:

\$1,700,000/\$1,700,000

Head West on Culver Blvd., Turn Left on Trolley Way. (Dead End). Turn left down the Alley before Sunridge St. Property will be on your right



SQFT: 2,328
 LOT(src): 0.0635/2,764 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1956 (ASR)
 DOM / CDOM: 171/171
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard, Trust
 ML#: IN20200101
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C31 - Playa Del Rey

PRICE PER SQFT: \$730.24
 ORIGINAL \$: \$2,499,000
 STORIES: Two
 GSI: \$65,464
 OP EXPENSE: \$0
 NET INCOME: \$53,464

LIST DATE: 10/08/20

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/30/21

CLOSE PRICE: \$1,700,000

TERMS: Conventional

Back on the market after a Significant reduction. Amazing opportunity steps to the sand! Duplex with Upstairs unit ready to be rented or turned into an Owner's unit and steady income from downstairs. Long time quality tenant in lower unit. Top Unit: 3 Bedroom 2 bath configuration with separate living room and family room, main kitchen plus a bonus second kitchenette in the back, Vaulted ceilings, balcony off of the living area. Prior configuration offered front and back upper units with separate entrances. Lower Unit: 3 bedroom 1 Bath with a huge outdoor space. 2 single car garages. Dual Pane windows throughout. Entire upper residence painted and partial paint in lower residence. (Zoned as a duplex only) Separate Virtual tours for upstairs and downstairs. Photos and Virtual tour available of lower unit and are not posted for current tenant's privacy. Please Do Not Disturb Tenant

CUSTOMER SHORT: Residential Income ML#: IN20200101

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 6:40:44 PM

1324 W 67th St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$409,000/\$430,000 ↑

In between Normandie & Vermont Ave



SQFT: 1,200
 LOT(src): 0.0701/3,055 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 10/10
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21037757
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$358.33
 ORIGINAL \$: \$409,000
 STORIES:
 GSI: \$29,400
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/22/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/11/21

CLOSE PRICE: \$430,000

TERMS: 1031 Exchange, Cash,
 Cash To Existing Loan, Cash to
 New Loan, Conventional, Fannie
 Mae, FHA, Freddie Mac, VA Loan

Pleased to present you with an outstanding opportunity located at 1324 W 67th St, Los Angeles CA. 90044! This property offers two separated, spacious units with a long driveway and a one car garage! Both units contain one bedroom & one bathroom each plus their own individual laundry area! The current owners have done a tremendous job of bringing this property back to life by recently adding new windows and roof! They have added new exterior features and completely changed the landscaping which offers a beautiful curb appeal! This is an opportunity that will not last. Unlike most multi-family properties, this property is unique in which it is located in a prime residential neighborhood! If you are looking for a turnkey property with great annual income then look no further! Lets make an offer today!

CUSTOMER SHORT: Residential Income ML#: DW21037757

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 6:40:44 PM

705 E 108th St, Los Angeles 90059

STATUS: Closed

LIST/CLOSE:

\$479,900/\$480,000 ↑

North of the 105 freeway



SQFT: **1,160**
 LOT(src): **0.066/2,875 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1948 (ASR)**
 DOM / CDOM: **4/429**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SB21044569**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$413.79**
 ORIGINAL \$: **\$479,900**
 STORIES: **Two**
 GSI: **\$17,400**
 OP EXPENSE: **\$6,310**
 NET INCOME: **\$11,090**

LIST DATE: **03/02/21**CLOSE DATE: **04/29/21**CONCESSIONS: **\$5,000**PURCHASE CONTRACT: **03/07/21**CLOSE PRICE: **\$480,000**TERMS: **1031 Exchange, Cash to New Loan, Submit**

Rent one live in the other! Duplex in the City of Los Angeles. Downstairs unit occupied, two bedrooms, one bathroom. Upstairs unit ready to show, two bedrooms one bathroom. Available storage under stairs, fully fenced, alley access, parking for up to five cars in the front and two cars in the back, clean and ready to close escrow! Close to 105 and 110 freeways, close to USC, Downtown LA, Sports Stadium, schools and Plaza Mexico.

CUSTOMER SHORT: Residential Income ML#: SB21044569

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969 W 43Rd Pl, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:

\$699,999/\$631,000 ↓

E of Vermont, S of Martin Luther King.



SQFT: **1,812**
 LOT(src): **0.12/5,487**
 PARKING SPACES:
 YEAR BLT(src): **1924**
 DOM / CDOM: **23/23**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21708534**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$348.23**
 ORIGINAL \$: **\$699,999**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **03/22/21**CLOSE DATE: **04/30/21**

CONCESSIONS:

PURCHASE CONTRACT: **04/14/21**CLOSE PRICE: **\$631,000**

TERMS:

Investment opportunity. Duplex that sits on an R3 lot, potential development opportunity. CASH buyers only. Property sold as-is. Do not disturb the occupant. The property will be vacant at the close of escrow. Make offers subject to interior inspection. Please send PEAD, proof of funds, with a signed offer. Buyer and buyer's agent to verify the square footage.

CUSTOMER SHORT: Residential Income ML#: 21708534

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803 E 89th St, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:

\$764,900/\$765,000 ↑

AVALON AND MANCHESTER



SQFT: **2,328**
 LOT(src): **0.1178/5,130 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1925 (ASR)**
 DOM / CDOM: **30/91**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW21035243**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$328.61**
 ORIGINAL \$: **\$764,900**
 STORIES:
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **02/19/21**CLOSE DATE: **04/28/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/21/21**CLOSE PRICE: **\$765,000**TERMS: **Cal Vet Loan, Cash, Cash to New Loan, FHA**

BEAUTIFUL UNITS IN A LARGE CORNER LOT!! FABULOUS FIVE BEDROOM AND THREE BATHROOMS FRONT HOME. THE TWO STORY HOME HAS TWO LARGE BEDROOMS DOWNSTAIRS AND ONE IS A MASTER BEDROOM. ALL BEDROOMS ARE LARGE AND THE FLOOR PLAN FOR THE ENTIRE UNIT IS GREAT. THE PROPERTY WAS UPDATED WITH NEW ELECTRICAL WIRING, COPPER PLUMBING, RECESS LIGHTS. NEW KITCHEN CABINETS AND GRANITE COUNTERTOPS. MODERN LAMINATE FLOORING. THE THREE BATHROOMS ARE REMODELED WITH NEW TILE, BATHTUBS ETC. THE GARAGE IS ATTACHED TO THE HOUSE AND THE LAUNDRY FOR THE FRONT UNIT IS IN THE GARAGE. FRONT YARDS HAVE SPRINKLER SYSTEM AND NEW GRASS. NEW WINDOWS. FRESH PAINT INSIDE AND OUTSIDE. THE BACK UNIT IS A COZY ONE BEDROOM WITH ONE BATHROOM AND IT HAS INSIDE LAUNDRY TOO. THE ONE BEDROOM UNIT HAS BEEN REMODELED TOO AND IN HAS PARKING SPACE BEHIND THE HOUSE. THIS CUTE HOME HAS NEW WINDOWS, KITCHEN AND BATHROOM, NEW PAINT AND RECESS LIGHTS. SHOW IT AND SELL IT. THIS CAN A HOME FOR A LARGE FAMILY OF TWO FAMILIES AND USE THE BACK AS A RENTAL INCOME. THIS PROPERTY IS A DREAM COME TRUE. IT IS IN MOVING CONDITION. BRING YOUR FUSSY BUYERS. THEY WILL LOVE THE PROPERTY!!

CUSTOMER SHORT: Residential Income ML#: DW21035243

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822 E 112th St, Los Angeles 90059

STATUS: Closed

LIST/CLOSE:

\$570,000/\$570,000

Turn right onto wadsworth Ave, Turn left onto E 112th St, The destination is on your left.



SQFT: **3,400**
 LOT(src): **0.1044/4,549 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **2010 (OTH)**
 DOM / CDOM: **1/1**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **RS21038899**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$167.65**
 ORIGINAL \$: **\$570,000**
 STORIES:
 GSI: **\$28,800**
 OP EXPENSE: **\$950**
 NET INCOME: **\$21,600**

LIST DATE: **02/22/21**CLOSE DATE: **04/29/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **02/25/21**CLOSE PRICE: **\$570,000**TERMS: **Conventional, FHA, VA Loan**

Beautiful duplex built-in 2010; come check it out. It's a fantastic property—2 unit complex and an excellent amount of living space for anyone who wishes to buy. The size of this home is unbeatable. SqFt (Lot): 4,549. SqFt (Structure): 3,400. That's fantastic! Furthermore, it's an excellent opportunity to own income-producing property. Nevertheless, both units are in great condition totaling 8 bedrooms and 4 bathrooms. Any questions, owner-occupied, contact the listing agent before any showings.

CUSTOMER SHORT: Residential Income ML#: RS21038899

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8625 Orchard Ave, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$1,050,000/\$1,000,000 ↓

110 FWY, To Head West on Manchester Blvd, RT on Orchard



SQFT: **3,175**
 LOT(src): **0.1379/6,005 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **2015 (ASR)**
 DOM / CDOM: **12/12**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **PF21037766**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$314.96**
 ORIGINAL \$: **\$1,050,000**
 STORIES: **One**
 GSI: **\$100,800**
 OP EXPENSE: **\$5,235**
 NET INCOME: **\$95,565**

LIST DATE: 02/23/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/07/21

CLOSE PRICE: \$1,000,000

TERMS: **Cal Vet Loan, Cash, Cash To Existing Loan, Cash to New Loan, Conventional, FHA, FHA 203(b), FHA 203(k), VA Loan, VA No Loan**

CUSTOMER SHORT: Residential Income ML#: PF21037766

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

227 E 111th St, Los Angeles 90061

STATUS: Closed

LIST/CLOSE:

\$550,000/\$578,000 ↑

Between San Pedro and Main, on 111th St



SQFT: **1,483**
 LOT(src): **0.1222/5,323 (A)**
 PARKING SPACES: **8**
 YEAR BLT(src): **1923 (ASR)**
 DOM / CDOM: **22/22**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **DW21020469**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$389.75**
 ORIGINAL \$: **\$550,000**
 STORIES: **One**
 GSI: **\$3,000**
 OP EXPENSE: **\$6,300**
 NET INCOME: **\$2,800**

LIST DATE: 01/31/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/22/21

CLOSE PRICE: \$578,000

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

Two Units - Front unit features 3 bedrooms and 1 full bathroom, open floor plan. Rear unit is 1 bedroom and 1 full bathroom with a office, which can be used as a 2nd bedroom. Standard sale, front unit will be turned over vacant, rear unit can be negotiated. On a month to month, paying \$1100/month. Two separate structures with plenty of open parking for up to 8 cars. Property is fully gated.

CUSTOMER SHORT: Residential Income ML#: DW21020469

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

712 E 73Rd St, Los Angeles 90001

STATUS: Closed

LIST/CLOSE:

\$640,000/\$630,000 ↓

Florence Ave & Stanford Ave



SQFT: **1,728**
 LOT(src): **0.11/4,941**
 PARKING SPACES:
 YEAR BLT(src): **1924**
 DOM / CDOM: **15/15**
 UNITS TOTAL: **2**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21682184**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$364.58**
 ORIGINAL \$: **\$640,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: 01/19/21

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 02/03/21

CLOSE PRICE: \$630,000

TERMS:

Excellent Opportunity...!!!! For first time buyers or investors. Duplex Features: Front 2 Bedrooms + 1 Bathroom, Back 4 Bedrooms + 1 Bathroom, Lot size 4,941 SF., Square Feet 1,728 SF. Central AC & Heating unit. Plenty parking space. Centrally located. Please do not disturb occupants offer subject to interior inspection. Property is being sold with tenants NO VACANT UNITS. Property is being sold "AS-IS" present and physical condition with no warranties express or implied

CUSTOMER SHORT: Residential Income ML#: 21682184

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

905 W 83rd St, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$649,900/\$650,000 ↑

Vermont and Hoover



SQFT: **2,731**
 LOT(src): **0.1068/4,651 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1910 (ASR)**
 DOM / CDOM: **47/47**
 UNITS TOTAL: **2**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **SR20213233**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C37 - Metropolitan South**

PRICE PER SQFT: **\$238.01**
 ORIGINAL \$: **\$649,900**
 STORIES:
 GSI: **\$2,500**
 OP EXPENSE: **\$400**
 NET INCOME: **\$1,200**

LIST DATE: 10/09/20

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/25/20

CLOSE PRICE: \$650,000

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

CUSTOMER SHORT: Residential Income ML#: SR20213233

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

10402 S Main St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$700,000/\$735,000 ↑

104th Street and S. Main Street



SQFT: 2,581
 LOT(src): 0.0868/3,780 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 2002 (PUB)
 DOM / CDOM: 12/12
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: PW21040882
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$284.77
 ORIGINAL \$: \$700,000
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$11,685
 NET INCOME: \$0

LIST DATE: 02/25/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$4,000

PURCHASE CONTRACT: 03/11/21

CLOSE PRICE: \$735,000

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

RARE OPPORTUNITY! Duplex featuring TWO houses with 2 separate gas/electric meters. It is perfectly suited for an investment property. Front house features 2bedroom 1bath, laundry room, sky light and an octagonal window that provides natural light. Back house features 5 bedrooms 2 1/2 baths. Over size 11 1/2 x 14 1/4 Master bedroom downstairs with 3/4 bathroom, followed by 4 bedrooms upstairs, a HUGE bedroom upstairs 20 1/2 x 15 1/4 with spacious 12 x 3 closet, recess lighting. One of the bedrooms has been designed as a family area by removing a wall, it can be converted into a bedroom easily by new owner. 4 Bedrooms upstairs have laminated flooring through 2nd floor. Property is OWNER occupied! The Property is centrally located, 15 minutes away from Downtown LA, 25 minutes to Santa Monica, is close to the metro rail, the 105 and 110 freeways, walking distance to Shopping centers, Parks, Schools, Places of Worship. Perfect opportunity to live in 1 and rent the other unit, a home plus income or a multi-generational compound. Property SOLD "AS IS" Condition. This property is a great way to start or add to your real estate portfolio! HURRY! This property won't last! Call today!

