

Cross Property Customer 1 Line

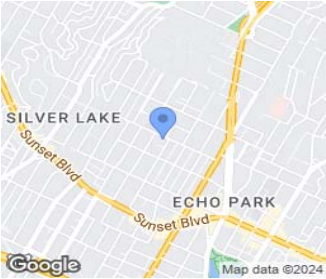
	Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Socs	Date	DOM/CDOM
1	24367639	S	2358 Scott AVE	LA		STD	2			\$1,150,000	\$777.20	1544/OTH	1922	3,490/0.0801		0	04/29/24	22/
2	24372503	S	10426 Felton AVE	ING	105	STD	2			\$1,200,000	\$486.38	2467	1922	14,100/0.3237			04/29/24	92/
3	SB24037687	S	14929 Freeman AVE	LAWN	113	STD	2	\$7,600		\$1,200,000	\$509.34	2356	1950/ASR	7,218/0.1657		5	05/03/24	14/14
4	SB24055343	S	316 35th ST	MANH	142	STD	2	\$62,040		\$1,800,000	\$1,531.91	1175	1941/ASR	1,352/0.031	N	1	04/30/24	0/0
5	SB23171089	S	972 W 13th ST	SP	182	STD	2	\$55,392		\$999,000	\$457.42	2184	1928/ASR	6,076/0.1395	N	4	04/29/24	153/153
6	24371823	S	3800 Sunbeam DR	LA	623	STD	2		4	\$1,280,000	\$500.96	2593	1968	8,079/0.1855	N	2	05/01/24	9/
7	SR24052990	S	611 Milo TER	HDPK	632	PRO	2			\$1,085,000	\$491.17	2209	1941/ASR	5,486/0.1259	N	2	04/30/24	18/18
8	24370119	S	3153 Ettrick ST	LA	637	STD	2	\$0		\$1,933,000	\$1,177.36	1528/A	1926/ASR	6,386/0.1466		2	05/02/24	11/
9	WS24026211	S	502 W Graves AVE	MP	641	STD	2	\$0		\$880,000	\$580.47	1516	1925/ASR	6,017/0.1381	N	1	04/30/24	30/30
10	GD24064163	S	496 Highland ST	PAS	645	STD	2	\$0		\$1,050,000	\$797.87	1316	1924/OTH	6,696/0.1537		2	05/03/24	15/15
11	NDP2403038	S	4757 Walnut AVE	PR	649	PRO	2	\$0	0	\$645,000	\$500.78	1288	1928	5,312/0.1219	N	1	05/03/24	5/
12	PW24027599	S	8010 S San Pedro ST	LA	699	TRUS	2	\$60,000		\$660,000	\$474.14	1392	1920/ASR	5,852/0.1343	N	1	05/02/24	29/49
13	MB23230187	S	413 E 111th PL	LA	C16	STD	2	\$0		\$780,000	\$611.76	1275	1961/ASR	6,538/0.1501	N	0	05/01/24	0/0
14	24374179	S	2939 10th AVE	LA	C16	PRO	2			\$905,000	\$593.71	1430	1952	6,573/0.1509		3	05/01/24	11/
15	24367813	S	2945 S Orange DR	LA	C16	STD	2		3	\$1,049,000	\$789.91	1328/A	1949/ASR	4,805/0.1103	N	2	05/01/24	8/
16	SR24028977	S	3011 Chesapeake AVE	LA	C16	STD	2	\$24,000		\$1,150,000	\$663.21	1734	1930/ASR	5,196/0.1193	N	2	05/01/24	39/39
17	CV20175888	S	1259 S Longwood AVE	LA	C19	PRO	2	\$0		\$1,070,000	\$320.17	3342	1923/ASR	7,688/0.1765	N	0	04/30/24	5/6
18	24382113	S	6631 De Longpre AVE	LA	C20	STD	2			\$1,275,000	\$1,234.31	1498	1930	5,829/0.1338		2	04/30/24	14/
19	SR23206472	S	10518 S Vermont AVE	LA	C34	STD	2			\$585,000	\$305.64	1914	1949/ASR	2,515/0.0577	N	2	04/30/24	0/0
20	SR23224425	S	4233 Dalton AVE	LA	C34	TRUS	2	\$33,000		\$725,000	\$365.06	1986	1916/ASR	6,706/0.1539	N	0	04/30/24	80/80
21	DW24047527	S	1124 - 1126 84th PL	LA	C37	STD	2	\$0		\$950,000	\$474.05	2004	1925/ASR	5,100/0.1171	N	0	05/03/24	5/2
22	24352511	S	216 E 66th ST	LA	C42	STD	2			\$535,500	\$397.15	1473	1908	5,400/0.124	N	2	05/02/24	15/15
23	24383867	S	843 E 13rd ST	LA	C42	STD	2			\$1,330,000	\$358.01	3715	2024/BLD	5,256/0.1207		04/29/24	0/	
24	DW24007754	S	1430 Magnolia AVE	LA	C42	STD	2	\$55,620		\$1,399,900	\$323.45	4328	1905/ASR	6,086/0.1397	N	0	05/03/24	44/367
25	DW24012923	S	1429 E Magnolia AVE	LA	C42	STD	2	\$55,620		\$1,400,000	\$323.48	4328	1905/ASR	6,086/0.1397	N	0	05/01/24	36/359
26	SR24044120	S	11529 Sarnow AVE	PAC	PAC	STD	2	\$138,000		\$1,350,000	\$412.34	3274	1950/ASR	19,082/0.4381	N	1	04/30/24	15/15
27	TR24052078	S	8600 Tilden AVE	PC	PC	STD	2	\$0		\$881,000	\$557.24	1581	1948/EST	6,302/0.1447	N	2	04/30/24	7/2
28	24367371	S	1740 Leighton AVE	LA	PHHT	STD	2			\$825,000	\$349.21	2288	1922	5,982/0.1373	N	3	04/30/24	16/
29	DW24051580	S	6821 Fishburn AVE	BELL	T3	STD	2	\$0		\$903,000	\$587.89	1536	1960/ASR	5,670/0.1302	N	2	05/01/24	8/8
30	PW24042182	S	4202 W 154th ST W	LAWN	113	STD	3	\$68,880		\$1,010,000	\$450.49	2242	1946/OTH	7,532/0.1729	N	2	04/29/24	23/23
31	CV24039301	S	611 N Vendome ST	LA	122	STD	3	\$74,664		\$1,285,000	\$534.97	2402	1915/ASR	5,838/0.134	N	0	05/03/24	23/23
32	23341881	S	307 N Hollywood WAY	BBK	610	STD	3			\$1,085,000	\$743.07	1479/A	1953	2,740/0.0629	N	0	05/01/24	20/
33	PW24037996	S	4617 Prospect AVE	LA	637	STD	3	\$34,800		\$1,607,777	\$522.51	3077	1908/ASR	7,166/0.1645	N	0	04/29/24	23/23
34	GD24045002	S	10224 Fernglen AVE	TUJ	659	STD	3	\$0		\$805,000	\$773.29	1041	1949/ASR	4,816/0.1106	N	6	04/29/24	9/9
35	JN24057513	S	561 E Pasadena ST	POM	687	STD	3	\$73,277	6	\$1,560,000	\$393.26	2670	1909/ASR	10,077/0.2313	N	2	04/30/24	11/11
36	DW23191211	S	715 S Ford BLVD	LA	699	STD,TRUS	3	\$45,744		\$750,000		3	1926/ASR	8,598/0.1974	N	0	05/02/24	0/0
37	PW23148183	S	1907 W 74th ST	LA	C36	STD	3	\$73,300		\$1,100,000	\$410.14	2682	1926/ASR	6,703/0.1539	N	2	05/03/24	202/202
38	24344149	S	907 E 29th ST	LA	C37	STD	3			\$600,000	\$440.34	1760/A	1924/ASR	5,202/0.1194	N	05/03/24	24/24	
39	RS23224361	S	5751 Century BLVD	SOG	T4	STD	3	\$0		\$450,000	\$319.38	1409	1950/ASR	7,313/0.1679	N	2	04/29/24	124/124
40	SR24042910	S	916 1st ST	HMB	150	STD	4	\$138,732		\$2,570,000	\$669.62	3838	1965/ASR	6,757/0.1551	N	4	04/29/24	23/23
41	BB24017751	S	633 N Rosemary LN	BBK	610	STD	4	\$108,180		\$1,950,000	\$604.84	3224	1944/ASR	11,717/0.269	N	4	05/01/24	74/74
42	24371019	S	1418 N Hazelwood AVE	LA	618	STD	4			\$1,323,058	\$378.34	4755	1932	9,289/0.2132	N	5	04/30/24	43/105
43	SR24036082	S	11912 Glenview AVE	ELM	619	STD	4	\$112,800		\$1,900,000	\$381.37	4982	1962/OTH	30,422/0.6984	N	4	04/30/24	62/62
44	SR24038756	S	460 Jista AVE	PAS	646	AUC	4	\$144,000		\$2,100,000	\$489.28	4292	1963/ASR	7,555/0.1734	N	0	05/03/24	22/22
45	PW24060461	S	2425 S Ridgewood DR	WCOV	669	STD	4	\$85,775		\$1,560,000	\$385.19	4050	1978/ASR	10,082/0.2315	N	6	04/30/24	27/27
46	DW24039774	S	1238 E 69th ST	LA	699	STD	4	\$75,000		\$785,000	\$408.00	1924	1948/ASR	4,916/0.1129	N	3	04/30/24	17/17
47	BB24026501	S	4559 W 18th ST	LA	C16	STD	4	\$207,906	6	\$2,875,000	\$490.61	5860	2023/ASR	5,602/0.1286	N	3	05/03/24	57/57
48	BB24090156	S	2848 Virginia RD	LA	C16	STD	4	\$219,600		\$3,240,000	\$510.40	6348	2024/BLD	5,234/0.1202	N	2	05/04/24	0/0
49	DW24051205	S	6317 S San Pedro ST	LA	C34	STD	4	\$128,400		\$1,055,000	\$439.58	2400	1930/ASR	5,113/0.1174	N	0	04/29/24	15/15
50	24370421	S	2729 GLASSELL ST	LA		STD	5			\$1,200,000	\$352.54	3106	1960/ASR	4,799/0.1102		05/01/24	23/	
51	MB23085639	S	10205 S Prairie AVE	ING	102	STD	5	\$88,800		\$7,000,000	\$1,346.15	5200	1956/ASR	22,683/0.5207	N	10	04/30/24	56/56
52	SB24016974	S	2028 E 3rd ST	LA	BOYH	STD	5	\$195,420	9	\$1,575,000	\$312.93	5033	1925/ASR	6,303/0.1447	N	2	04/29/24	30/30
53	OC23192953	S	523 Main ST	VEN	C11	STD	5	\$136,250	5	\$1,600,000	\$1,041.67	1536	1925/SLR	2,638/0.0606	N	0	05/01/24	131/131
54	SB23022201	S	10603 Palms BLVD	PALM	C13	STD	5	\$180,476		\$2,360,000	\$485.60	4860	1915/ASR	8,658/0.1988	N	0	05/01/24	180/180
55	JN24032864	S	2532 Hauser BLVD	LA	C16	TRUS	5	\$45,336		\$1,000,000	\$228.21	4382	1964/PUB	5,268/0.1209	N	0	05/03/24	5/5
56	SB24013935	S	7271 West Manchester Avenue	LA	C29	STD	5	\$76,536		\$1,500,000	\$384.62	3900	1954/ASR	5,250/0.1205	N	4	05/02/24	17/17
57	24368381	S	7303 Woodlev AVE	VNS	LKBL	STD	5		5	\$950,000	\$288.46	3640	1954	6,394/0.1468		04/29/24	5/	
58	PW23156405	S	933 N Alameda AVE	AZU	607	STD	6	\$136,656		\$1,980,000	\$448.37	4416	1959/ASR	7,080/0.1625	N	6	04/30/24	199/199
59	24366387	S	427 E Acacia AVE	GD	628	STD	6			\$2,115,000	\$462.32	4618	1959	6,855/0.1574		04/29/24	49/	
60	24348293	S	120 S Avenue 64	LA	632	STD	6			\$2,872,698	\$709.22	4371	1900	6,007/0.1379		05/02/24	0/0	
61	24365567	S	638 E Badillo ST	CVN	614	STD	7		4	\$2,287,500	\$369.63	7034	1988	21,334/0.4898		14	05/02/24	29/
62	24362049	S	412 Fischer ST	GD	628	STD	7			\$2,700,000	\$484.44	6492	1986	7,452/0.1711		04/30/24	25/	
63	24371487	S	848 18th ST	SM	C14	STD	7		5	\$4,750,000	\$520.50	9318/A	1962/ASR	7,977/0.1831		04/30/24	0/	
64	24364343	S	325 E Verdugo AVE	BBK	610	STD	8		3	\$2,072,000	\$370.68	4856	1954	7,694/0.1766		05/03/24	18/18	
65	SR24018881	S	644 W 40th PL	LA	699	PRO	8	\$57,066		\$550,000	\$199.06	2763	1940/ASR	5,402/0.124	N	3	05/03/24	72/72
66	2334905	S	127 N Doheny DR	LA	C01	STD	8		4	\$2,925,000	\$540.20	5498	1941	6,654/0.1528		05/03/24	107/107	
67	24355985	S	639 N Juanita AVE	LA		STD	9		4	\$3,550,000	\$455.64	8340	1990	7,545/0.1732		05/02/24	25/	
68	CV24035408	S	2755 E 58th ST	HNPk	T1	STD	9	\$151,267	5	\$1,765,000	\$300.99	5864	1930/ASR	6,681/0.1534	N	8	04/30/24	45/45
69	OC24026530	S	1048 Marine AVE	GR	119	STD	12	\$320,700	5	\$3,595,000	\$373.20	10584	1986/ASR	19,471/0.447	N	0	05/02/24	22/22
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Closed •