CUSTOMER SHORT: Residential Income ML#: PW21040882

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM**1670 E 82nd Pl, Los Angeles 90001**

STATUS: Closed

LIST/CLOSE:

\$864,000/\$850,000 ↓

82nd pl and maie



SQFT: 3,100
 LOT(src): 0.1044/4,546 (E)
 PARKING SPACES: 6
 YEAR BLT(src): 2020 (BLD)
 DOM / CDOM: 21/113
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW21029893
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C37 - Metropolitan
 South

PRICE PER SQFT: \$274.19
 ORIGINAL \$: \$864,000
 STORIES: Two
 GSI: \$67,200
 OP EXPENSE: \$0
 NET INCOME: \$52,400

LIST DATE: 02/12/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/05/21

CLOSE PRICE: \$850,000

TERMS: 1031 Exchange, Cash,
Conventional, FHA

BACK ON THE MARKET AND WILL DELIVERED 100% occupied with stabilized market rents. Brand new modern duplex in the desired part of Los Angeles and bordered line South Gate. This home is close to major transits. Only couple blocks from the Blue Line Station that has quick access to get to Downtown LA and Downtown Long Beach (77 Walk Score). Investors get to enjoy a nice cash flow off this home with actually tenants in place producing \$67,200 of annual gross rent. Amazing est. 5.8%+ CAP rate and 12.8X GRM. Property has total of 7 bedrooms, 6 baths and 5 parking spaces. First unit consists of a 5 bedrooms and 3 baths (including master bedroom and Jr master). Second unit consists of 2 bedrooms and 3 baths (each bedroom includes a restroom). This new estate has all the modern touches in today's market such as laminate flooring, recessed lighting, backsplash and quartz countertops on kitchen, central AC, washroom, and many more features making it the one of the most beautiful homes in the neighborhood.

CUSTOMER SHORT: Residential Income ML#: DW21029893

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM**17827 Sierra, Canyon Country 91351**

STATUS: Closed

LIST/CLOSE:

\$950,000/\$880,000 ↓

Soledad Cyn Rd to Sierra Hwy



SQFT: 1,404
 LOT(src): 0.5109/22,256 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1959 (ASR)
 DOM / CDOM: 5/5
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard, Trust
 ML#: SR21022093
 B TRACT / MODEL: Custom
 Canyon Country 1 (CCAN1)
 VIEW:
 POOL / SPA: No/No
 AREA: CAN1 - Canyon Country
 1

PRICE PER SQFT: \$626.78
 ORIGINAL \$: \$950,000
 STORIES: One
 GSI: \$3,500
 OP EXPENSE: \$0
 NET INCOME: \$3,500

LIST DATE: 02/01/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/08/21

CLOSE PRICE: \$880,000

TERMS: Submit

PHENOMENAL OPPORTUNITY TO PURCHASE INCOME PRODUCING DUPLEX ON HALF AN ACRE IN SANTA CLARITA, OR FOR COMMERCIAL DEVELOPMENT. Situated off Sierra Highway and in the ENTERPRISE ZONE, this large gated lot is zoned Community Commercial with mixed-use overlay, and has existing grandfathered-in detached duplex, each consisting of 2 bedroom, 1 bath, 702 sq ft, and 1 car attached garage. The area consists of businesses, apartments, condos, and single family homes. Subject property is at the corner of Skyline Ranch Rd which when opened will lead to the Skyline new home community. Excellent visibility on this corner lot for any potential development, and less than 1 mile from the intersection of Soledad Cyn and Sierra Hwy where brand new Santa Clarita Community Center is under development.

CUSTOMER SHORT: Residential Income ML#: SR21022093

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM

3440 N Figueroa St, Los Angeles 90065

STATUS: Closed

LIST/CLOSE:

\$529,000/\$534,000 ↑

From CA-110N exit 137A towards Figueroa Street, turn left onto W Avenue 26, turn right onto N Figueroa St



SQFT: 1,980

LOT(src): 0.0997/4,343 (A)

PARKING SPACES: 0

YEAR BLT(src): 1903 (ASR)

DOM / CDOM: 25/25

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: AR21029968

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: CYPK - Cypress Park

PRICE PER SQFT: \$269.70

ORIGINAL \$: \$699,000

STORIES: One

GSI: \$48,000

OP EXPENSE: \$11,487

NET INCOME: \$36,513

LIST DATE: 02/13/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/13/21

CLOSE PRICE: \$534,000

TERMS: 1031 Exchange, Cash, Conventional

Bordering Highland Park, this wonderful duplex is just minutes away from Dodger's stadium, has easy access to 110 and 5 freeway, conveniently located close to Chinatown, Downtown LA, SOUTH PASADENA, Glendale. The larger front unit has 3 bed, 1 bath, the back unit has 1 bedroom and 1 bath, each unit has its own yard with lots of fruit trees and flower plants. Zoning is C2. Uses are: Retail w/ Limited Manufacturing, Service Stations and Garages, Retail Contr. Business, Churches, Schools, Auto Sales, R4 Uses. Buyer to verify with the City.

CUSTOMER SHORT: Residential Income ML#: AR21029968

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4249 Floral Dr, East Los Angeles 90063

STATUS: Closed

LIST/CLOSE:

\$549,000/\$560,000 ↑

Cross Street: Eastern



SQFT: 1,548

LOT(src): 0.1291/5,622 (A)

PARKING SPACES: 2

YEAR BLT(src): 1925 (ASR)

DOM / CDOM: 30/135

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: AR20256689

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: ELA - East Los Angeles

PRICE PER SQFT: \$361.76

ORIGINAL \$: \$549,000

STORIES: One

GSI: \$48,000

OP EXPENSE: \$7,800

NET INCOME: \$38,500

LIST DATE: 12/14/20

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 01/15/21

CLOSE PRICE: \$560,000

TERMS: Cash, Cash to New Loan

This is an amazing duplex. The 2nd unit has been updated with new paint, new flooring, a remodeled kitchen, bathroom, and a spacious closet. The units are in great condition and move-in ready. It is centrally located to all major freeways: 10, 5, 101, 710 & the 60 Freeways. The property has a big lot with a long driveway!

CUSTOMER SHORT: Residential Income ML#: AR20256689

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

1324 S Fetterly Ave, East Los Angeles 90022

STATUS: Closed

LIST/CLOSE:

\$599,900/\$565,000 ↓

BETWEEN OLYMPIC & TELEGRAPH



SQFT: 1,260

LOT(src): 0.1137/4,952 (A)

PARKING SPACES: 0

YEAR BLT(src): 1928 (ASR)

DOM / CDOM: 90/90

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV20262136

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: ELA - East Los Angeles

PRICE PER SQFT: \$448.41

ORIGINAL \$: \$629,900

STORIES:

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 12/23/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/30/21

CLOSE PRICE: \$565,000

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

GREAT INVESTMENT OPPORTUNITY IN EAST LOS ANGELES. TWO UNITS 2 BEDROOMS 1 BATH EACH ON A R4 ZONED LOT. THE PROPERTY IS AT A WALKING DISTANCE TO WHITTIER BLVD, MAJOR SHOPPING, PUBLIC TRANSPORT, SCHOOLS ETC. THIS PROPERTY IS SOLD IN "AS IS" CONDITION. SELLER VERY MOTIVATED!!

CUSTOMER SHORT: Residential Income ML#: CV20262136

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1143 S Muirfield Rd, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$1,099,000/\$1,075,000 ↓

Off the I-10 exit Crenshaw. Head north on Crenshaw. Turn left onto W Olympic Blvd. Turn left onto West Blvd. Turn right onto Edgewood Pl. Turn left onto S Muirfield Rd.



SQFT: 1,872

LOT(src): 0.14/6,200

PARKING SPACES: 2

YEAR BLT(src): 1923

DOM / CDOM: 18/18

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21694630

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: HPK - Hancock Park

PRICE PER SQFT: \$574.25

ORIGINAL \$: \$1,099,000

STORIES:

GSI:

OP EXPENSE: \$21,692

NET INCOME: \$31,179

LIST DATE: 02/22/21

CLOSE DATE: 04/29/21

CONCESSIONS:

PURCHASE CONTRACT: 03/12/21

CLOSE PRICE: \$1,075,000

TERMS:

This LOVELY side by side Traditional Spanish duplex located in the heart of Mid Wilshire Hancock Park community shows true pride of ownership. This property sits on a large corner lot elevated to enjoy the sunsets and views of the city lights. Perfectly laid out with an effortless blend of modern amenities and the original charm and ARCHITECTURAL detailing. Both units mirror each other with a 2 bedroom 1 bathroom floorplan. Soak in the sun from anywhere in the house as there is no shortage of NATURAL lighting. Inhale the scent of fresh laundry while folding garments in the dedicated laundry room. The backyard can be utilized for entertaining and gardening. Or for the investment minded home owner, you can build an ADU on the larger 6,000+ sq ft lot. The property features 2 separate garages convenient for parking and storage or a future ADU conversion. Conveniently located and walkable to many popular restaurants, shops, parks and museums. Perfect investment property for an owner use as one unit will be delivered VACANT, or a wonderful rental property. This is a very SPECIAL duplex that is move-in ready or can be taken to the next level.

CUSTOMER SHORT: Residential Income ML#: 21694630

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5215 Cimarron St, Los Angeles 90062

STATUS: Closed

LIST/CLOSE:
\$670,000/\$670,000

Cross Streets: Cimarron Street & 54th Street



SQFT: 1,860
 LOT(src): 0.1194/5,200 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1923 (ASR)
 DOM / CDOM: 3/3
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW21043945
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: PHHT - Park Hills
 Heights

PRICE PER SQFT: \$360.22
 ORIGINAL \$: \$670,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/03/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$3,500

PURCHASE CONTRACT: 03/07/21 CLOSE PRICE: \$670,000

TERMS: Cal Vet Loan, Cash, Cash
 to New Loan, Conventional, FHA,
 Freddie Mac, Submit, VA Loan

A well-maintained duplex in a great location! You can live in one and rent the other to help you with your mortgage or is perfect for a large family. Duplex has 1860 sq. ft. of living space and is sitting on a 5200 sq. ft. lot. Units are side by side. Unit 5215 has 3-bedrooms, 1-bath and Unit 5217 has 2-Bedrooms, 1-bath. Both units are in good condition and are move-in ready. There is plenty of parking in the rear of the property and there are several young fruit (avocado, lime, lemon, and guava) trees in the front and backyard. This Duplex is conveniently close to the 110 freeway, DTLA, parks, shopping centers and schools.

CUSTOMER SHORT: Residential Income ML#: PW21043945

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 6:40:44 PM

4222 Creed Ave, Los Angeles 90008

STATUS: Closed

LIST/CLOSE:
\$1,155,000/\$1,155,000

North of Leimert Blvd. East of Crenshaw.



SQFT: 2,988
 LOT(src): 0.1/4,399 (A)
 PARKING SPACES:
 YEAR BLT(src): 1930
 DOM / CDOM: 10/50
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21697962
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: PHHT - Park Hills
 Heights

PRICE PER SQFT: \$386.55
 ORIGINAL \$: \$1,125,000
 STORIES: Two
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/25/21

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 03/07/21 CLOSE PRICE: \$1,155,000

TERMS:

Leimert Park duplex located on a beautiful tree-lined street with beautiful homes, each one with a different architectural charm! This property offers 2 units, each 3 bedrooms with 1.5 baths, BOTH VACANT and with similar layouts. Each units have welcoming porch, spacious living room with 3 large windows bringing plenty of natural light, high ceilings, living room fireplaces, spacious dining room, Kitchen with breakfast nook, Large laundry room and two x 2 car garages. Upgrades include: New roof with new terra-cotta tiles, new electrical with 100amp panels for each unit, new plumbing for upstairs unit, new sewer lines to city main, media ethernet panels installed in each unit. The upstairs unit features: re-sanded hardwood floors, new kitchen flooring, new paint throughout unit, new washer/dryer, refrigerator and stove. Windows have been restored to the original casement. Both units are Vacant...Move right-in!

CUSTOMER SHORT: Residential Income ML#: 21697962

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 6:40:44 PM

38844 38846 Rambler Ave, Palmdale 93550

STATUS: Closed

LIST/CLOSE:
\$239,900/\$300,000 ↑

Sierra Hwy south between Avenue Q and Avenue P-12.



SQFT: 1,412
 LOT(src): 0.1376/5,994 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1953
 DOM / CDOM: 43/43
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 320005253
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: PLM - Palmdale

PRICE PER SQFT: \$212.46
 ORIGINAL \$: \$239,900
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/08/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT:

CLOSE PRICE: \$300,000

TERMS: Conventional, Cash, FHA

Spacious 1 bedroom and 1 bathroom duplex in Palmdale both are currently rented. Each unit has their own private yard to enjoy. Both units have central air, tile floors throughout, vaulted ceiling and washer/dryer hookups. Each unit has its parking space and storage unit. The front unit has granite counters and the back unit has stone counters. Property is centrally located to shops, stores and freeway

CUSTOMER SHORT: Residential Income ML#: 320005253

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 6:40:44 PM

11312 Virginia Ave, Lynwood 90262

STATUS: Closed

LIST/CLOSE:

ATLANTIC AVE

\$659,900/\$670,000 ↑



SQFT: 1,750
 LOT(src): 0.1585/6,903 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1939 (ASR)
 DOM / CDOM: 17/17
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21031413
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: RM - Lynwood

PRICE PER SQFT: \$382.86
 ORIGINAL \$: \$659,900
 STORIES:
 GSI: \$13,200
 OP EXPENSE: \$8,184
 NET INCOME: \$13,200

LIST DATE: 02/15/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/10/21

CLOSE PRICE: \$670,000

TERMS: Cash, Conventional, FHA, Submit

****BACK ON THE MARKET!!! GREAT INCOME OPPORTUNITY** 2 SPACIOUS UNITS! LIVE IN ONE AND RENT THE OTHER! FIRST UNIT 3 BED AND 2 BATH AND SECOND UNIT 2 BED AND 1 BATH! This spacious detached units are located to all amenities of life! Close to parks, schools, restaurants, shopping centers, churches, and easy access to major freeways. First unit is a 3 bedroom and 2 bath with a 2 car attached garage, updated open kitchen with breakfast stool area, stone counter tops, dinning area, spacious open living room with tie flooring, Master bedroom with master bathroom, updated guest bathroom, 2 spacious guest bedrooms, and laundry hook ups. Back unit is a 2 bedroom and 1 bath with a detached single garage, laminated wood flooring, spacious kitchen with plenty of storage space, living room and dining area. Lot features a long gated driveway, 2 separate driveaways, detached single car garage, attached 2 car garage, back yard between both units enough room to entertain family and friends, fruit trees, Cooper plumbing, roof is about 2 years old (front unit), and solar panels. Don't miss out!**

CUSTOMER SHORT: Residential Income ML#: DW21031413

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3304 Seminole Ave, Lynwood 90262

STATUS: Closed

LIST/CLOSE:

Long Beach Blvd / Seminole Ave.

\$725,000/\$730,000 ↑



SQFT: 2,183
 LOT(src): 0.1384/6,030 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1926 (ASR)
 DOM / CDOM: 4/4
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: RS21029451
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: RM - Lynwood

PRICE PER SQFT: \$334.40
 ORIGINAL \$: \$7,250,000
 STORIES:
 GSI: \$52,800
 OP EXPENSE: \$11,400
 NET INCOME: \$50,400

LIST DATE: 02/11/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/17/21

CLOSE PRICE: \$730,000

TERMS: 1031 Exchange, Cal Vet Loan, Cash, Cash To Existing Loan, Cash to New Loan, Conventional, Fannie Mae, FHA, FHA 203(b), FHA 203(k), Freddie Mac, VA Loan

CUSTOMER SHORT: Residential Income ML#: RS21029451

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1301 E Oaks St, Compton 90221

STATUS: Closed

LIST/CLOSE:

N. of Rosecrans W. of Long Beach Blvd.

\$529,950/\$505,000 ↓



SQFT: 1,541
 LOT(src): 0.1122/4,887 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1940 (ASR)
 DOM / CDOM: 58/58
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW20218800
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: RN - Compton N of Rosecrans, E of Central

PRICE PER SQFT: \$327.71
 ORIGINAL \$: \$529,950
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 10/16/20

CLOSE DATE: 04/26/21

CONCESSIONS: \$10,000

PURCHASE CONTRACT: 12/13/20

CLOSE PRICE: \$505,000

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

Investor priced duplex. Front unit is a 1 bedroom, 1 bath with high ceilings, and back unit is a 2 bed, 1 bath with wood beams along ceilings. This unit also has a wood burning fireplace. There's been some electrical modifications and a 1 car and 2 car garage for each respective unit. The driveway provides parking for up to 4 vehicles. Come see it for yourself.

CUSTOMER SHORT: Residential Income ML#: DW20218800

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22444 Criswell St, West Hills 91307

STATUS: Closed

LIST/CLOSE:

Shoup and Kittridge

\$1,125,000/\$1,100,000 ↓



SQFT: 3,100
 LOT(src): 0.17/7,627
 PARKING SPACES:
 YEAR BLT(src): 1957
 DOM / CDOM: 67/67
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21679666
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: WEH - West Hills

PRICE PER SQFT: \$354.84
 ORIGINAL \$: \$1,295,000
 STORIES:
 GSI:
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/13/21

CLOSE DATE: 04/29/21

CONCESSIONS:

PURCHASE CONTRACT: 03/21/21

CLOSE PRICE: \$1,100,000

TERMS:

Fresh remodel and brand new construction on this beautiful West Hills home. Located on quiet tree lined street, come see this 4 bed 3 bath 1900sqft main house with open floor plan, large eat in kitchen, and huge pool. Attached is a newly constructed fully permitted 2 bed 3 bath 1200 sqft ADU unit with private entrance, laundry, and a large loft space. Live in one rent the other or make this the perfect investment rental property. Walking distance to Hamlin Charter School and Fallbrook Center. <https://youtu.be/OLiHa3VX0Ro>

CUSTOMER SHORT: Residential Income ML#: 21679666

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5301 Cimarron St, Los Angeles 90062

STATUS: Closed

LIST/CLOSE:
\$549,900/\$549,900

North of Slauson, West of Western, East of Arlington



SQFT: 1,630
 LOT(src): 0.1194/5,200 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 88/88
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW20167286
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: WLA - West Los Angeles

PRICE PER SQFT: \$337.36
 ORIGINAL \$: \$549,900
 STORIES:
 GSI: \$31,200
 OP EXPENSE: \$4,207
 NET INCOME: \$30,200

LIST DATE: 08/15/20

CLOSE DATE: 04/29/21

CONCESSIONS: \$15,000

PURCHASE CONTRACT: 12/10/20

CLOSE PRICE: \$549,900

TERMS: Cash to New Loan

Nice Duplex, each unit is 1 bedroom 1 bath with an extra room used as 2 bedroom, access to parking and garage from the back alley, great condition

CUSTOMER SHORT: Residential Income ML#: DW20167286

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 6:40:44 PM

8621 Beach St, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:
\$715,000/\$740,000 ↑

Go south 110, get off on Manchester make a left. Go straight and make a right on beach St. Units will be on your right.



SQFT: 2
 LOT(src): 0.1557/6,781 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1910 (ASR)
 DOM / CDOM: 5/5
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21034574
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT:
 ORIGINAL \$: \$715,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/18/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/23/21

CLOSE PRICE: \$740,000

TERMS: Cash to New Loan,
Conventional, FHA

Excellent and Beautiful DUPLEX. Both Houses have been remodeled. Cooper pipes, electrical wires, nice granite kitchen counter tops in both units. Each house has its own gas, electrical and water meter. lot size is huge that can fit more than 10 cars. Contact with the Seller's is PROHIBITED.

CUSTOMER SHORT: Residential Income ML#: DW21034574

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 6:40:44 PM

8621 Beach St # 2, Los Angeles 90002

STATUS: Closed

LIST/CLOSE:
\$715,000/\$740,000 ↑

Go south 110, get off on Manchester make a left. Go straight and make a right on beach St. Units will be on your right.



SQFT: 2
 LOT(src): 0.1557/6,781 (A)
 PARKING SPACES: 1
 YEAR BLT(src): 1910 (ASR)
 DOM / CDOM: 70/70
 UNITS TOTAL: 2
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW20183235
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT:
 ORIGINAL \$: \$715,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 09/02/20

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/12/20

CLOSE PRICE: \$740,000

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

Excellent and Beautiful DUPLEX. Both Houses have been remodeled. Cooper pipes, electrical wires, nice granite kitchen counter tops in both units. Each house has its own gas, electrical and water meter. lot size is huge that can fit more than 10 cars. Contact with the Seller's is PROHIBITED.

CUSTOMER SHORT: Residential Income ML#: DW20183235

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

17203 Crenshaw Blvd, Torrance 90504

STATUS: Closed

LIST/CLOSE:
\$799,000/\$875,000 ↑

Artesia to Crenshaw (N)



SQFT: 1,891
 LOT(src): 0.1412/6,151 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1948 (ASR)
 DOM / CDOM: 8/8
 UNITS TOTAL: 2
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW21026853
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$462.72
 ORIGINAL \$: \$799,000
 STORIES: One
 GSI: \$66,000
 OP EXPENSE: \$4,900
 NET INCOME: \$64,000

LIST DATE: 02/08/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/06/21

CLOSE PRICE: \$875,000

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

Come and grab this amazing DUPLEX in North Torrance. The front unit is 2bed/1bath and approx 800ft; the rear unit is a 3bed/1bath and approx 1100ft. Both units have updated kitchens and bathrooms as well as paint and flooring touched up and ready to show. And the rear unit even has a large master bedroom addition with vaulted ceilings for even more space. Outside the unit is partially landscaped, there are two single car garages, additional large vehicle parking and alley access through a securely gated drive. Close to schools, shopping and easy freeway access. This is a great opportunity for all...multi-family, owner-user, or straight investor. You won't want to miss this one!

CUSTOMER SHORT: Residential Income ML#: PW21026853

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

4020 W 137th St, Hawthorne 90250

STATUS: Closed

LIST/CLOSE:

\$1,135,000/\$1,140,000 ↑

Hawthorne - West of Prairie and North of Rosecrans



SQFT: 2,992
 LOT(src): 0.1998/8,702 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1960 (ASR)
 DOM / CDOM: 27/27
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: IN21058999
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 109 - Ramona/Burleigh

PRICE PER SQFT: \$381.02
 ORIGINAL \$: \$1,199,000
 STORIES: One
 GSI: \$71,400
 OP EXPENSE: \$17,867
 NET INCOME: \$53,533

LIST DATE: 03/21/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$5,000

PURCHASE CONTRACT: 04/19/21

CLOSE PRICE: \$1,140,000

TERMS: 1031 Exchange, Cash, Cash to New Loan

Great Rental Area of Hawthorne, West of Prairie. Lower density Block. Triplex - 3 homes on Huge 8700 SF Lot. Each home has attached Garage! Front Home 3 Bedroom 2 Bathroom with Large Enclosed private yard. Updated home with Hardwood floors, Updated supply lines and newer Drain lines, Remodeled Kitchen, HUGE Living room, separate dining room. Master bedroom with attached bathroom. Both Bathrooms remodeled. Attached direct entry Garage. Middle 2 Bedroom 1 bath home with 1 car garage. Large living room, Big kitchen and dining room. Rear home 2 bedroom 1 bath with attached 1 car garage and HUGE Private rear yard. All fully paying long term great tenants. Low Maintenance property carefully managed by the owner. Rents are below market giving new owner opportunity of increased continued higher cash flow. Low headache Very easy to manage rental asset. Each tenant has 2 car parking option. Great rental area always in demand and very low vacancy. Tenants not aware of property for sale. Please do not walk the property Please do not talk to the tenants. Submit offer subject to interior inspection only. Thank you.

CUSTOMER SHORT: Residential Income ML#: IN21058999

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

4445 W 154th St, Lawndale 90260

STATUS: Closed

LIST/CLOSE:

\$1,449,000/\$1,409,000 ↓

2 blocks west of Hawthorne Blvd. and 2 blocks north of Manhattan Beach Blvd.



SQFT: 4,152
 LOT(src): 0.2079/9,054 (A)
 PARKING SPACES: 9
 YEAR BLT(src): 1991 (ASR)
 DOM / CDOM: 27/27
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: SB21020979
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 113 - South Lawndale

PRICE PER SQFT: \$339.35
 ORIGINAL \$: \$1,449,000
 STORIES: One, Two
 GSI: \$84,600
 OP EXPENSE: \$20,400
 NET INCOME: \$70,200

LIST DATE: 02/11/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$9,000

PURCHASE CONTRACT: 03/28/21

CLOSE PRICE: \$1,409,000

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

RARE FIND: THIS IS YOUR CHANCE TO LIVE IN A SPACIOUS 3 BEDS 2.5 BATHS REAR PRIVATE HOME WITH ATTACHED GARAGE AND COLLECT RENT FROM THE OTHER 2 HOMES TO HELP WITH YOUR PAYMENTS. All units are in reasonably good condition, wood flooring, The 2 newer homes have vaulted ceilings, 3 completely detached homes on a 9000+ Sqft lot. Two 3 beds 2.5 baths built in 1991, 1698 Sqft each, both have fireplaces, all have laundry hookups The rear unit had a recent remodel (approx. 2yrs ago) with granite counters and wood floors. Front house is a 2 Bed 1 Bath Built 1952, total Building Sqft 4,152. Nine off street parking on the property, plenty for each tenant. Low expenses as tenants pay all 3 utilities. The lot size and disposition may lend to additional ADU units, please check with the city of Lawndale. Walk to Jane Addams Middle and Lawndale High schools, 2 blocks west of the Hawthorne Blvd commercial and transportation corridor, The 405 and 105 Freeway, the So Bay Galleria and the Del Amo Fashion Mall are very close and it is only 3.6 miles to the Manhattan Beach pier. It doesn't get better than that.

CUSTOMER SHORT: Residential Income ML#: SB21020979

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1838 Manhattan Ave, Hermosa Beach 90254

STATUS: Closed

LIST/CLOSE:

\$2,750,000/\$2,630,000 ↓

Located at 1838 Manhattan Ave.



SQFT: 1,910
 LOT(src): 0.0666/2,903 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1956 (ASR)
 DOM / CDOM: 14/14
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB21031939
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 148 - Hermosa Bch Sand

PRICE PER SQFT: \$1,376.96
 ORIGINAL \$: \$2,750,000
 STORIES:
 GSI: \$78,000
 OP EXPENSE: \$36,630
 NET INCOME: \$37,470

LIST DATE: 02/16/21

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/08/21

CLOSE PRICE: \$2,630,000

TERMS: Cash to New Loan

1838 Manhattan Ave in Hermosa Beach is a sand-section triplex This ocean view property sits on an approx. 34' x 39' street-to-alley lot and features two (2) 2-bed/1-bath units and one (1) studio. The property was built in 1956 and consists of 1,910 SF of living space. The back studio was recently remodeled and features stainless steel appliances, hardwood floors, a walk-in shower, and a private fenced-in patio. The top 2-bed/1-bath boasts beautiful ocean views and a private balcony. Given the great sand-section location in Hermosa Beach, ADU & development opportunity, and upside in market rents (45% increase in GSI), this property offers strong growth and cash flow potential!

CUSTOMER SHORT: Residential Income ML#: SB21031939

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

470 W Santa Cruz St, San Pedro 90731

STATUS: Closed

LIST/CLOSE:

\$800,000/\$805,000 ↑

Gaffey



SQFT: 2,020
 LOT(src): 0.1297/5,648 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1931 (ASR)
 DOM / CDOM: 8/8
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: DW21055658
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 193 - San Pedro - North

PRICE PER SQFT: \$398.51
 ORIGINAL \$: \$775,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/17/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/25/21

CLOSE PRICE: \$805,000

TERMS: Conventional, FHA, Submit, VA Loan

Search NO MORE! Excellent 3-unit income property with very low expenses. You can easily get approximately \$4200 in monthly income. Tenants in the 2 rear single units are leaving in April which allows you to Live in one and rent the other. Each unit is well-maintained and has plenty of parking. There are 4 single garages that can also be used as personal storage, that you can charge for an extra fee. The front house has a low maintenance front yard, there is a common area between the two buildings for lounging or BBQ's. Property has a many upgrades, including a newer roof, electrical box, plumbing and several others that were done within the last 2 to 3 years. Both rear units have newly remodeled bathrooms and one has a newly remodeled kitchen. It's a great investment with tremendous potential in an excellent location. Its walking distance from many restaurants, public markets, nearby parks including Point Fermin park, Cabrillo Beach, hiking cliffs, a bike patch along the coast and marina. Don't miss out on this beauty. Property is available just in time as LA County is slowly reopening allowing you to enjoy all the near amenities in the neighborhood. This property won't last!