2358 Scott Ave • Los Angeles 90026
2 units • \$600,000/unit • 1,544 sqft • 3,490 sqft lot • \$777.20/sqft •
Built in 1922

Sunset to Coronado St. North on Coronado. Right on Scott. Property on Right.

List / Sold:
\$1,200,000/\$1,150,000 ↓
22 days on the market
Listing ID: 24367639



Prime North of Sunset, Silver Lake area Duplex. Both units feature two bedrooms and one bath. Front unit features newly refinished hardwood floors, updated kitchen with tile floors and newer cabinets. Newer wall unit AC. Ring doorbell. Rear unit features newer laminate floors, updated kitchen with quartz countertops and stainless steel refrigerator and newer stove. Both units have newer wall heaters and updated tankless water heaters. Front house has new roof. Garage converted to storage room for front unit. Rear unit has a bonus studio space. Shared laundry area with washer and dryer. Both units have their own outdoor areas. Updated low maintenance landscaping. Gated, fenced and private. Close proximity to all that Silver Lake/Echo Park living has to offer. Great investment with lots of possibilities. Front unit will be delivered vacant.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Laundry: Dryer Included, Outside, Washer Included

Interior

- Rooms: Bonus Room, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Microwave, Refrigerator

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,750	\$3,750	\$4,000
2:	1	2	1		Unfurnished	\$1,960	\$1,960	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5424022002

Michael Lembeck

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

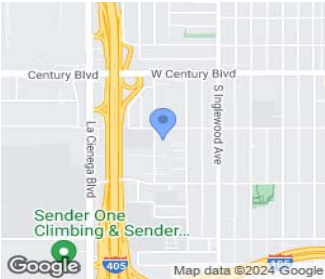
Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$1,199,900/\$1,200,000 ↓
92 days on the market
Listing ID: 23325203