CUSTOMER SHORT: Residential Income ML#: DW21055658

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840 S Chapel Ave, Alhambra 91801

STATUS: Closed

LIST/CLOSE:

\$1,089,000/\$1,089,000

Garfield North to E Shorb Street. Turn right on E Shorb Street. Turn left on Chapel.



SQFT: 1,726
 LOT(src): 0.1607/7,000 (P)
 PARKING SPACES: 5
 YEAR BLT(src): 1925 (PUB)
 DOM / CDOM: 9/9
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard, Trust
 ML#: OC21046057
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 601 - Alhambra

PRICE PER SQFT: \$630.94
 ORIGINAL \$: \$1,000,000
 STORIES: One
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/04/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/14/21

CLOSE PRICE: \$1,089,000

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

RARE 3 UNIT PROPERTY! Great opportunity to own three units in the highly desirable City of Alhambra. This well-maintained triplex consists of two units in the front and a private unit in the back along with yard space. All three units are one bed/one bath and include newer carpets, flooring, window coverings, paint, and AC/heating units. The yard has a newer irrigation system and beautiful landscape. The property has ample parking, which includes a detached garage. Close proximity to Almansor Park and award winning schools. Many nearby dining and shopping options too!

CUSTOMER SHORT: Residential Income ML#: OC21046057

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2115 2117 Marengo Ave, Altadena 91001

STATUS: Closed

LIST/CLOSE:

\$1,025,000/\$995,000 ↓

W on Woodbury from Los Robles, L on Marengo, Property on Right



SQFT: 2,253
 LOT(src): 0.2273/9,900 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1954 (ASR)
 DOM / CDOM: 208/208
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SR20176130
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 604 - Altadena

PRICE PER SQFT: \$441.63
 ORIGINAL \$: \$1,050,000
 STORIES: One
 GSI: \$5,800
 OP EXPENSE: \$19,824
 NET INCOME: \$5,198

LIST DATE: 08/26/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/22/21

CLOSE PRICE: \$995,000

TERMS: Cash, Cash to New Loan, Conventional

Excellent opportunity! Located on a gorgeous street in Pasadena with mountainous views, this Craftsman home sits on an expansive lot w/ a side-by-side duplex in back. Front home boasts 3 good-sized bedrooms & 2 baths. Bedroom at the rear of the home has a separate entry, ensuite bath, curbless shower & all new plumbing fixtures – perfect for an in-law suite or out of town guests. Home boasts several improvements, including newer windows, forced air furnace, wood burning fireplace, updated circuit breaker panel, SoCal WaterSmart landscaping, bolted foundation and copper plumbing. Set back a decent amount from the main house, you will find a charming side-by-side duplex. Both units have been nicely updated & include 1 bedroom & 1 bathroom, new windows, new roof, updated flooring, copper plumbing, laundry connections, off-street parking and updated landscaping. Great location near shopping, restaurants & outdoor recreation, just minutes to the 210 & 134 freeways and downtown Pasadena, Old Pasadena and the Playhouse District. Seller also has 2 other residential income properties available. Purchase all 3 as a portfolio. Rare multi-unit opportunity in a great residential community! A total of 8 units on 3 parcels within 5 miles distance. [336-336 1/2 VENTURA MLS# SR20175744 | 2115-2117 MARENGO MLS # SR20176130 | 1588-1592 N HILL AVE MLS# SR20174655] All substantially updated with great cash flows and excellent long term tenants. Units in Total: 3 - 3 bed/2 bath, 5 - 1 bed/1 bath.

CUSTOMER SHORT: Residential Income ML#: SR20176130

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1837 S Highland Ave, Los Angeles 90019 STATUS: Closed

LIST/CLOSE:

\$1,497,000/\$1,480,000 ↓

The property is located just east of La Brea & north of Washington Blvd



SQFT: 2,773
 LOT(src): 0.12/5,617 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1940
 DOM / CDOM: 25/25
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21702378
 B TRACT / MODEL: Tract # 5870
 Lot 9 Blk 7
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$533.72
 ORIGINAL \$: \$1,525,000
 STORIES:
 GSI: \$93,600
 OP EXPENSE: \$25,262
 NET INCOME: \$65,530

LIST DATE: 03/08/21

CLOSE DATE: 04/29/21

CONCESSIONS:

PURCHASE CONTRACT: 04/02/21

CLOSE PRICE: \$1,480,000

TERMS:

Solid price reduction for this immaculate fully renovated Triplex listing in a prime Mid-City location at 1837 S. Highland Avenue, LA 90019. Featuring a fantastic unit mix with two large 3 bedroom 2 bath units & a detached rear 1 bedroom 1 bath unit with 2,773 total rentable SF. Seller will be delivering one unit vacant at closing. This Mid-City property is very well-located in an Opportunity Zone, adjacent to the highly desirable Lafayette Square & Picfair Village neighborhoods in a nice residential pocket. It is close to La Brea & only minutes from the 10 Freeway for ease of access/commuting. The property underwent a complete renovation in 2018 including: new plumbing; electrical; central heat/AC; new roof for front duplex; new soft stucco/paint; washer/dryers & full upgrading of all units interiors. The rear building's roof was also replaced in 2020. This totally turnkey Highland triplex presents a great opportunity both for an owner-user buyer looking to take occupancy themselves + have great rental income to assist with the bulk of their mortgage payments, or for an investor/1031 buyer looking to enjoy strong, stable income with total ease of management and no capital improvements required. Contact us today for more details!

CUSTOMER SHORT: Residential Income ML#: 21702378

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10982 Culver Blvd, Culver City 90230 STATUS: Closed

LIST/CLOSE:

\$1,800,000/\$1,865,000 ↑

South bound 405, exit 51 for Culver Blvd, turn left on Sawtelle Blvd, left on Culver Blvd., Destination on the right.



SQFT: 3,437
 LOT(src): 0.1034/4,504 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1951
 DOM / CDOM: 9/9
 UNITS TOTAL: 3
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 320005451
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C28 - Culver City

PRICE PER SQFT: \$542.62
 ORIGINAL \$: \$1,800,000
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 03/22/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT:

CLOSE PRICE: \$1,865,000

TERMS: Conventional, Cash, Cash to New Loan

Great Owner User or Investment Opportunity. This triplex is minutes away from Downtown Culver City, shops and restaurants. Walking distance to Veterans Memorial Park. With its high-ranking School District, close proximity to LAX and the beach, Culver City is home to many entertainment and tech offices including Amazon, Apple, HBO, Tiktoc and Sony Picture studio and more. The three units consists of a 1-bed/1-bath (700 SF), 2-bed/1-bath (933 SF), and a huge 4-bed/2-bath second floor (1,804 SF). The 1- and 2-bedroom first floor units each have private patios. The second floor 4-bedroom/2-bath unit has two separate entrances, an in-unit washer and dryer and a large private terrace. The 4-bedroom also has a bonus room with shelving and cupboards suitable for arts & crafts, storage and numerous other uses. The building also contains a separate community laundry room and a 3-car attached garage. The building has a brand-new roof, a brand-new electrical panel for all 3 units, a brand-new heating/AC unit in the 2-bedroom, new windows, brand new carpeting in the back half of the 4-bedroom unit and professional landscaping. The 4-bedroom unit is available to be owner-occupied or rented at market levels. The units are in great condition with loads of charm.

CUSTOMER SHORT: Residential Income ML#: 320005451

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3126 W 67th St, Los Angeles 90043 STATUS: Closed

LIST/CLOSE:

\$769,998/\$775,000 ↑

Crenshaw/67th st



SQFT: 1,975
 LOT(src): 0.1104/4,808 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1915 (ASR)
 DOM / CDOM: 62/62
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: TR21011795
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles Southwest

PRICE PER SQFT: \$392.41
 ORIGINAL \$: \$749,998
 STORIES:
 GSI: \$0
 OP EXPENSE: \$11,475
 NET INCOME: \$0

LIST DATE: 01/19/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/23/21

CLOSE PRICE: \$775,000

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

BACK ON THE MARKET !!! Buyer failed to perform property is in great conditions. fresh paint through out the property, floor upgrades and wall heater in front unit, beautiful landscaping, security gates. 2 units are fully available and the other will be at close of escrow. It is centrally located in Hyde Park an upcoming neighborhood close to downtown LA and SoFi Stadium. New metro line is currently under construction on Crenshaw Blvd, live in one and establish your own rents on the others to help you finance this beauty and live comfortably. Live with your family or allow the rental income cover the expenses. Don't have to worry about relocations ready to go!! A must see. Virtual tour is available.

CUSTOMER SHORT: Residential Income ML#: TR21011795

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6723 Makee Ave, Los Angeles 90001

STATUS: Closed

LIST/CLOSE:
\$799,000/\$722,000 ↓

Florence Ave & Makee Ave



SQFT: 2,637
 LOT(src): 0.1698/7,397 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1964 (ASR)
 DOM / CDOM: 34/34
 UNITS TOTAL: 3
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: DW21043862
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$273.80
 ORIGINAL \$: \$825,000
 STORIES:
 GSI: \$4,225
 OP EXPENSE: \$900
 NET INCOME: \$50,700

LIST DATE: 03/02/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/05/21

CLOSE PRICE: \$722,000

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

Great income opportunity located in one of LA's hottest rental markets. This TRIPLEX offers three separate buildings. 2 bedrooms & 1 bath at each unit boasts a spacious living area, hardwood floors, and great natural light. Exterior features include 3 private garages, guest parking, an outdoor patio/yard, and a garden. Strong rental income, low maintenance, with room for upside in rental income. Some system upgrades. Fantastic owner/user potential. All units are separately metered for gas and electricity. Prime Location in Los Angeles near Downtown LA, Staples Center, LA Live, Metro Expo Line, 10/110 Freeways, Florence Ave, Restaurants, & Shops. Great booming location!

CUSTOMER SHORT: Residential Income ML#: DW21043862

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
 6:40:44 PM

931 E 25th St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:
\$799,900/\$750,000 ↓

25th /Central



SQFT: 3,426
 LOT(src): 0.1578/6,875 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1912 (PUB)
 DOM / CDOM: 14/14
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: CV21025914
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$218.91
 ORIGINAL \$: \$799,900
 STORIES: Two
 GSI: \$42,000
 OP EXPENSE: \$3,584
 NET INCOME: \$2,584

LIST DATE: 02/08/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$7,500

PURCHASE CONTRACT: 03/11/21

CLOSE PRICE: \$750,000

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

Great income property 3 units consist of 2bds/ 1 bth , 3bd/1bth, and 3Bd/2Bth ample space on all three units. Great as investment or to live in one and rent the other two units. Close to downtown, staples center, USC and other attractions. Assessable to freeway's and Markets and shopping. Must see to appreciate its potential!! Sold as Is. !! 935 will be available up on closing 931,933 tenants will remain.

CUSTOMER SHORT: Residential Income ML#: CV21025914

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 6:40:44 PM

1322 Valencia St, Los Angeles 90015

STATUS: Closed

LIST/CLOSE:
\$950,000/\$925,000 ↓

Heading West on W. Pico Blvd., pass the 110 frwy and turn left on Valencia (2 streets after the 110)



SQFT: 2,491
 LOT(src): 0.1377/5,997 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1905 (ASR)
 DOM / CDOM: 34/34
 UNITS TOTAL: 3
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: PW21009605
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$371.34
 ORIGINAL \$: \$1,000,000
 STORIES: Two
 GSI: \$52,296
 OP EXPENSE: \$4,385
 NET INCOME: \$47,911

LIST DATE: 01/19/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/22/21

CLOSE PRICE: \$925,000

TERMS: 1031 Exchange, Cash,
 Conventional

See this great investment opportunity in downtown Los Angeles! This triplex features a 2-bedroom, 2-bathroom upstairs unit, a 2-bedroom, 2-bathroom downstairs unit, and a studio unit in the back with washer and dryer hookups for both upstairs and downstairs units. The seller has maintained this historic home well, and has completed several recent upgrades, including new plumbing throughout, new electrical throughout, new water heater in the upstairs unit, a new roof, a newly painted exterior, new heaters throughout, and a recently remodeled back unit with new bathroom floor and toilet. There is potential to put an additional rental unit in the back with the existing structure adjacent to the garage. This property is walking distance to the Los Angeles Convention Center and the STAPLES Center.

CUSTOMER SHORT: Residential Income ML#: PW21009605

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 6:40:44 PM

958 Geraghty Ave, City Terrace 90063

STATUS: Closed

LIST/CLOSE:

\$829,999/\$835,000 ↑

North of Cesar Chavez go North on Record Ave Left on Herbert and Right on Geraghty



SQFT: 1,319
 LOT(src): 0.1116/4,860 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1924 (ASR)
 DOM / CDOM: 8/8
 UNITS TOTAL: 3
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW21033594
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: CTER - City Terrace

PRICE PER SQFT: \$633.06
 ORIGINAL \$: \$829,999
 STORIES: Two
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 02/25/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/05/21

CLOSE PRICE: \$835,000

TERMS: Cash, Conventional, Submit

3 Fully Remodeled Units!! In the Up and Coming Area of City of Terrace! Everything New! Two Story! Starting at the Top we Have a 958 Geraghty a 3/1 with a Beautiful Kitchen, Laminate Flooring Throughout, New Windows, New Upgrades in Entire Home! In the Bottom we have 958 1/2 a 1/1 and 958 3/4 a Studio with Bath ready to Produce Income and Ready to Move In. Fully Upgraded Throughout! This property has been made New for the right Buyer or Investor that wants to be worry free! Gutted to the Studs and Reframed, new plumbing, new electrical, foundation re enforced, everything is New!!! Bring your picky buyers! Too Much to List! All Units have Separate Gas Meters and Electric Meters!! SEE YOU IN ESCROW!!

CUSTOMER SHORT: Residential Income ML#: DW21033594

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2436 Exposition Pl, Los Angeles 90018

STATUS: Closed

LIST/CLOSE:

\$749,990/\$747,500 ↓

South Jefferson. West of Arlington



SQFT: 1,858
 LOT(src): 0.11/4,476 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1961
 DOM / CDOM: 105/105
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 20650110
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: PHHT - Park Hills Heights

PRICE PER SQFT: \$402.31
 ORIGINAL \$: \$749,990
 STORIES:
 GSI:
 OP EXPENSE: \$8,173
 NET INCOME: \$25,427

LIST DATE: 10/19/20

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 02/04/21

CLOSE PRICE: \$747,500

TERMS: Subject To Other

Recently remodeled 2 bedrooms 1 bath front house with an updated rear duplex over four carports, located in the desirable Jefferson Park area. The entire property was totally remodeled several years ago: copper plumbing, updated electrical and dual pane windows. The front unit has a remodeled kitchen with newer cabinets, granite counters and a built-in dishwasher plus recessed lighting. Rear units have 1 bedroom 1 bath each. Detached bonus room off carports. Rents are low, however seller will assist with relocation fees. Lots of upside. Submit all offers!!! Offer subject to interior inspection. Please do not disturb occupants.

CUSTOMER SHORT: Residential Income ML#: 20650110

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

2834 W Martin Luther King Jr Blvd, Los Angeles 90008

STATUS: Closed

LIST/CLOSE:

\$999,000/\$925,000 ↓

ON THE CORNER OF MARTIN LUTHER KING JR. BLVD. AT CREED AVE. BETWEEN ARLINGTON AND CRENSHAW ON THE SOUTH SIDE OF THE STREET.



SQFT: 3,464
 LOT(src): 0.14/6,337 (A)
 PARKING SPACES:
 YEAR BLT(src): 1949
 DOM / CDOM: 77/77
 UNITS TOTAL: 3
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21675264
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: PHHT - Park Hills Heights

PRICE PER SQFT: \$267.03
 ORIGINAL \$: \$1,050,000
 STORIES: Multi/Split
 GSI:
 OP EXPENSE: \$9,290
 NET INCOME: \$35,819

LIST DATE: 12/30/20

CLOSE DATE: 04/28/21

CONCESSIONS:

PURCHASE CONTRACT: 03/22/21

CLOSE PRICE: \$925,000

TERMS:

UPSIDE POTENTIAL. 3 UNITS, ALL TENANT OCCUPIED. 2- 1 BEDROOM 1 BATH UNITS DOWNSTAIRS WITH SOME UPGRADES COMPLETED. 1- 3 BEDROOM 1 BATH UNIT UPSTAIRS. EXTERIOR RECENTLY PAINTED. 3- 1 CAR GARAGES AT REAR OF PROPERTY WITH ALLEY ACCESS. DRIVE BY ONLY. SUBJECT TO INTERIOR INSPECTION. DO NOT DISTURB TENANTS. CLOSE TO PUBLIC TRANSPORTATION, SHOPS, STORES, SCHOOLS AND HOUSES OF WORSHIP. COVID19 RULES AND PRECAUTIONS APPLY.

CUSTOMER SHORT: Residential Income ML#: 21675264

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13926 Sherman Way, Van Nuys 91405

STATUS: Closed

LIST/CLOSE:

\$950,000/\$990,000 ↑

West of woodman Blvd, East of Hazeltine ave, South of Sherman Way. North of Vanowan st.



SQFT: 2,767
 LOT(src): 0.15/6,762
 PARKING SPACES:
 YEAR BLT(src): 1948
 DOM / CDOM: 3/3
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21707490
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA:

PRICE PER SQFT: \$357.79
 ORIGINAL \$: \$950,000
 STORIES:
 GSI:
 OP EXPENSE: \$4,290
 NET INCOME: \$58,110

LIST DATE: 03/18/21

CLOSE DATE: 04/28/21

CONCESSIONS:

PURCHASE CONTRACT: 03/22/21

CLOSE PRICE: \$990,000

TERMS:

Incredible Four Units in heart of Van Nuys. Two 2 bdr/1 bth and Two 1 bdr/1 bth. All 4 units were renovated by previous and current owners with spending over \$225,000 for all the upgrades. The floor, windows, kitchen, bathroom and landscape. electric has been fully rewired all around the property. Each unit has Newer HVAC and W/H, W/D hookups. There is a detached 3 car garage with automated garage doors.

CUSTOMER SHORT: Residential Income ML#: 21707490

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

11626 Menlo Ave, Hawthorne 90250

STATUS: Closed

LIST/CLOSE:

\$1,340,000/\$1,200,000 ↓

South of Imperial and East of Hawthorne Blvd



SQFT: 4,749
 LOT(src): 0.151/6,576 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1960 (ASR)
 DOM / CDOM: 41/136
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21002116
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 108 - North Hawthorne

PRICE PER SQFT: \$252.68
 ORIGINAL \$: \$1,385,000
 STORIES: Two
 GSI: \$66,960
 OP EXPENSE: \$25,975
 NET INCOME: \$39,646

LIST DATE: 01/05/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/15/21

CLOSE PRICE: \$1,200,000

TERMS: Cash, Cash to New Loan

LOWEST \$/SQ FT IN HAWTHORNE! 11626 Menlo Ave is a HUGE 4 unit property. There are no vacant units and rents are easily 30%+ below market. There is some deferred maintenance mostly cosmetic and due to long term tenancy. It's a perfect value add opportunity for a buyer willing to complete work which would require pulling permits and take at least 30 days to complete which would then allow the units to be vacated, renovated and leased up at full market rent. Excellent unit mix consisting of 2-3BR/2BA, 1-2BR/1BA and 1-1BR/1BA. All units are large and average well over 1,000 square feet each. One of the 3BR is located in the front of the property and has a fireplace. The other 3BR is located in the rear of the property, has a large sundeck and is occupied by a Section 8 tenant. The 2BR is also occupied by a Section 8 tenant. All units are separately metered for utilities which keeps operating expenses low. The roof was replaced approx 16 years ago and appears to be in good condition. The plumbing is galvanized. There is ample onsite parking and all units have washer/dryer hookups which is a great amenity at this time. It's strategically located close to freeways, major employers, SOFI Stadium and LAX. Priced at only \$291/sq ft it's the perfect opportunity for an astute investor to create significant value through sweat equity.

CUSTOMER SHORT: Residential Income ML#: SB21002116

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22714 Maple Ave, Torrance 90505

STATUS: Closed

LIST/CLOSE:

\$2,200,000/\$2,075,000 ↓

From Sepulveda turn south onto Maple



SQFT: 5,219
 LOT(src): 0.1378/6,001 (A)
 PARKING SPACES: 7
 YEAR BLT(src): 1968 (ASR)
 DOM / CDOM: 9/9
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard, Trust
 ML#: SB21047238
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 127 - South East
 Torrance - West

PRICE PER SQFT: \$397.59
 ORIGINAL \$: \$2,200,000
 STORIES: Two
 GSI: \$112,800
 OP EXPENSE: \$35,109
 NET INCOME: \$77,691

LIST DATE: 03/07/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/24/21

CLOSE PRICE: \$2,075,000

TERMS: Cash, Cash to New Loan, Conventional, Trust Deed

Excellent investment opportunity in the solid rental market of the City of Torrance. Prime 4-unit property situated on a beautiful street with access to a well-kept alley. This updated property has a desirable mix of unit configurations, appealing to different renter situations; property consists of 1-3bd/2.5ba and 2-2bd/2ba townhouse-style units and 1-2bd/1.5ba apartment-style unit with washer/dryer hookups, 5 enclosed garage spaces and private patios. All units updated, with the most recent being a complete renovation of the 2bd/1.5ba unit in 2019. Also in the last year, the owner has invested in building-wide maintenance--all new windows and garage doors, painting and other exterior upgrades. This is a trophy property with great curb appeal with minimal upkeep, close to the freeway, public transportation, and a part of the renowned Torrance Unified School District. Property is 3 miles from the ocean with great South Bay weather and in a robust community with an Amazon warehouse in the works, Del Amo Mall down the street, as well as great restaurants, libraries and parks. Don't miss your chance on this incredible opportunity!

CUSTOMER SHORT: Residential Income ML#: SB21047238

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809 Madrid Ave, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$1,990,000/\$1,888,000 ↓

North of Torrance Blvd. East of Crenshaw Blvd.



SQFT: 3,818
 LOT(src): 0.2412/10,508 (A)
 PARKING SPACES: 6
 YEAR BLT(src): 1960 (PUB)
 DOM / CDOM: 9/9
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: SB21055377
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 134 - Old Torrance

PRICE PER SQFT: \$494.50
 ORIGINAL \$: \$1,990,000
 STORIES: One
 GSI: \$93,120
 OP EXPENSE: \$29,000
 NET INCOME: \$64,120

LIST DATE: 03/16/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$12,000

PURCHASE CONTRACT: 03/26/21

CLOSE PRICE: \$1,888,000

TERMS: Cash, Cash to New Loan

Prime location on one of Old Torrance's most beautiful residential streets with wide tree lined median! Huge 10,000+ square foot lot!!! Two duplexes side-by-side. Both three bedroom, 2 bath units were rehabbed within the last few years. Tremendous upside potential on rent with a little TLC to refresh the property. This rare find won't last long! Pride of ownership in this lovely neighborhood. Not high density apartment area! Lots of street parking for guests. Information deemed to be reliable although not guaranteed. Any numerical statements regarding building square footage, lot size and operating expenses are approximations and have not been verified by seller. Buyer to verify all aspects of property physical condition, permits if applicable, zoning, and all conditions affecting suitability for use. Buyer and agent to verify accuracy of all information contained in this listing using professional experts where appropriate.

CUSTOMER SHORT: Residential Income ML#: SB21055377

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**721 Manhattan Ave, Hermosa Beach
90254**

Between 6th and 8th Streets



SQFT: **1,920**
 LOT(src): **0.069/3,007 (A)**
 PARKING SPACES: **5**
 YEAR BLT(src): **1913 (ASR)**
 DOM / CDOM: **5/5**
 UNITS TOTAL: **4**
 BLDG TOTAL: **2**

STATUS: **Closed**

SALE TYPE: **Standard**
 ML#: **SB21062580**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **148 - Hermosa Bch Sand**

LIST/CLOSE:
\$2,499,000/\$2,655,000 ↑
 PRICE PER SQFT: **\$1,382.81**
 ORIGINAL \$: **\$2,499,000**
 STORIES: **Multi/Split**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **03/25/21**
 PURCHASE CONTRACT: **03/30/21**

CLOSE DATE: **04/28/21**
 CLOSE PRICE: **\$2,655,000**

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

Amazing Hermosa Beach income property located in the Hermosa Sand section just steps from the Strand. This well-maintained property features three units plus a bonus bungalow unit. The property is complete with 5 car parking made up of a two-car garage and three tandem parking spots, along with storage for each unit, plus a shared laundry room. The bungalow unit is home to two bedrooms, one bathroom and two outdoor decks providing plenty of opportunity to enjoy indoor and outdoor living and to soak in the ocean breeze. Below the bungalow, you will find a private and charming one bedroom, one bath unit, and an updated two bedroom, one and a half bath unit. Lastly, a cozy studio is located beyond the shared outdoor dining area. Walking distance to the beach, pier, greenbelt, and parks.

CUSTOMER SHORT: Residential Income ML#: SB21062580

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2113 Gates Ave, Redondo Beach 90278

East of Aviation



SQFT: **3,636**
 LOT(src): **0.1722/7,501 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1948 (ASR)**
 DOM / CDOM: **22/22**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
 ML#: **SB21033979**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **151 - N Redondo Bch/Villas North**

LIST/CLOSE:
\$1,999,999/\$2,021,000 ↑
 PRICE PER SQFT: **\$555.83**
 ORIGINAL \$: **\$1,999,999**
 STORIES: **Two**
 GSI: **\$109,980**
 OP EXPENSE: **\$4,031**
 NET INCOME: **\$80,949**

LIST DATE: **02/23/21**
 PURCHASE CONTRACT: **03/21/21**

CLOSE DATE: **04/30/21**
 CLOSE PRICE: **\$2,021,000**

CONCESSIONS: **\$0**
 TERMS: **1031 Exchange**

Very Well Maintained 4 unit apartment building, a short 2 blocks from Manhattan Beach. Each unit has its own laundry. Property is walking distance to the park and school, and close to FWY, Shopping and Beach. Rents are lower than the market rent. 2 of the 3 Bedrooms 1 bath are upstairs are spacious with high ceiling laundry area is in the kitchen, counter tops appear to be granite. the 2 bedroom 1 bath down stairs is spacious and was remodeled recently. One of the bedrooms is a converted garage. unit has a great size yard that is good for kids or a dog. All units have newer windows. Front house is a 3 bedrooms 2 bath in good condition, it has a nice yard. there are total of 5 garages, each unit has one garage parking and the 5th garage is being used by the current owner. All income and expense to be verified during escrow.

CUSTOMER SHORT: Residential Income ML#: SB21033979

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**1052 N Wilmington Blvd, Wilmington
90744**

S/ Pacific Coast Hwy N / Anaheim St



SQFT: **2,609**
 LOT(src): **0.1838/8,008 (A)**
 PARKING SPACES: **5**
 YEAR BLT(src): **1956 (ASR)**
 DOM / CDOM: **456/456**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
 ML#: **CV19205591**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **195 - West Wilmington**

LIST/CLOSE:
\$650,000/\$610,000 ↓
 PRICE PER SQFT: **\$233.81**
 ORIGINAL \$: **\$650,000**
 STORIES: **One**
 GSI: **\$42,122**
 OP EXPENSE: **\$12,275**
 NET INCOME: **\$32,636**

LIST DATE: **08/27/19**
 PURCHASE CONTRACT: **02/07/21**

CLOSE DATE: **04/27/21**
 CLOSE PRICE: **\$610,000**

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

BACK ON THE MARKET! Investors this is a great opportunity!!! This Quadruplex features in each unit: 1 bedroom, 1 bath and own front private yard and back yard, laundry area. All the units with tile flooring throughout, newer paint inside and updated plumbing. This property has 5 single car garages and extra spaces to park with access through the alley. The lot has 8015 sqft. Units are located walking distance to schools, parks, shops and freeways that facilitate to commute. Each tenant pays for gas, electricity. Landlord pays for water and Trash and Ins.