10426 Felton Ave • Inglewood 90304
2 units • \$599,950/unit • 2,467 sqft • 14,100 sqft lot • \$486.38/sqft •
Built in 1922
South of Century East of LaCienega on Felton Ave



INCREDIBLE & RARE FIND! Two detached single-family homes (4bed/2bath +Pool & 3bed/1bath) on an enormous, oversized 14,100 sq foot lot. YES, THE LOT IS OVER 14,000 SQUARE FEET AND THE PROPERTY IS TO BE DELIVERED 100% VACANT! You won't find a similar opportunity on the market. HUGE LOT and NO TENANT ISSUES. Live in one and rent the other OR rent them both at MARKET RENTS. The possibilities and upside income potential are limited only by your imagination. Investors, developers, and owner-occupants, check out recent residential development projects nearby for inspiration. Convert detached garage into ADU for additional income or redevelop the entire 14,000 sq ft lot! You decide. Despite Inglewood address, Lennox is unincorporated Los Angeles County neighboring Del Aire, Hawthorne and Westchester. The property is ideally situated minutes from the booming developments at the heart of Inglewood's resurgence, SoFi Stadium (2.9 miles), Intuit Dome (1.5 miles) and is equally close to LAX (2.8 miles). The Airport Metro Connector station is only 1.8 miles away and will enable easy transfers from Crenshaw/LAX and Green Lines and LAX's new automated people mover system, further increasing the value and desirability of this location. The proximity to transit, great sports, recreation, and amenities, as well as low vacancy rates make this a prime investment area.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01834942
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$3,650	\$0	\$3,650
2:	2	3	1		Unfurnished	\$3,250	\$0	\$3,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- 105 - Lennox area
 - Los Angeles County
 - Parcel # 4038027012

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

List / Sold:
\$1,200,000/\$1,200,000
14 days on the market
Listing ID: SB24037687

14929 Freeman Ave • Lawndale 90260
2 units • \$600,000/unit • 2,356 sqft • 7,218 sqft lot • \$509.34/sqft •
Built in 1950
Marine & Freeman Avenue



Come check out these income properties and all units recently renovated in 2022. These homes are in a very desirable neighborhood in the South Bay. Front house is a 2 bed 1 bath with laundry hook ups, back home is a 4 bed 1 bath with double car garage and restroom which can be converted to and ADU.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$906 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Carport, Outside
- \$7600 Gross Scheduled Income
- \$7300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: 6 Burner Stove

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$285
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$85
- Cable TV: 01340891
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4077023020

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,795,000/\$1,800,000
0 days on the market
Listing ID: SB24055343

316 35th St • Manhattan Beach 90266
2 units • \$897,500/unit • 1,175 sqft • 1,352 sqft lot • \$1531.91/sqft •
Built in 1941
Highland to 35th Street



What a great spot. Located between Sloopy's and Pancho's and just 3 short blocks to the beach. Life is good! 1/2 lot duplex is on the market for the first time since the 80's. Nice size studio (approx. 425 sq. ft.) with private full bath, 2 closets and ample galley kitchen with a parking spot right outside the unit. The partial ocean view upstairs 2 bedroom - 1 full bath (approx. 750 sq. ft.) has a single car garage with opener plus driveway parking. Common laundry/utility room with owner provided stacked washer/dryer. Individual hot water heaters. There is a nice common area patio behind the unit, bike storage plus enclosed storage room. Wonderful North Manhattan Beach location, on a wide full street, that is walking distance to everything. Lowest priced duplex on the market. Hurry, this will not last long.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,795,000
- 1 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- \$484 (Estimated)
- Laundry: Common Area, Individual Room
- \$62040 Gross Scheduled Income
- \$33341 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry

Exterior

- Lot Features: Near Public Transit, Utilities - Overhead, Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,699
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,121
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,228
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,995		\$2,350
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4175018004

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed

• Duplex

972 W 13th St

• San Pedro 90731

2 units

• \$499,500/unit

• 2,184 sqft

• 6,076 sqft lot

• \$457.42/sqft

• Built in 1928

Alma and 13th

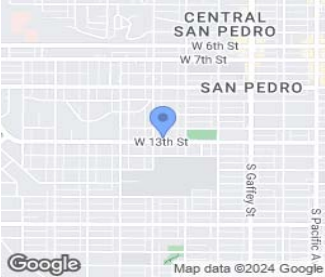
List / Sold:

\$999,000/\$999,000

↓

153 days on the market

Listing ID: SB23171089



Back on the Market!!! Act Fast! With the new reduced price. One unit is vacant. Call for details. Schedule a viewing today and make this dream income/home yours! Welcome to a splendid 2-story Mediterranean duplex, ideally situated near parks, an aquarium, a museum, and the tranquil beach. This remarkable property boasts a standalone garage with an expansive backyard, brimming with potential for an Accessory Dwelling Unit (ADU). Between the detached garage and the main residence lies a delightful common area, perfect for BBQ, outdoor relaxation, and entertainment, accompanied by ample open parking. Step inside the lower unit, where you'll be greeted by an inviting ambiance enriched by an abundance of built-in features. The spacious living room offers comfort and versatility, while the adjacent formal dining room provides an elegant space for gatherings. The well-appointed kitchenette ensures convenience and style, complete with modern amenities, and a convenient laundry hookup simplifies daily tasks. Throughout the lower unit, charming decorative molding adds a touch of sophistication to the living spaces. This 2-story Mediterranean duplex is ideally situated to benefit from the neighborhood's exciting development boom. Anticipate a new waterfront opening in 2025, complete with an amphitheater for culture and entertainment, and a boutique hotel downtown. Additionally, the area is seeing a surge in midrise, mixed-use buildings that have attracted numerous new residents, creating a vibrant atmosphere. Embrace this Mediterranean-inspired haven, perfectly positioned to benefit from the exciting changes sweeping through this dynamic neighborhood. Don't miss the chance to make it your own today!

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$1,150,000
 - 1 Buildings
 - Levels: Two
 - 7 Total parking spaces
 - Heating: Wall Furnace
 - \$427 (Estimated)
- Laundry: In Kitchen
 - \$55392 Gross Scheduled Income
 - \$49032 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Living Room
 - Floor: Carpet, Vinyl
- Appliances: Electric Range, Water Heater
 - Other Interior Features: Crown Molding

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
 - Sewer: Public Sewer
 - Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$6,360
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01443822
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,889	\$1,889	\$2,700
2:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$3,200
3:	1	0	0	1	Unfurnished	\$289	\$289	\$300
4:	1	0	0	1	Unfurnished	\$300	\$300	\$300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7458018007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,299,000/\$1,280,000 ↓

9 days on the market

Listing ID: 24371823

3800 Sunbeam Dr • Los Angeles 90065
2 units • \$649,500/unit • 2,593 sqft • 8,079 sqft lot • \$500.96/sqft •
Built in 1968
On Eagle Rock Blvd Go East to W Ave 40. Then go South onto Scandia Way



Welcome to your dream home in Glassell Park! This stunning property offers the perfect blend of modern luxury and convenient living, boasting a main residence and a New Accessory Dwelling Unit (ADU) ideal for multi-generational families or rental income opportunities. Main Residence steps into luxury living with this top unit spanning 1306 square feet, featuring 2 bedrooms and 2 bathrooms, all complemented by a charming balcony. Revel in breathtaking views from both the balcony and large windows throughout the unit, flooding the space with natural light and enhancing the airy and inviting atmosphere. Recent upgrades include brand new recessed lighting, elevating both functionality and style. The kitchen boasts upgraded appliances, quartz countertops, and ample cabinet space, making meal prep a breeze. Sustainable living is made easy with included paid-off solar panels, reducing your environmental impact while saving on energy costs. Located just moments from Occidental College, this home offers a prime location for students, faculty, or anyone seeking proximity to this esteemed institution. The bottom unit ADU offers its own private sanctuary spanning 1287 square feet, featuring 2 bedrooms and 2 bathrooms, perfect for guests or rental income. Enjoy stunning views from large windows throughout the ADU, creating a serene atmosphere. Like the main residence, the ADU features modern upgrades, including recessed lighting and an upgraded kitchen with quartz countertops. With a separate entrance, the ADU provides privacy and independence, ideal for extended family members, tenants, or a home office. Both units are equipped with their own Laundry Areas and tankless water heaters, providing efficient and on-demand hot water. Both units have brand new and separate Central A/C systems. Soak in the California sun and breathtaking views from the main residence's balcony and enjoy the private outdoor space. Situated in the desirable Glassell Park neighborhood, this home offers easy access to shops, dining, parks, and entertainment options, ensuring a vibrant and fulfilling lifestyle for its residents.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, In Garage, Upper Level
- Cap Rate: 4.3
- \$56000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Bonus Room, Den, Family Room, Living Room, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Oven, Oven, Refrigerator
- Other Interior Features: Living Room Balcony, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Yard
- Security Features: Fire Sprinkler System, Gated Community
- Other Exterior Features: Rain Gutters

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$5,000
2:	1	2	2		Unfurnished	\$0	\$0	\$4,250

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5460026031

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Duplex

611 Milo Ter • Highland Park 90042

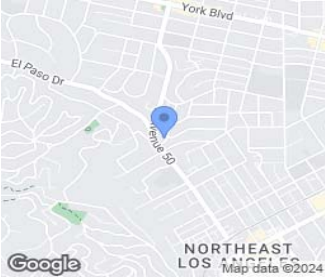
2 units • \$425,000/unit • 2,209 sqft • 5,486 sqft lot • \$491.17/sqft • Built in 1941

East of N. Avenue 50 and South of York Blvd.

List / Sold: \$850,000/\$1,085,000 ↑

18 days on the market

Listing ID: SR24052990



Two separate fixer homes on one lot! To be delivered vacant with lots of income potential in the sought after Highland Park neighborhood. No shared walls. One home is a 1 bed + 1 bath and the other is a 3 bed + 2 bath. Upstairs 3 bed + 2 bath boasts built-in cabinets and a bay window. Spacious kitchen features a built in dining area with bench. Two car garage provides convenience. Ground level 1 bed + 1 bath home with extra dining space. With both units vacant, potential to bring in market value rent right away. Conveniently located nearby the trendy York and Figueroa, Dodger Stadium, Rose Bowl, Union Station, dining, shopping and much more! Probate Sale. Court confirmation not required.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$850,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$0 (Assessor)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Primary Bedroom
 - Floor: Wood
- Appliances: Range Hood
 - Other Interior Features: Built-in Features

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01430290
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5477027047

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,799,000/\$1,933,000

11 days on the market

Listing ID: 24370119

3153 Ettrick St • Los Angeles 90027

2 units • \$899,500/unit • 1,528 sqft • 6,386 sqft lot • \$1177.36/sqft •

Built in 1926

** USE GOOGLE MAPS **



Perched above the street of prime Los Feliz, this beautiful Spanish duplex offers the most mesmerizing Rowena Reservoir and hillside views. With both large 1BD units delivered vacant, each unit features hardwood floors and spacious living rooms surrounded by windows and French Doors showcasing spectacular views. The seamless floor plan flows into the kitchen with upgraded stainless steel appliances and leads to the primary suites with freshly tiled baths. Outside find the most magical setting with two large IPE decks overlooking the dreamy backyard with waterfall, drought tolerant succulents, multiple citrus trees, pergola and spacious grassy area with room for a pool. A separate lower level with it's own entrance offers the perfect office and storage area. Two car private garage and newer HVAC systems. The perfect pied-a-terre or single family conversion. California living at its finest. Ivanhoe Elementary.

Facts & Features

- Sold On 05/02/2024
 - Original List Price of \$1,799,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included, Inside
 - \$69993 Net Operating Income

Interior

- Rooms: Family Room, Living Room
 - Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$25,887
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01521930
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5434023013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

502 W Graves Ave

• Monterey Park 91754

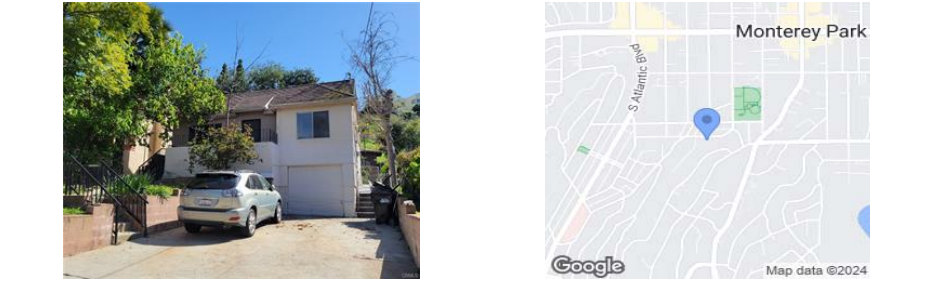
2 units • \$445,000/unit • 1,516 sqft • 6,017 sqft lot • \$580.47/sqft • Built in 1925

between Garfield Ave and Atlantic Blvd

List / Sold: \$890,000/\$880,000

30 days on the market

Listing ID: WS24026211



Charming investment or self-living property in a great Monterey Park location (within Mark Keppel High School boundary). Total living area is 1,516 sqft on a 6,015 sqft lot per County Assessor data. Front house has 2 bedrooms and 1.5 bathrooms with a laundry room and an attached garage. Front unit is around 904 SF and the tenant just moved out. The detached back house has 2 small bedrooms and one bathroom also with laundry hookup; it is vacant and just done some upgrades, it is around 612 SF. Both units will be delivered vacant. Two electricity meters, two gas meters, and one water meter. It is on a hillside and has a beautiful overlook view; also it may have ADU potential, please check with City. It is closed to everything which daily life required, easy access to Freeway 10, 60, 710, and only 6 miles away to Downtown LA. It is a value-add real estate asset for either an investor or a homeowner. Sold in "As-Is" condition.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$890,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$526 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,125
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02021254
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,250
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,600

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.5%
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5263003014

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed

• Duplex

496 Highland St

• Pasadena 91104

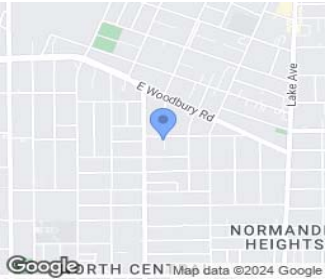
2 units • \$499,000/unit • 1,316 sqft • 6,696 sqft lot • \$797.87/sqft • Built in 1924

South of Woodbury, west of Lake Ave., east of Los Robles

List / Sold: \$998,000/\$1,050,000

15 days on the market

Listing ID: GD24064163



Welcome to this charming colonial-style duplex, a rare gem in a coveted Normandie Heights neighborhood. Each unit offers its own unique blend of comfort and character, perfect for both investors and those seeking a multi-generational living solution. The main house has two spacious bedrooms, one full-sized bathroom, vaulted ceilings, an inviting fireplace with built-in bookcases, a laundry area, and hardwood floors waiting to be unveiled beneath the carpet. Adjacent to the dining room, a versatile space awaits, perfect for a quaint breakfast nook that can also be used as a home office, study, or butler's pantry. The main house upgrades include a new roof, HVAC, whole-house fan, and interior paint. The second structure, one bedroom, and one full-sized bathroom unveils its charm with a claw-foot tub. Each unit has its own fully enclosed front and backyard, separated by a detached two-car garage. Whether you envision this duplex as an investment opportunity or a harmonious living arrangement with added rental income, it presents a unique canvas ready for your personal touch. Take the chance to make this unique property your own. (The main house sq. ft. is 888 sq. ft approx.; the back house is 450 sq. ft. approx.)