CUSTOMER SHORT: Residential Income ML#: CV19205591

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 6:40:44 PM

11839 Roseglen St, El Monte 91732

STATUS: Closed

LIST/CLOSE:

\$1,800,000/\$1,790,000 ↓

Lower Azusa and Peck Road



SQFT: 3,605
 LOT(src): 0.7187/31,307 (A)
 PARKING SPACES: 5
 YEAR BLT(src): 1935 (APP)
 DOM / CDOM: 43/43
 UNITS TOTAL: 4
 BLDG TOTAL: 4

SALE TYPE: Standard
 ML#: AR21022770
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 619 - El Monte

PRICE PER SQFT: \$496.53
 ORIGINAL \$: \$1,800,000
 STORIES:
 GSI: \$98,880
 OP EXPENSE: \$25,740
 NET INCOME: \$94,560

LIST DATE: 02/04/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/19/21

CLOSE PRICE: \$1,790,000

TERMS: Cash, Contract, Conventional, Submit

Great investment opportunity! Four single houses sitting on a huge 31,307 Sq. Ft. flat lot in the very desirable neighborhood in North El Monte. Each house has own front and back yards and is individually metered for electricity, gas and water. 11839 (2 Bed/1 Bath, 1229 Sq. Ft), 11841, 11843 and 11845 are all (2 Bed/1 Bath/1 attached garage, 792 Sq. Ft). 1 houses are at average condition and 3 houses with newly remodeled kitchens and bathrooms. Ample open parking spaces. Zoning may allow to subdivide the lot into 3 parcels or add a detached ADU to make it 5 units. Easy access to the 60, 10, and 605 freeways. Very low maintenance.

CUSTOMER SHORT: Residential Income ML#: AR21022770

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2406 S Ridgewood Dr, West Covina 91792

STATUS: Closed

LIST/CLOSE:

\$1,390,000/\$1,390,000

Off Azusa and Amar Cross Street



SQFT: 4,050
 LOT(src): 0.1975/8,605 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1978 (ASR)
 DOM / CDOM: 17/17
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: TR21047568
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 669 - West Covina

PRICE PER SQFT: \$343.21
 ORIGINAL \$: \$1,390,000
 STORIES: Two
 GSI: \$79,800
 OP EXPENSE: \$20,221
 NET INCOME: \$59,579

LIST DATE: 03/07/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/24/21

CLOSE PRICE: \$1,390,000

TERMS: 1031 Exchange, Cash, Cash to New Loan

Great investment opportunity to own a two story quadruplex complex featured four units in West Covina, an excellent location in a rapidly appreciating neighborhood close to Walnut, Rowland Heights. It has a mixed 3/2 bedroom with 1-2 bathroom, 4050 building sq. 8605 sq ft lot size. Central A/C and heater, and washer/dryer hookups in each unit. Separate gas and electric meters. Lower HOA fee with community pool and clubhouse. Easy access to 10 and 60 freeway. Close to shopping, supermarkets, colleges, and transportation. Sold as it is. Drive by only.

CUSTOMER SHORT: Residential Income ML#: TR21047568

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2364 Allesandro St # D, Los Angeles 90039

STATUS: Closed

LIST/CLOSE:

\$950,000/\$880,000 ↓

Exit 5Fwy > Riverside Dr> Allesandro St



SQFT: 2,080
 LOT(src): 0.1194/5,200 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1955 (ASR)
 DOM / CDOM: 78/78
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard, Trust
 ML#: TR20253232
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 671 - Silver Lake

PRICE PER SQFT: \$423.08
 ORIGINAL \$: \$950,000
 STORIES: One
 GSI: \$28,560
 OP EXPENSE: \$3,600
 NET INCOME: \$24,960

LIST DATE: 12/07/20

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/18/21

CLOSE PRICE: \$880,000

TERMS: Cash, Conventional

Great Opportunity! 4 Unit with 1 bed and 1 bath in each unit. Newer Roof, Newer Exterior Paint. **1 Unit will be deliver vacant per Seller, Tenant purchased a home.

CUSTOMER SHORT: Residential Income ML#: TR20253232

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882 E Phillips Blvd, Pomona 91766

STATUS: Closed

LIST/CLOSE:

\$775,000/\$806,000 ↑

Phillips and Towne



SQFT: 4,075
 LOT(src): 0.9558/41,633 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1910 (ASR)
 DOM / CDOM: 1/1
 UNITS TOTAL: 4
 BLDG TOTAL: 4

SALE TYPE: Probate Listing
 ML#: PW18238433
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 687 - Pomona

PRICE PER SQFT: \$197.79
 ORIGINAL \$: \$775,000
 STORIES: One
 GSI: \$2,700
 OP EXPENSE: \$400
 NET INCOME: \$2,300

LIST DATE: 10/01/18

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 10/02/18

CLOSE PRICE: \$806,000

TERMS: Cash, Cash to New Loan, Conventional

This quadruplex property in the heart of Pomona situated on a 1 acre lot. It currently has 4 buildings on the property including a separate garage building. Three of the four 2 bedroom 1 bath units are currently occupied and income producing. The front home is not currently able to be occupied. The property could possibly be subdivided and additional units could be built. They are currently zoned R1 legal non conforming with minimum 6000 sqft lot. Buyer to confirm with City of Pomona planning dept for options as fill in building/ lot subdividing or other possible uses.

CUSTOMER SHORT: Residential Income ML#: PW18238433

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532 N Cummings St, Los Angeles 90033 STATUS: Closed

LIST/CLOSE:

\$1,299,000/\$1,351,000 ↑

North of 1st, East of Soto



SQFT: 4,896
 LOT(src): 0.1272/5,542 (A)
 PARKING SPACES: 0
 YEAR BLT(src): 1927 (ASR)
 DOM / CDOM: 11/11
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: AR21046444
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: BOYH - Boyle Heights

PRICE PER SQFT: \$275.94
 ORIGINAL \$: \$1,299,000
 STORIES:
 GSI: \$100,200
 OP EXPENSE: \$24,042
 NET INCOME: \$79,758

LIST DATE: 03/05/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/16/21

CLOSE PRICE: \$1,351,000

TERMS: Cash, Cash to New Loan, Conventional

Sharp well located Boyle Heights Fourplex, re-built in 2009, so lives as almost new, all 3BR 1.5 bath units with Central AC, granite counter surfaces, maple cabinetry, dual glazed windows, wood floors, wood blinds, balconies, individual laundry connections and separate utility meters. One off street parking space per unit. Close to most services, public transportation and freeway access.

CUSTOMER SHORT: Residential Income ML#: AR21046444

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12461 Louise Ave, Los Angeles 90066 STATUS: Closed

LIST/CLOSE:

\$2,649,000/\$2,500,000 ↓

West of the 405 Fwy and one block south of Washington Bl.



SQFT: 12,000
 LOT(src): 0.2782/12,119 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1929 (PUB)
 DOM / CDOM: 75/224
 UNITS TOTAL: 4
 BLDG TOTAL: 4

SALE TYPE: Standard
 ML#: SB20251870
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/Yes
 AREA: C12 - Marina Del Rey

PRICE PER SQFT: \$208.33
 ORIGINAL \$: \$2,995,000
 STORIES:
 GSI: \$75,000
 OP EXPENSE: \$7,535
 NET INCOME: \$71,500

LIST DATE: 12/03/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/17/21

CLOSE PRICE: \$2,500,000

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

Back on the Market!! Seller is extremely motivated to sell and will review all offers. A secluded oasis nestled within the beach community of Del Rey, adjacent to Marina Del Rey, Playa Vista and Culver City. This unique income producing property consists of four detached homes on an approximate 12,600 sqft. These units can rent for \$2,500 each and two of the units can be delivered at the close of escrow. On the second half is a Spanish architecture and over time remodeled with some Mediterranean flare, owner occupied, this two story home is 4br/3ba, formal dining room with some unique wood craftsmanship, diamond inlays, wood burning fireplace and maids quarters. Beautifully landscape Sliding door takes you out to a covered and private patio, four car garage and separate storage area and two parking space in the driveway with alley access but secured by rustic steel gates, motorized and remotely controlled. The latest security system from ADT and separate 8 cameras monitoring the grounds throughout the whole property. This property has it all and serve several functions for the end user. As an investment, or owner occupied, this property comes with approved plans, entitled for a 12 unit luxury condominium development with gross sales of approximately and conservatively speaking \$12,300,000. Access to the property and a copy of the details on the development plans are available with an accepted offer only. See private remarks for more info.

CUSTOMER SHORT: Residential Income ML#: SB20251870

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11503 W Washington Blvd, Los Angeles 90066 STATUS: Closed

LIST/CLOSE:

\$1,675,000/\$1,625,000 ↓

Corner lot at intersection of Washington Place and Berryman Street



SQFT: 3,224
 LOT(src): 0.1184/5,158 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1950 (ASR)
 DOM / CDOM: 94/114
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: PW21014551
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C13 - Palms - Mar Vista

PRICE PER SQFT: \$504.03
 ORIGINAL \$: \$1,750,000
 STORIES:
 GSI: \$88,517
 OP EXPENSE: \$28,977
 NET INCOME: \$60,604

LIST DATE: 01/22/21

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/26/21

CLOSE PRICE: \$1,625,000

TERMS: Cash, Cash to New Loan

NOTE: Map may be showing incorrect location. Correct maps location is 11503 Washington Place. 11503 Washington Place is a four-unit apartment building for sale in Los Angeles' desirable Mar Vista neighborhood proximate to Silicon Beach. With over 35 percent potential upside in rents, this offering presents an excellent value-add opportunity in a sought-after coastal market. The property consists of a two-story, 1950 construction front building with four two-bedroom/one-bath units and a rear building that contains shared laundry facilities and two two-car garages. The units average 806 square feet, are separately metered for gas and electricity, and have hardwood floors and wall heaters. A new investor may consider adding value by converting the area between the buildings that is currently occupied by laundry drying lines into a shared back patio for tenants' enjoyment. 11503 Washington Place is located on the corner lot at the intersection of Washington Place and Berryman Street, steps from a coffee shop and blocks to downtown Mar Vista, Farmer's Market, and the highly anticipated Culver Public Market Development. This location offers easy access to the 405 Freeway, major employers such as Apple, Amazon, and Google in both downtown Culver City and Silicon Beach, and a solid tenant base with an average household income within one mile over \$103,000.

CUSTOMER SHORT: Residential Income ML#: PW21014551

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1935 18Th St, Santa Monica 90404

STATUS: Closed

LIST/CLOSE:

\$2,075,000/\$2,000,000 ↓

On Pico Blvd going West, turn right onto 18th Street. Property located on your right.



SQFT: 2,868
 LOT(src): 0.18/7,980 (A)
 PARKING SPACES: 0
 YEAR BLT(src):
 DOM / CDOM: 50/50
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21684714
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: C14 - Santa Monica

PRICE PER SQFT: \$697.35
 ORIGINAL \$: \$2,075,000
 STORIES: One
 GSI:
 OP EXPENSE: \$44,510
 NET INCOME: \$73,124

LIST DATE: 01/26/21

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 03/17/21

CLOSE PRICE: \$2,000,000

TERMS:

Back on the Market - Buyer was unable to perform -Charming one story 4-unit with the white picket fence on a quiet street. Located near Santa Monica College, Trader Joes, Whole Foods and public transit in Santa Monica's Pico District. The property features two separate buildings - the front offers a 3 bed / 2 bath (can be DELIVERED VACANT at close of escrow) and a 2 bed / 1 bath. The back building offers two 1 bed / 1 bath units. Three of the four units were renovated four years ago by the current owners. During this renovation period, units 2/3/4 received new kitchens and baths, floors, appliances, and recessed lighting. All the windows for both buildings were replaced with dual-pane windows, the parking area was paved with concrete (1 per unit and 1 extra for visitors), and all common areas were landscaped - irrigation systems installed. More recently, the owner installed one EV charging connection for the parking space belonging to the 3 Bed / 2 bath, and also had both buildings Earthquake Retrofitted. Great property & location

CUSTOMER SHORT: Residential Income ML#: 21684714

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142 S Vendome St, Los Angeles 90057

STATUS: Closed

LIST/CLOSE:

\$1,099,000/\$1,050,000 ↓

142 S. Vendome St



SQFT: 4,064
 LOT(src): 0.1247/5,431 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1922 (ASR)
 DOM / CDOM: 41/100
 UNITS TOTAL: 4
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: IN20263843
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$258.37
 ORIGINAL \$: \$1,150,000
 STORIES:
 GSI: \$0
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 12/29/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$40,000

PURCHASE CONTRACT: 02/08/21

CLOSE PRICE: \$1,050,000

TERMS: Cash to New Loan

Beautiful classic 4plex, 1/2 block S. of Beverly. 4064 sq ft of total sq footage. Great curb appeal. Raised foundation, 4 garages, separate gas & electric meters, completely gated 45 x 120 street to alley lot, hot area between Silver Lake & K town. The one bedroom unit has been updated with laminate wood flooring throughout, granite countertops in the kitchen and lovely tile in the bathroom.