Facts & Features

- Sold On 05/03/2024
 - Original List Price of \$998,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$491 (Estimated)
- Laundry: Individual Room
 - 2 electric meters available
 - 2 gas meters available
 - 0 water meters available

Interior

- Rooms: Bonus Room, Laundry
 - Floor: Carpet, Vinyl, Wood
- Appliances: Gas Oven
 - Other Interior Features: Cathedral Ceiling(s)

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Level, Near Public Transit, Park Nearby, Yard
- Fencing: Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,220
 - Electric: \$1,500.00
 - Gas: \$360
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- Insurance: \$2,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5838022008

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

List / Sold:

\$640,000/\$645,000

▲

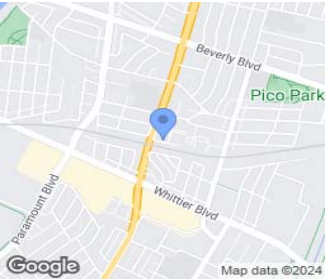
4757 Walnut Ave

• Pico Rivera 90660

5 days on the market

2 units • \$320,000/unit • 1,288 sqft • 5,312 sqft lot • \$500.78/sqft • Built in 1928

Listing ID: NDP2403038



Investment opportunity! This 3 bedroom, 2 bath duplex is located in the desirable Pico Rivera neighborhood. The main home offers 2 bedrooms and 1 bath. Walk through the courtyard and arrive at the private entrance to the 1 bedroom, 1 bath unit. This larger corner property is a fixer-upper with lots of potential.

Facts & Features

- Sold On 05/03/2024
 - Original List Price of \$640,000
 - 2 Buildings
 - 4 Total parking spaces
 - \$60 (Seller)
- Cap Rate: 0
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,800
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.000%
- 649 - Pico Rivera area
 - Los Angeles County
 - Parcel # 6374009016

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

8010 S San Pedro St

• Los Angeles 90003

2 units

• \$337,500/unit

• 1,392 sqft

• 5,852 sqft lot

• \$474.14/sqft

• Built in 1920

San Pedro and E 80th

List / Sold: \$675,000/\$660,000

29 days on the market

Listing ID: PW24027599



Great investment opportunity in the city of Los Angeles!! BOTH UNITS WILL BE DELIVERED VACANT!! On a spacious lot with plenty of onsite parking. This property has GREAT POTENTIAL!!! Property is located on a [Q]R4-1 zone lot. One unit is on top of the other, the top unit is 2 bedrooms 1 bath, the bottom unit is 1 bedroom 1 bath on title, but physically it shows as 3 bedrooms 1 bath. Buyers to verify the Permits via the LADBS website. The property is centrally located a short drive from SoFi Stadium, the Natural History Museum, Exposition Park, freeway access and Schools.

Facts & Features

- Sold On 05/02/2024
 - Original List Price of \$675,000
 - 1 Buildings
 - Levels: Two
 - 1 Total parking spaces
 - \$377 (Estimated)
- Laundry: Inside
 - \$60000 Gross Scheduled Income
 - \$54000 Net Operating Income
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6030020003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

List / Sold:

\$750,000/\$780,000

▲

413 E 111th Pl

• Los Angeles 90061

0 days on the market

2 units

• \$375,000/unit

• 1,275 sqft

• 6,538 sqft lot

• \$611.76/sqft

• Built in 1961

Listing ID: MB23230187

S. Avalon and 111th PL



Beautiful duplex front unit 3 bed and 1 bath, bonus room converted fully updated rear unit also fully updated with 2 bed and 1 bath. Long driveway with plenty of parking for several cars and even a RV. Plenty of fruit trees and beautiful vegetation. Dual pane windows, tile flooring and recessed lighting. Property will be delivered without tenants. No garage on property has two storage units.

Facts & Features

- Sold On 05/01/2024
 - Original List Price of \$749,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$573 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Other Interior Features: Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 6073020020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$849,000/\$905,000** ⬆

2939 10th Ave • Los Angeles 90018

11 days on the market

2 units • **\$424,500/unit** • **1,430 sqft** • **6,573 sqft lot** • **\$593.71/sqft** • **Built in 1952**

Listing ID: 24374179

West Adams Blvd to Edgehill Drive Left on Mont Clair St. Right on 10th Avenue.



A completely VACANT Duplex! This Mid-Century Duplex in the West Adams neighborhood of Los Angeles boasts a total of +/- 1,430 sqft of livable space on one-level. Offering (two) 2 bedrooms/1 bath units that are tandemly aligned only sharing a common wall for maximum privacy. Further down the walkway Unit 2939 mirrors a similar layout. The formal living and dining room outlines the judicious floor plan. Step outside to a low maintenance front yard with grass for play. Detached garages offer 3 spaces. The expansive +/- 6,573 SF Lot zoned RD3 prime for potential development or an excellent opportunity for potential ADU's. Gas & Electricity are separately metered. 1-Main Water meter. Close proximity to Jefferson Park, USC, DTLA, 10 FWY, Metro Expo Line, and plenty of food options, such as Insta famous Johnny's Pastrami! Centralized location with profitable rental upside. LA Investing at its Best!

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$849,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace

Interior

- Floor: Carpet

Exterior

- Lot Features: Front Yard, Value In Land
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02090853
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	37	2	1		Unfurnished	\$0	\$0	\$2,500
2:	39	2	1		Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5051023027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

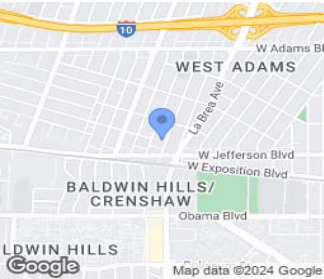
List / Sold:

\$1,049,000/\$1,049,000

8 days on the market

Listing ID: 24367813

2945 S Orange Dr • Los Angeles 90016
2 units • \$524,500/unit • 1,328 sqft • 4,805 sqft lot • \$789.91/sqft •
Built in 1949
One block West of La Brea, One block North of Jefferson.



Duplex located in the bustling neighborhood of West Adams. This two-unit income property offers a contemporary retreat with a touch of mid-century charm. Recently renovated by a talented designer, the property boasts chic lines, a light, bright palette, and stylish finishes throughout. Each unit features one bedroom and one bathroom, providing comfortable living spaces ideal for urban dwellers. As you enter, you're greeted by newly installed floors that flow seamlessly into the living area. The kitchens have been thoughtfully redesigned with modern appliances and elegant countertops, making meal preparation a breeze. The bathrooms have also been upgraded with sleek fixtures and finishes, adding a touch of modernity to daily routines. Conveniently located just two blocks from the LA Metro Exposition Line, residents enjoy easy access to downtown LA, USC, Culver City, and Santa Monica. Additionally, the neighborhood is dotted with a variety of restaurants, galleries, and businesses, ensuring there's always something to discover right at your doorstep. Whether you're an investor seeking rental income or a savvy buyer looking for a stylish urban retreat, this property offers the perfect blend of modern convenience and timeless appeal. Don't miss out on this opportunity to own a piece of LA's vibrant landscape schedule a showing today!

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 2.65
- \$27828 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$24,552
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,250	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5049021058

Michael Lembeck

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

Citivist Realty Services, Inc

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

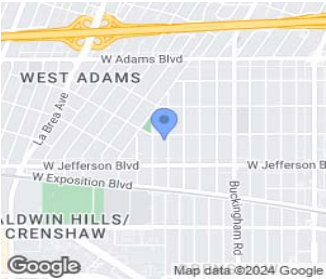
CUSTOMER FULL: Residential Income LISTING ID: 24367813

Printed: 05/05/2024 9:15:55 AM

Closed • Single Family Residence

List / Sold:
\$1,199,000/\$1,150,000 ↓
39 days on the market
Listing ID: SR24028977

3011 Chesapeake Ave • Los Angeles 90016
2 units • **\$599,500/unit** • **1,734 sqft** • **5,196 sqft lot** • **\$663.21/sqft** •
Built in 1930
From the 10 Freeway exit LaBrea - Right Ferndale turns into W 30th - Right on Chesapeake



Are you looking for a stunning property with 2 homes on 1 lot? If the answer is YES, Welcome Home! This Spanish-inspired California bungalow is in the heart of Los Angeles. This property offers a balance of modern updates and classic charm. The main home consists of 2 bedrooms and 2 bathrooms at 1,134 sq feet. You are welcomed with a true open concept, perfect for family gatherings. The large island in the kitchen is a chef's dream ideal for hosting family & friends. The designer master bath will truly leave you in awe. Bluetooth enabled surround sound speakers are built in for entertainment. The ADU is on the second level above the 2 car garage providing separation and privacy. This unit is approximately 600 sq feet with a lovely kitchen, large island, spacious living room, full size bedroom and private bathroom. Providing additional income, with an estimated potential rental proceed of \$2,000 + monthly. The owner built an additional unit at the back of the property that can be used for various uses such as a home office, art studio, reading nook or yoga space. The 2 car car garage can be used as a garage or a potential future 3rd unit. There are wonderful outdoor areas around every turn offering plenty of space for outdoor living, hosting a BBQ and gardening. Located on a quiet, iconic LA tree-lined street, behind a private fence and electric gate. This property offers ample street parking, and the drive way can hold up to 5 cars behind the privacy gate. Must see this gem!

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$0 (Assessor)
- Laundry: In Garage
- \$24000 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: See Remarks
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01459426
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5057022007

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

Closed •

List / Sold: \$990,555/\$1,070,000 ⬆

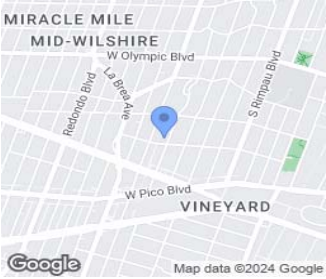
1259 S Longwood Ave • Los Angeles 90019

6 days on the market

2 units • \$495,278/unit • 3,342 sqft • 7,688 sqft lot • \$320.17/sqft •
Built in 1923

Listing ID: CV20175888

10 to Crenshaw Blvd., make (R) to Venice make (L) stay to right S San Vicente Blvd make right on Longwood



Probate Listing. This property is a Fixer. 2nd floor has fire damage. Property sold AS-IS. Great Investment property.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$990,555
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02200120
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$0	\$0	\$7,000

Of Units With:

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

Additional Information

- Probate Listing sale
- Buyer Agency Compensation: 2%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084024033

Michael Lembeck

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

Citivist Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: CV20175888

Printed: 05/05/2024 9:15:55 AM

Closed •

List / Sold:

\$1,849,000/\$1,275,000 ↓

14 days on the market

Listing ID: 24382113

6631 De Longpre Ave • Los Angeles 90028
2 units • \$924,500/unit • 1,498 sqft • 5,829 sqft lot • \$1234.31/sqft •
Built in 1930
6631 De Longpre Ave, Los Angeles, CA 90028



Welcome to this incredible opportunity in the heart of Hollywood, Los Angeles. This stunning duplex features a spacious 5 bedroom, 3 bathroom main unit, with a bonus second unit offering 1 bedroom and 1 bathroom. This property is perfect for owner use or investment purposes, with endless possibilities to make it your own. Its prime location offers walking distance to the iconic Kodak Theater, Hollywood Walk of Fame, Restaurants, Shopping and all Hollywood has to offer. Don't miss out on this rare chance to own a piece of real estate in one of the most sought-after neighborhoods in Los Angeles. Schedule your private showing today!

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,849,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside, Washer Included
- \$93050 Net Operating Income

Interior

- Rooms: Primary Bathroom
- Floor: Wood
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$23,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01957687
- Gardener:
- Licenses:
- Insurance:
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3		Unfurnished	\$6,800	\$6,800	\$7,200
2:	2	1	1		Unfurnished	\$2,900	\$2,900	\$3,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5547025020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

List / Sold:

\$585,000/\$585,000

0 days on the market

Listing ID: SR23206472

10518 S Vermont Ave

• Los Angeles 90044

2 units

• \$292,500/unit

• 1,914 sqft

• 2,515 sqft lot

• \$305.64/sqft

• Built in 1949

On Vermont



Sold before processing

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$585,000
 - 1 Buildings
 - 0 Total parking spaces
 - \$295 (Estimated)
- Laundry: In Garage
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02120474
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 1.75%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6061004007

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

4233 Dalton Ave • Los Angeles 90062

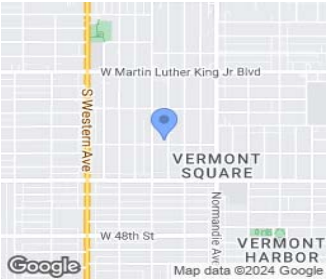
2 units • \$375,450/unit • 1,986 sqft • 6,706 sqft lot • \$365.06/sqft • Built in 1916

left on Normandie, right on Vernon

List / Sold: \$750,900/\$725,000 ↓

80 days on the market

Listing ID: SB23224425



Introducing a duplex nestled in the heart of Los Angeles, the property is located minutes from:USC, LA Coliseum, Crypto arena. Offering a perfect blend of comfort and convenience. Each unit features two bedrooms upstairs and one bathroom downstairs, dining area, large living room, basement for storage providing ample space for both relaxation and functionality. The living spaces are bathed in natural light, creating a warm and inviting atmosphere throughout. Beyond the interiors, this duplex boasts a spacious front and backyard – a rare find in the heart of Los Angeles. Imagine mornings spent sipping coffee on the front porch or hosting barbecues in the expansive backyard. The outdoor spaces provide endless possibilities for recreation and relaxation, creating a serene oasis within the bustling city. Great for investors looking for a lucrative rental opportunity this duplex offers a blank canvas ready for your personal touch. Located in a desirable neighborhood, the duplex is conveniently situated near vibrant city amenities, cultural attractions, and excellent schools. Commuting is a breeze with easy access to the 110 freeway, ensuring that you're always well-connected to the pulse of the city. Don't miss the chance to own this remarkable duplex, where thoughtful design, spacious living, and a prime location converge to create an unparalleled living experience. Discover the endless possibilities that await you in this Los Angeles gem.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$750,900
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Electric, Heat Pump
 - Heating: Natural Gas
 - \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
 - \$33000 Gross Scheduled Income
 - \$29400 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: None
 - Other Interior Features: 2 Staircases, Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre, Near Public Transit, Sprinkler System, Yard
 - Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,405
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01249364
 - Gardener:
 - Licenses:
- Insurance: \$1,605
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,433	\$1,443	\$2,500
2:	1	2	1			\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5021013015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Single Family Residence

1124 -1126 E 84th Pl

• Los Angeles 90001

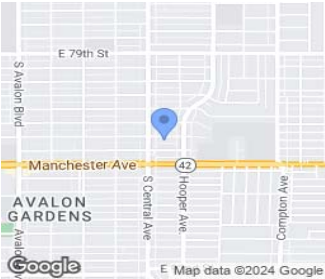
2 units • \$449,950/unit • 2,004 sqft • 5,100 sqft lot • \$474.05/sqft • Built in 1925

S Central Ave / Hooper Ave

List / Sold: \$899,900/\$950,000

6 days on the market

Listing ID: DW24047527



Move in ready Duplex...Features include: 3 Bedrooms / 2 Bathrooms Each! Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway + rear covered parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