CUSTOMER SHORT: Residential Income ML#: IN20263843

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38721 Larkin Ave, Palmdale 93550

STATUS: Closed

LIST/CLOSE:

\$800,000/\$725,625 ↓

14 North Exit Palmdale Blvd East, North Division St, East Avenue Q, South Larkin



SQFT: 3,558
 LOT(src): 0.1805/7,862 (A)
 PARKING SPACES: 7
 YEAR BLT(src): 1987 (ASR)
 DOM / CDOM: 91/91
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SR20247984
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: PLM - Palmdale

PRICE PER SQFT: \$203.94
 ORIGINAL \$: \$699,999
 STORIES:
 GSI: \$59,100
 OP EXPENSE: \$17,161
 NET INCOME: \$41,939

LIST DATE: 11/29/20

CLOSE DATE: 04/30/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/14/21

CLOSE PRICE: \$725,625

TERMS: 1031 Exchange, Cash

Fully occupied income producing 4-unit building centrally located in the heart of Transit Village. Unit mix features dual 3 bedroom units with detached two-car garages on the lower level, with 2+1 and 1+1 unit on the upper level. All units feature modern kitchen cabinets with granite counter tops. One 3 bedroom unit features remodeled bathrooms and new stainless steel appliances. On site laundry room features energy efficient tank less water heater and includes side by side washer dryer.

CUSTOMER SHORT: Residential Income ML#: SR20247984

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

7254 Vineland Ave, Sun Valley 91352

STATUS: Closed

LIST/CLOSE:

\$829,900/\$829,000 ↓

Between Vineland and Sherman way



SQFT: 2,674
 LOT(src): 0.146/6,360 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1952 (ASR)
 DOM / CDOM: 17/17
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SR21015290
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: SUNV - Sun Valley

PRICE PER SQFT: \$310.02
 ORIGINAL \$: \$829,900
 STORIES: Two
 GSI: \$49,320
 OP EXPENSE: \$12,000
 NET INCOME: \$37,320

LIST DATE: 01/25/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/11/21

CLOSE PRICE: \$829,000

TERMS: Cash to New Loan, Conventional

Amazing opportunity !!! 4 units in San Fernando Valley, Excellent for Investor or First time home buyer to live in One unit and have an extra income. This units are in the heart of SFV, close to Arleta, North Hollywood, Universal Studios, Downton LA, etc. It is close to shopping centers, school, bus stations. 3 units are rented, One is ready to move in. Please don't disturb the tenants!. Don't miss this chance!!!

CUSTOMER SHORT: Residential Income ML#: SR21015290

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

1446 W 145th St # A, Gardena 90247

STATUS: Closed

LIST/CLOSE:

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

West of Normandie Ave and South Rosecrans Ave



SQFT: 3,497
 LOT(src): 0.2158/9,400 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1973 (ASR)
 DOM / CDOM: 147/147
 UNITS TOTAL: 4
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: CV20201907
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: 699 - Not Defined

PRICE PER SQFT: \$285.96
 ORIGINAL \$: \$1,100,000
 STORIES: One
 GSI: \$96,000
 OP EXPENSE: \$11,603
 NET INCOME: \$84,397

LIST DATE: 09/26/20

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/01/21

CLOSE PRICE: \$1,000,000

TERMS: Cash, Conventional

CHECK THIS OUT NEW PRICE..... FOUPLEX in Gardena. All units are 2 BD 1 BA. Property is a High Potential for income. The property is located a short distance from shopping, dining, as well as public transportation. All four units have a nice floorplan and comfortable sized rooms.

CUSTOMER SHORT: Residential Income ML#: CV20201907

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

2243 S Ridgeley Dr, Los Angeles 90016

STATUS: Closed

LIST/CLOSE:

\$1,350,000/\$1,305,000 ↓

North of the 10 Freeway, South of Washington Blvd, East of Fairfax Ave, West of La Brea Ave.



SQFT: 2,661
 LOT(src): 0.21/9,466 (A)
 PARKING SPACES: 3
 YEAR BLT(src): 1939
 DOM / CDOM: 6/80
 UNITS TOTAL: 5
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: 21716706
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$490.42
 ORIGINAL \$: \$1,350,000
 STORIES:
 GSI:
 OP EXPENSE: \$31,963
 NET INCOME: \$62,894

LIST DATE: 04/08/21

CLOSE DATE: 04/29/21

CONCESSIONS:

PURCHASE CONTRACT: 04/14/21

CLOSE PRICE: \$1,305,000

TERMS:

2243 S Ridgeley Drive is a turnkey 5 unit property located in the heart of the hot West Adams neighborhood of Los Angeles. The property consists of four 1+1s and one studio. All units have been completely renovated and feature private garage storage, parking, and private yards. The property is individually metered for gas and electricity, includes an on-site laundry room and a detached unpermitted unit that may later be permitted as an Accessory Dwelling Unit for additional income. At nearly 9,500 square feet, the extra large RD 1.5 zoned lot, gives the owner the option to carry out a future small lot subdivision. The property is extremely well located, central to major employment, transportation, and points of interest alike. 2243 S Ridgeley Drive is nestled between Culver City, Mid-City Los Angeles, and the burgeoning West Adams neighborhood. Additionally, it lies within a mere 10 minute walk from trendy coffee shops, shopping, and entertainment. This is an excellent opportunity to acquire an investment property with steady and reliable cash flow with additional future upside!

CUSTOMER SHORT: Residential Income ML#: 21716706

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6036 Barton Ave, Los Angeles 90038

STATUS: Closed

LIST/CLOSE:

\$1,550,000/\$1,500,000 ↓

East of Vine Street, South of Santa Monica Boulevard



SQFT: 3,902
 LOT(src): 0.14/6,499 (A)
 PARKING SPACES:
 YEAR BLT(src): 1927
 DOM / CDOM: 47/47
 UNITS TOTAL: 5
 BLDG TOTAL: 3

SALE TYPE: Standard
 ML#: 21695582
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$384.42
 ORIGINAL \$: \$1,550,000
 STORIES:
 GSI:
 OP EXPENSE: \$40,013
 NET INCOME: \$72,836

LIST DATE: 02/19/21

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 04/07/21

CLOSE PRICE: \$1,500,000

TERMS:

I am pleased to offer the opportunity to acquire 6036-6038 Barton Avenue, a five-unit apartment community located in prime Hollywood. Consisting of three buildings on a 6,499 square foot parcel, the property comprises two single story, cottage style one-bedroom units and three three-bedroom units. Barton Avenue has been well-maintained and with three out of five units being delivered vacant, new ownership will have the opportunity to renovate and achieve additional rental premiums immediately. 6036-6038 Barton Avenue provides investors a rare buying opportunity to acquire a value-add opportunity and enter a rapidly improving neighborhood.

CUSTOMER SHORT: Residential Income ML#: 21695582

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1238 N Beachwood Dr, Los Angeles 90038

STATUS: Closed

LIST/CLOSE:

\$3,545,000/\$3,390,000 ↓

North of Santa Monica Blvd, South of Sunset Blvd, & Directly one block East of Gower



SQFT: 7,497
 LOT(src): 0.15/6,752
 PARKING SPACES:
 YEAR BLT(src): 2021
 DOM / CDOM: 51/51
 UNITS TOTAL: 5
 BLDG TOTAL: 5

SALE TYPE: Standard
 ML#: 21687044
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$452.18
 ORIGINAL \$: \$3,649,500
 STORIES:
 GSI: \$247,200
 OP EXPENSE: \$57,629
 NET INCOME: \$182,155

LIST DATE: 01/29/21

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 03/21/21

CLOSE PRICE: \$3,390,000

TERMS:

1238 N. Beachwood Drive is a 5-unit new construction townhome complex in the heart of Thriving Hollywood, which continues to be one of the most desirable submarkets in Los Angeles. The offering consists of One Single Family Dwelling Three Story Townhome and 2 Three-Story duplexes each with a two-car attached garage. The property consists of Two 3 Bedrooms+ 3.5 bathroom, Two 3 Bedroom + 3 Bathroom & One 2 Bedroom +2.5 Bathroom units with an open-concept kitchen/living area coupled with sleek finishes and stainless steel appliances; all units also include a kitchen island providing ample counter space ideal for cooking and entertaining. Furthermore, each Townhomes contains a Washer and Dryer inside the units, and contain ample storage space. Additionally, all Units are individually metered for gas, water, and electric; ideal for both investors and renters.

CUSTOMER SHORT: Residential Income ML#: 21687044

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

18 Sunset Ave, Venice 90291

STATUS: Closed

LIST/CLOSE:

\$3,620,000/\$3,500,000 ↓

next to Venice boardwalk parking; West of Pacific, South of Rose (Speedway & Sunset Av)



SQFT: 4,560
 LOT(src): 0.0826/3,600 (A)
 PARKING SPACES: 5
 YEAR BLT(src): 1973 (ASR)
 DOM / CDOM: 39/39
 UNITS TOTAL: 6
 BLDG TOTAL: 1

SALE TYPE: Probate Listing,
 Third Party Approval
 ML#: SR21031290
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: C11 - Venice

PRICE PER SQFT: \$767.54
 ORIGINAL \$: \$3,620,000
 STORIES: Two
 GSI: \$187,776
 OP EXPENSE: \$16,035
 NET INCOME: \$114,944

LIST DATE: 02/14/21

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/29/21

CLOSE PRICE: \$3,500,000

TERMS: Cash, Cash to New Loan,
Conventional

Location Location Location. Venice Beach, CA. Fabulous 6-unit multi-residential income property with ocean views. Two 2-bedrooms, two 1-Bedroom, and two Studio units. Possible owner/user units including the prime upper 2BR, 2 full BA (2 masters) with gas fireplace, dining room, full kitchen plus 2 balconies and beach views. 5 garages and 9 total parking spaces. On site laundry. Great Venice beach location.

CUSTOMER SHORT: Residential Income ML#: SR21031290

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM**700 W 82nd St, Los Angeles 90044**

STATUS: Closed*

LIST/CLOSE:

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

West of 110 fwy and North of Manchester ave



SQFT: 3,600
 LOT(src): 0.2139/9,319 (A)
 PARKING SPACES: 10
 YEAR BLT(src): 1987 (ASR)
 DOM / CDOM: 17/17
 UNITS TOTAL: 6
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: DW21018892
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C34 - Los Angeles
 Southwest

PRICE PER SQFT: \$347.22
 ORIGINAL \$: \$1,100,000
 STORIES:
 GSI: \$124,200
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 01/28/21

CLOSE DATE: 04/26/21

CONCESSIONS: \$230,000

PURCHASE CONTRACT: 03/29/21

CLOSE PRICE: \$1,250,000

TERMS: 1031 Exchange, Cash,
Conventional, Owner Will Carry,
Submit

CUSTOMER SHORT: Residential Income ML#: DW21018892

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM**7117 Fulton Ave, North Hollywood 91605**

STATUS: Closed

LIST/CLOSE:

\$1,349,000/\$1,250,000 ↓



SQFT: 4,400
 LOT(src): 0.1377/5,999 (SEE)
 PARKING SPACES: 0
 YEAR BLT(src): 1957
 DOM / CDOM: 134/134
 UNITS TOTAL: 6
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 320003445
 B TRACT / MODEL:
 VIEW: No
 POOL / SPA: No/No
 AREA: NHO - North Hollywood

PRICE PER SQFT: \$284.09
 ORIGINAL \$: \$1,395,000
 STORIES: Two
 GSI: \$95,473
 OP EXPENSE: \$0
 NET INCOME: \$0

LIST DATE: 09/29/20

CLOSE DATE: 04/28/21

CONCESSIONS: \$0

PURCHASE CONTRACT:

CLOSE PRICE: \$1,250,000

TERMS: Cash to New Loan, Cash

The Fulton Apartments is a remarkable two-story, 6 unit apartment building, situated near shops, eateries, and restaurants, in a gentrifying neighborhood of North Hollywood. Built in 1957, the property sits on a 5,999 square foot lot and the building structure of 4,400 square feet has a great mix of one 3 bed 2 bath unit, two 2 bed 1 bath units, and three 1 bed 1 bath units. Two of the units will be delivered vacant, allowing investors to rent at market levels, and there is a laundry facility on-site as well. The building has been fully re-piped in 2016, with new copper pipes. Additionally, a new 100 gallon water heater has been installed. The roof is in good condition as well. Two of the vacant units have already been upgraded. With the two vacancies filled, the property is expected to yield \$95,473 gross annual income, and a cap rate of 4.86%.

CUSTOMER SHORT: Residential Income ML#: 320003445

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM**103 Paseo De La Playa, Redondo Beach 90277**

STATUS: Closed

LIST/CLOSE:

\$4,900,000/\$4,800,000 ↓

just east of corner of esplanade across from park



SQFT: 5,369
 LOT(src): 0.2148/9,356 (A)
 PARKING SPACES: 12
 YEAR BLT(src): 1957 (ASR)
 DOM / CDOM: 8/8
 UNITS TOTAL: 7
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: SB21022115
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 128 - Hollywood Riviera

PRICE PER SQFT: \$894.02
 ORIGINAL \$: \$4,900,000
 STORIES: Two
 GSI: \$206,820
 OP EXPENSE: \$67,448
 NET INCOME: \$148,230

LIST DATE: 02/12/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/29/21

CLOSE PRICE: \$4,800,000

TERMS: 1031 Exchange

One of a kind trophy 7plex in best Riviera location: on quiet street 1 door from Esplanade, Miramar Park and beach. 3 owners since built. Mid-century Contemporary with open floorplans, vaulted ceilings, picture windows, lots of natural light, front and rear doors, rear patios, direct ocean breeze and cross breeze. Most have ocean/PV views. 9 beds, 10 baths, 5369 sq.ft., 9356 sq. ft lot (.21 acre), 8 garages with new doors and auto openers. 3 units remodeled with quartz counters, stainless appliances, engineered wood floors, new fixtures, closet organizers, etc. Spent 65k on the 2 bed. 4 units original with 20 year tenants. Separate gas & electric meters, all copper plumbing, excellent roof, extremely low expenses. One 2 bed has it's own laundry, and there's room to install in the other 2 beds. All tenants month to month, rents haven't been raised in 4 years, huge upside. 91 Walkscore: 0-2 blocks to beach, park, Starbucks, Trader Joe's, Riviera Village restaurants, shopping, farmers market.