- Facts & Features**
 - Sold On 05/03/2024
 - Original List Price of \$899,900
 - 1 Buildings
 - Levels: One
 - 5 Total parking spaces
 - 4 Total carport spaces
 - \$1,156 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

- Interior**
 - Rooms: All Bedrooms Down

- Exterior**
 - Lot Features: Landscaped
- Sewer: Public Sewer

- Annual Expenses**
 - Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01299446
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

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

- # Of Units With:**
 - Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Additional Information**
 - Standard sale
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6028024010

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

216 E 66th St • Los Angeles 90003

2 units • \$292,500/unit • 1,473 sqft • 5,400 sqft lot • \$397.15/sqft • Built in 1908

East of Main Street West of San Pedro North of Gage South of Florence

List / Sold: \$585,000/\$535,500

15 days on the market

Listing ID: 24352511



Welcome to this charming 4-bedroom, 2-bathroom detached Duplex with the potential for an ADU addition. What makes this property unique is the single garage nestled between both units, offering convenience and versatility. Whether you're an investor or looking for a place to call home, this hidden gem is a canvas for your dreams. Don't miss this rare opportunity to own a piece of potential in the heart of California! Drive by only, please do not disturb tenants. Property will be vacant at the close of escrow. NACA Friendly

Facts & Features

- Sold On 05/02/2024
 - Original List Price of \$585,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Heating: Wall Furnace
- \$68400 Net Operating Income

Interior

- Rooms: Living Room
 - Floor: Carpet, Laminate
- Appliances: None

Exterior

- Lot Features: Back Yard, Front Yard, Lawn

Annual Expenses

- Total Operating Expense: \$15,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01854035
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,052	\$0	\$3,052
2:	1	2	1		Unfurnished	\$3,052	\$0	\$3,052
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 6011002021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

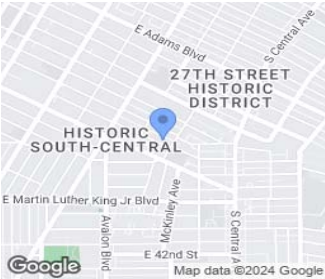
List / Sold:

\$1,330,000/\$1,330,000

0 days on the market

Listing ID: 24383867

843 E 33rd St • Los Angeles 90011
2 units • \$665,000/unit • 3,715 sqft • 5,256 sqft lot • \$358.01/sqft •
Built in 2024
Between Broadway and Main



PROPERTY SOLD BEFORE PROCESSING.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,330,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01872402
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	3		Unfurnished	\$0	\$0	\$0
2:	1	6	3		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5120027021

Michael Lembeck

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

Citivest Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: 24383867

Printed: 05/05/2024 9:15:55 AM

Closed

• Duplex

1430 Magnolia Ave

• Los Angeles 90006

2 units • \$349,950/unit • 4,328 sqft • 6,086 sqft lot • \$323.45/sqft • Built in 1905

N of Venice Blvd and E of Magnolia Ave.

List / Sold: \$699,900/\$1,399,900

44 days on the market

Listing ID: DW24007754



Stunning, Newly Remodeled Duplex located in the heart of "Korea Town". This Modern / Contemporary Duplex features two Spacious Units comprised of 3 Bedrooms, 2 Baths, 2,164 SqFt Each, , therefore providing ample space for Comfortable Living. Upon entering, you'll immediately notice the modern and sophisticated details carefully selected to complement each unit's Sleek Design. Living Areas are adorned in natural light thereby creating a Warm and perfect Atmosphere for complete Relaxation. Kitchens are equipped with Top-of-the-Line Stainless Steel Appliances: Refrigerator, Oven, Dishwasher and Microwave, Elegant Countertops and Cabinetry. All Bedrooms are Generously Sized and offer plenty of closet space for all your storage needs. Bathrooms are skillfully crafted with modern Showers and Decorative Stone Tile from top to bottom. New Plumbing & Electrical Systems throughout for worry-free Living. This Unique Duplex feature their "Own Private Parking" with Remote Gate Access, providing convenient and safe alley access to both your car and home. Ponder over Breathtaking Sunsets each day from your rear balcony view, Located just 10 Minutes away from "L.A. Live, USC Campus and the notorious Beverly Center Mall, you'll have access to a wide variety of Restaurants, Coffee Shops, Shopping and Entertainment. Perfect for your First Time Buyers or "Student Housing" Investors! "Rent 0 Meter" average rents range from \$3,756 - \$4,635. (75% Percentile) This duplex is sure to fulfill all of your buyer's needs! ***PROPERTY CAN BE SOLD FRACTIONALLY @ \$699,990 EACH (TIC) or AS A DUPLEX @ \$1,399,900 (BOTH) Seller is open to selling each unit separately or as Duplex. Both units are for sale & vacant.***

Facts & Features

- Sold On 05/03/2024
 - Original List Price of \$699,900
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$55620 Gross Scheduled Income
 - \$300 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$4,635

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5056007015

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:

\$1,399,900/\$1,400,000 ⬆

36 days on the market

Listing ID: DW24012973

1428 Magnolia Ave • Los Angeles 90006
2 units • \$699,950/unit • **4,328 sqft** • **6,086 sqft lot** • **\$323.48/sqft** •
Built in 1905
N of Venice Blvd and W of Arapahoe St



Stunning, Newly Remodeled Duplex located in the heart of "Korea Town". This Modern / Contemporary Duplex features two Spacious Units comprised of 3 Bedrooms, 2 Baths, 2,164 SqFt Each, , therefore providing ample space for Comfortable Living. Upon entering, you'll immediately notice the modern and sophisticated details carefully selected to complement each unit's Sleek Design. Living Areas are adorned in natural light thereby creating a Warm and perfect Atmosphere for complete Relaxation. Kitchens are equipped with Top-of-the-Line Stainless Steel Appliances: Refrigerator, Oven, Dishwasher and Microwave, Elegant Countertops and Cabinetry. All Bedrooms are Generously Sized and offer plenty of closet space for all your storage needs. Bathrooms are skillfully crafted with modern Showers and Decorative Stone Tile from top to bottom. New Plumbing & Electrical Systems throughout for worry-free Living. This Unique Duplex feature their "Own Private Parking" with Remote Gate Access, providing convenient and safe alley access to both your car and home. Ponder over Breathtaking Sunsets each day from your rear balcony view, Located just 10 Minutes away from "L.A. Live, USC Campus and the notorious Beverly Center Mall, you'll have access to a wide variety of Restaurants, Coffee Shops, Shopping and Entertainment. Perfect for your First Time Buyers or "Student Housing" Investors! "Rent 0 Meter" average rents range from \$3,756 - \$4,635. (75% Percentile) This duplex is sure to fulfill all of your buyer's needs! ***PROPERTY CAN BE SOLD FRACTIONALLY @ \$699,990 EACH (TIC) or AS A DUPLEX @ \$1,399,900 (BOTH) Seller is open to selling each unit separately or as Duplex. Both units are for sale & vacant.*** Seller has verified with city that SUBJECT PROPERTY IS ADU QUALIFIED.