CUSTOMER SHORT: Residential Income ML#: SB21022115

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021
6:40:44 PM

509 E Valencia Ave, Burbank 91501

STATUS: Closed

LIST/CLOSE:

\$3,199,982/\$3,110,000 ↓

Glenoaks to Valencia



SQFT: **8,202**
 LOT(src): **0.1801/7,845 (A)**
 PARKING SPACES: **7**
 YEAR BLT(src): **1962 (ASR)**
 DOM / CDOM: **113/113**
 UNITS TOTAL: **7**
 BLDG TOTAL: **1**

SALE TYPE: **Standard, Trust**
 ML#: **SR20206676**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **610 - Burbank**

PRICE PER SQFT: **\$379.18**
 ORIGINAL \$: **\$3,199,999**
 STORIES: **Two**
 GSI: **\$15,000**
 OP EXPENSE: **\$0**
 NET INCOME: **\$15,000**

LIST DATE: 10/03/20

CLOSE DATE: 04/30/21

CONCESSIONS: **\$35,000**

PURCHASE CONTRACT: 01/24/21

CLOSE PRICE: \$3,110,000

TERMS: 1031 Exchange, Cash, Conventional

We are marketing this 7 unit multi-residential investment opportunity located in the highly desirable City of Burbank. The subject property was built in 1962 and located in the City of Burbank, a submarket of Los Angeles, in the San Fernando Valley, adjacent to the City of Glendale. The units are separately metered for gas and electricity and has on-site laundry services that are a revenue generator. Burbank is not subject to rent control and has on-site parking. The average size for a Burbank, Los Angeles County, CA apartment is 799 square feet, with an average rental rate of \$2341 per month, an 8% YOY increase! The property boasts a mix of five 3 bedroom, 2 bathroom units and two 2 bedroom, 2 bathroom units. The prime location allows occupants to enjoy all of Burbank's world famous entertainment, dining and culture, within the comfort of a quiet and luxurious apartment. The improvements are built on a 7485 square foot lot with a total rentable square footage of 8202. Tenants are able to walk, bike & hike to local numerous eateries, café's & parks. Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link.

CUSTOMER SHORT: Residential Income ML#: SR20206676

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

817 N Madison Ave, Los Angeles 90029

STATUS: Closed

LIST/CLOSE:

\$1,600,000/\$1,150,000 ↓

Located 2 blocks NE of N Vermont Ave. & Melrose Ave., one block E of Los Angeles City College.



SQFT: **5,224**
 LOT(src): **0.17/7,513 (A)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1957**
 DOM / CDOM: **43/43**
 UNITS TOTAL: **7**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **21698046**
 B TRACT / MODEL:
 VIEW: **No**
 POOL / SPA: **No/No**
 AREA: **671 - Silver Lake**

PRICE PER SQFT: **\$220.14**
 ORIGINAL \$: **\$1,600,000**
 STORIES: **Multi/Split**
 GSI:
 OP EXPENSE: **\$27,000**
 NET INCOME: **\$26,671**

LIST DATE: 03/01/21

CLOSE DATE: 04/27/21

CONCESSIONS:

PURCHASE CONTRACT: 04/14/21

CLOSE PRICE: \$1,150,000

TERMS: Contract

Lilly Enterprises, Inc., as the exclusive listing agency, is pleased to present for sale 817 N Madison Avenue, a 7 unit apartment offering in Los Angeles (East Hollywood), CA. Deferred maintenance and under market rents (300% in rental upside), present an investor with the possibility to achieve long term growth through turnover and renovation. The property is subject to The City of LA Rent Stabilization Ordinance (RSO), which supersedes the Assembly Bill 1482 "Tenant Protection Act of 2019." The property is not subject to The City of LA Soft-Story Retrofit Program. Two separate structures reside on a single 7,500 SF lot with a triplex in the front and a quad in the rear. There are 3 undesignated and unassigned parking spaces, which can all be gated from the front entry. A large common area patio resides in the rear, which is currently being used as an outdoor fitness space. Plumbing is a combination of galvanized in the front and copper in the rear. The roof was replaced within the last year. Unit sizes range from 675 SF for the 1BR/1BA's and 775 SF for the 2BR/1BA's. Each unit is serviced by individual wall heaters and water heaters. Landlord is responsible for water, sewer and electric. Tenants are responsible for gas.

CUSTOMER SHORT: Residential Income ML#: 21698046

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

2707 E 7Th St, Los Angeles 90023

STATUS: Closed

LIST/CLOSE:

\$899,000/\$840,000 ↓

East Of Soto



SQFT: **4,272**
 LOT(src): **0.1841/8,020 (P)**
 PARKING SPACES: **0**
 YEAR BLT(src): **1922 (PUB)**
 DOM / CDOM: **0/0**
 UNITS TOTAL: **8**
 BLDG TOTAL: **7**

SALE TYPE: **Standard**
 ML#: **MB21067153**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: **No/No**
 AREA: **BOYH - Boyle Heights**

PRICE PER SQFT: **\$196.63**
 ORIGINAL \$: **\$899,000**
 STORIES: **One**
 GSI: **\$0**
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: 03/31/21

CLOSE DATE: 04/29/21

CONCESSIONS: **\$0**

PURCHASE CONTRACT: 04/01/21

CLOSE PRICE: \$840,000

TERMS: Cash, Cash to New Loan, Conventional

Multi units in Boyle Heights , near shopping centers , schools and freeways

CUSTOMER SHORT: Residential Income ML#: MB21067153

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

852 N Oxford Ave, Los Angeles 90029

STATUS: Closed

LIST/CLOSE:

\$1,899,000/\$1,400,000 ↓

S/Santa Monica Blvd.; N/Melrose Avenue



SQFT: 4,220
 LOT(src): 0.1152/5,017 (A)
 PARKING SPACES: 4
 YEAR BLT(src): 1923 (ASR)
 DOM / CDOM: 20/20
 UNITS TOTAL: 8
 BLDG TOTAL: 1

SALE TYPE: Standard, Trust
 ML#: PW21006169
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$331.75
 ORIGINAL \$: \$1,989,000
 STORIES:
 GSI: \$95,136
 OP EXPENSE: \$33,297
 NET INCOME: \$61,839

LIST DATE: 12/17/20

CLOSE DATE: 04/27/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/28/21

CLOSE PRICE: \$1,400,000

TERMS: Cash, Cash to New Loan

First time on the market...Terrific opportunity to own an income producing 8 unit multifamily investment property located in the Hollywood area just south of Santa Monica Blvd. and north of Melrose Avenue. Convenient to shopping, transportation, banking, schools, restaurants, and Paramount Studios. There are 5 studio apartments, and 3 one bedroom, 1 bath apartments. Amenities include entry doors to each apartment are from the famous Ambassador Hotel (imagine the stories they could tell if they could talk), tile countertops, refrigerators, stoves, hardwood flooring, either wall heat units, & wall air conditioners, or split A/C/heat units, and an abundance of windows allowing sunlight to filter through each unit. Other features nice to have are 3 single garages, 1 additional uncovered parking space, a separate laundry room with 2 coin-operated washing machines and 2 coin-operated dryers. Tenants are responsible for their own utilities with the exception of water, & sewer. There is a resident manager that oversees the property for the owner PLEASE NOTE: This listing is also listed as a commercial listing with Listing ID: PW20263398. FYI: There are 9 electric meters and 9 gas meters.

CUSTOMER SHORT: Residential Income ML#: PW21006169

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

6107 Eleanor Ave, Los Angeles 90038

STATUS: Closed

LIST/CLOSE:

\$2,400,000/\$2,287,500 ↓

Situating on Eleanor Avenue between Vine Street & North El Centro Avenue.



SQFT: 6,408
 LOT(src): 0.14/6,501
 PARKING SPACES:
 YEAR BLT(src): 1965
 DOM / CDOM: 37/37
 UNITS TOTAL: 9
 BLDG TOTAL: 1

SALE TYPE: Standard
 ML#: 21685854
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: C20 - Hollywood

PRICE PER SQFT: \$356.98
 ORIGINAL \$: \$2,400,000
 STORIES:
 GSI:
 OP EXPENSE: \$59,156
 NET INCOME: \$92,654

LIST DATE: 01/27/21

CLOSE DATE: 04/28/21

CONCESSIONS:

PURCHASE CONTRACT: 03/05/21

CLOSE PRICE: \$2,287,500

TERMS:

6107 Eleanor Avenue is a nine-unit apartment community located in the dynamic and historic neighborhood of Hollywood in Los Angeles, California. Built in 1965, this property is a two-story apartment community encompassing 6,408 square feet of rentable space. This buildings unit mix is comprised of 7 one-bedroom units measuring approximately 675 square feet each and 2 two-bedroom units measuring approximately 825 square feet each, with an overall average unit size of approximately 708 square feet. Community amenities include laundry facilities, gated access, and covered parking space. The property has a high walk score of 90 which is considered a Walkers Paradise and it is individually metered for gas and electricity. Unit 6 was previously leased for \$2,100 and we are now estimating market lease rates at \$1,995 for one-bedrooms and \$2,450 for two-bedrooms.

CUSTOMER SHORT: Residential Income ML#: 21685854

Printed by Michael Lembeck, State Lic: 01019397 on 05/02/2021 6:40:44 PM

3724 Baldwin Park Blvd, Baldwin Park 91706

STATUS: Closed

LIST/CLOSE:

\$1,750,000/\$1,610,000 ↓

North of I-10, East of I-605; Near Intersection of Baldwin Park Blvd & Merced Ave



SQFT: 5,419
 LOT(src): 0.2443/10,640 (A)
 PARKING SPACES: 9
 YEAR BLT(src): 1962 (ASR)
 DOM / CDOM: 12/12
 UNITS TOTAL: 10
 BLDG TOTAL: 2

SALE TYPE: Standard
 ML#: CV21012576
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: No/No
 AREA: 608 - Baldwin Pk/Irwindale

PRICE PER SQFT: \$297.10
 ORIGINAL \$: \$1,750,000
 STORIES: One, Two
 GSI: \$112,200
 OP EXPENSE: \$37,032
 NET INCOME: \$71,802

LIST DATE: 01/20/21

CLOSE DATE: 04/29/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/01/21

CLOSE PRICE: \$1,610,000

TERMS: Cash, Cash to New Loan

We are pleased to exclusively offer for sale this 9 unit multi-family investment (with 1 office space) in the city of Baldwin Park. The subject property has a unit mix of 1(2bed/1bth), 8(1bed/1bth)s, and 1 office space (roughly 350 sqft). The units are situated on a 10,640 sqft lot and are separately metered for electricity and gas. Tenants enjoy onsite open space parking as well as an onsite laundry facility. Having been held under the same ownership for 35+ years, the current rental rates are well below market offering a repositioning opportunity of 40+/-% upside in rental income.

CUSTOMER SHORT: Residential Income ML#: CV21012576

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2161 N Towne Ave, Pomona 91767

STATUS: Closed

LIST/CLOSE:

\$2,400,000/\$2,400,000

North of 10 FWY



SQFT: **12,298**
 LOT(src): **0.3916/17,060 (A)**
 PARKING SPACES: **12**
 YEAR BLT(src): **1962 (ASR)**
 DOM / CDOM: **2/2**
 UNITS TOTAL: **12**
 BLDG TOTAL: **2**

SALE TYPE: **Standard**
 ML#: **TR21070956**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **687 - Pomona**

PRICE PER SQFT: **\$195.15**
 ORIGINAL \$: **\$2,400,000**
 STORIES: **Two**
 GSI: **\$162,720**
 OP EXPENSE: **\$47,465**
 NET INCOME: **\$115,255**

LIST DATE: **04/06/21**CLOSE DATE: **04/27/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/08/21**CLOSE PRICE: **\$2,400,000**TERMS: **Cash to New Loan**

EXCELLENT INVESTMENT OPPORTUNITY, CLEAN AND VERY WELL MAINTAINED 12 UNITS APT. LOCATES IN THE HIGH DEMAND RENTAL AREA, GREAT MIX INCLUDES 2-3 BEDS/2BATHS AND 10-2BEDS/2BATHS, ALL DOWNSTAIRS UNITS HAVE LARGE PRIVATE PATIOS, 1 CAR GARAGE FOR EACH UNIT, LARGE COURTYARD, EACH UNIT HAS THEIR INDIVIDUALLY ELECTRIC & GAS METER. 100% OCCUPIED WITH STABLE TENANTS, CURRENT RENT IS UNDER MARKET RENT, PLENTY ROOM FOR RENT INCREASE. CONVENIENCE LOCATION BLOCKS FROM 10 FWY, CLOSED TO SHOPPING CENTER, RESTAURANTS AND SCHOOL. PLEASE DO NOT DISTURB TENANTS!!! PROPERTY WILL BE SOLD AS IS PRESENT CONDITION. DRIVE BY ONLY. MOTIVATED SELLER.

CUSTOMER SHORT: Residential Income ML#: TR21070956

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314 S Manhattan Pl, Los Angeles 90020

STATUS: Closed

LIST/CLOSE:

\$4,800,000/\$4,100,000 ↓

Between W. 3rd St and W. 4th St. Two block West of Western Ave.



SQFT: **11,418**
 LOT(src): **0.1986/8,651 (A)**
 PARKING SPACES: **22**
 YEAR BLT(src): **1987 (ASR)**
 DOM / CDOM: **92/92**
 UNITS TOTAL: **16**
 BLDG TOTAL: **1**

SALE TYPE: **Trust**
 ML#: **WS20245723**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA:**No/No**
 AREA: **HPK - Hancock Park**

PRICE PER SQFT: **\$359.08**
 ORIGINAL \$: **\$4,800,000**
 STORIES: **Three Or More**
 GSI: **\$295,980**
 OP EXPENSE: **\$68,850**
 NET INCOME: **\$210,130**

LIST DATE: **11/24/20**CLOSE DATE: **04/27/21**CONCESSIONS: **\$0**PURCHASE CONTRACT: **02/24/21**CLOSE PRICE: **\$4,100,000**TERMS: **Cash, Cash to New Loan, Conventional**

Wonderful investment opportunity in a great location! This very well maintained apartment consists of 16 units, all units except 2 are 1 bedroom, 1 bath. The other 2 units are 2 bedrooms, 2 bath. Street facing units have large balconies. Gated parking and laundry room. Conveniently located near restaurants, coffee shops, banks, shopping, grocery stores, gas station, Metro Line, and schools. Property will be delivered occupied with existing tenants.

CUSTOMER SHORT: Residential Income ML#: WS20245723

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