Facts & Features

- Sold On 05/01/2024
 - Original List Price of \$139,900
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
 - \$55620 Gross Scheduled Income
 - \$300 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Dressing Area, Family Room, Foyer, Laundry, Utility Room, Walk-In Closet
 - Floor: Laminate, Wood
- Appliances: Built-In Range, Dishwasher, Refrigerator
 - Other Interior Features: 2 Staircases, Built-in Features, Copper Plumbing Partial, Open Floorplan, Quartz Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Level
- Fencing: Chain Link, Wood
 - Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$4,635
2:	1	3	2	0	Unfurnished	\$0	\$0	\$4,635

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5056007015

Michael Lembeck

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

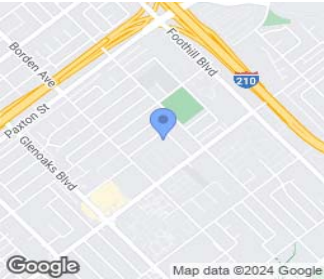
Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,399,000/\$1,350,000 ↓
15 days on the market
Listing ID: SR24044120

11529 Sproule Ave • Pacoima 91331
2 units • \$699,500/unit • 3,274 sqft • 19,082 sqft lot • \$412.34/sqft •
Built in 1950
In between: Mercer St and Van Nuys Blvd on Sproule Ave



Welcome to an extraordinary opportunity at 11529 Sproule Avenue in Pacoima! This unique property presents two homes on a single lot, with the potential to expand further. 11529 Sproule Avenue offers a spacious layout featuring 6 bedrooms and 2 bathrooms, encompassing 2,074 square feet of living space. Additionally, the detached 2-car garage has been converted into an office, providing added flexibility. This home underwent a thorough remodel in 2019, ensuring modern comfort and style. Meanwhile, 11527 Sproule Avenue boasts 6 bedrooms and 2 bathrooms across 1,200 square feet of living space. Constructed in 2020, this home features a 2-car attached garage, adding to its convenience and appeal. With many bedrooms equipped with exit doors, these properties are perfectly suited for various in-home business endeavors such as Board & Care or Congregate Living. Nestled on a spacious 19,082 square foot lot, there's ample room for expansion, potentially accommodating two additional properties through SB9 regulations. Centrally located in Pacoima, this property enjoys close proximity to schools, parks, shopping, dining, and other amenities, offering a convenient and vibrant lifestyle for its residents. Delivered vacant. Don't miss out on this incredible opportunity – schedule a viewing today!

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Outside
- \$138000 Gross Scheduled Income
- \$124000 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,000
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	2	2	Unfurnished	\$0	\$0	\$6,000
2:	1	6	2	1	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2532006012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

List / Sold:

\$819,900/\$881,000

8600 Tilden Ave

• Panorama City 91402

7 days on the market

2 units • \$409,950/unit • 1,581 sqft • 6,302 sqft lot • \$557.24/sqft • Built in 1948

Listing ID: TR24052078

Between Van Nuys and Chase



Great opportunity to invest in this duplex! Live in one and rent out the other. This beautiful property consist of 2 units, each with two bedrooms and 1 bath. Both units have an open floor plan with good size living room and in house laundry hook ups. Detach 2 car garage that can possibly be turn into an ADU, adding extra value and income. Long driveway that can provide plenty of parking. Good size yard for family gatherings. Centrally located to major shops and schools.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$819,900
 - 1 Buildings
 - 2 Total parking spaces
 - \$362 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01937435
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- PC - Panorama City area
 - Los Angeles County
 - Parcel # 2638004003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$799,000/\$825,000** ⬆

1740 Leighton Ave • Los Angeles 90062

16 days on the market

2 units • **\$399,500/unit** • **2,288 sqft** • **5,982 sqft lot** • **\$349.21/sqft** • **Built in 1922**

Listing ID: 24367371

West of S Western Ave, North of W Martin Luther King Jr. Blvd



Fantastic two-story duplex with incredible potential! The bottom unit has recently been remodeled and move in ready! Meanwhile, the upper unit is already tenant occupied, ensuring instant income for you. With garages for three vehicles and a spacious driveway for extra parking convenience, this property offers ample space for all your needs. Plus, enjoy the vast rear yard, perfect for expansion opportunities or creating your own outdoor oasis. Located just minutes away from USC, this prime location adds unbeatable value to this investment opportunity. Don't miss out on this chance to own a lucrative property in a highly desirable area!

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$799,000
 - 1 Buildings
 - Levels: Multi/Split
 - 10 Total parking spaces
 - Heating: Forced Air
- Laundry: Dryer Included, In Closet, In Kitchen, Inside, Washer Included

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01854035
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$750	\$750	\$2,300
2:	2	3	2		Unfurnished	\$0	\$0	\$4,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5035010009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

6821 Fishburn Ave

• Bell 90201

2 units

• \$432,500/unit

• 1,536 sqft

• 5,670 sqft lot

• \$587.89/sqft

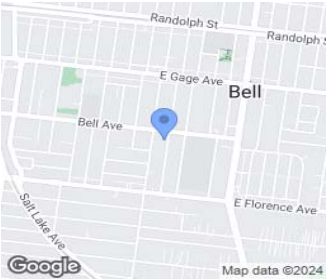
• Built in 1960

corner of Bell and Fishburn

List / Sold: \$865,000/\$903,000

8 days on the market

Listing ID: DW24051580



!! MOVE IN READY !! MUST SEE... both units have been remodeled. 1st UNIT walks as a 2 bedroom, 1 bath, 1 Car Garage and its own private side/back yard. 2nd UNIT is a 2 bedroom, 1 bath, 1 Car Garage and its own private front yard/back yard. Units have been freshly painted interior and exterior. New flooring throughout home, Light fixtures have been updated.

Facts & Features

- Sold On 05/01/2024
 - Original List Price of \$865,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$738 (Estimated)
- Laundry: In Garage, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room
 - Floor: Laminate, Vinyl
- Appliances: 6 Burner Stove, Microwave

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Brick
 - Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6325028006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

4202 W 154th St W

• Lawndale 90260

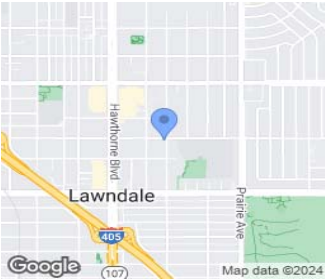
3 units • \$331,667/unit • 2,242 sqft • 7,532 sqft lot • \$450.49/sqft • Built in 1946

East of Hawthorne Blvd./South of Marine Ave

List / Sold: \$995,000/\$1,010,000

23 days on the market

Listing ID: PW24042182



Calling all investors! Calling all investors! Be the next landlord of this corner lot consisting of a single family residence and a duplex in Lawndale. The house nearest the corner of 154th Street and Freeman Avenue has an adjacent carport assigned. The duplex having access from Freeman Avenue each have a single-car garage which are located on 154th Street. Each unit is permitted for two bedrooms. Each unit has its own laundry hook-up and located at different locations. Buyer to verify all info prior to completing purchase. Oh...the possibilities!

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$995,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 1 Total carport spaces
 - \$1,105 (Estimated)
- Laundry: Washer Hookup
 - \$68880 Gross Scheduled Income
 - \$59185 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,695
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$1,650
 - Cable TV: 01525531
 - Gardener:
 - Licenses: 125
- Insurance: \$5,400
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$1,980
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,780	\$1,780	\$1,780
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$1,780
3:	1	2	1	1	Unfurnished	\$1,860	\$1,860	\$1,780

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4076017001

Michael Lembeck

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

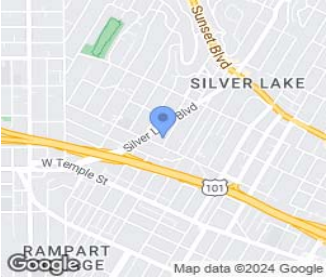
Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,249,000/\$1,285,000
23 days on the market
Listing ID: CV24039301

611 N Vendome St • Los Angeles 90026
3 units • \$416,333/unit • 2,402 sqft • 5,838 sqft lot • \$534.97/sqft •
Built in 1915
Between Silver Lake Blvd. & Bellevue Ave.



Welcome to SILVER LAKE! Amazing opportunity to own this beautiful TRIPLEX with bonus studio/ADU. This property is just a block/short walk away from downtown Silver Lake shops and restaurants. Additionally it is close to everything including freeways, downtown LA, Hollywood etc. Situated on Vendome just off Silver Lake Blvd. The property consists of a large duplex: Address 613 (1271 sq ft) is a 3 bedroom 1 full bath unit that is gorgeous inside offering that open concept living space, it also has a basement that has been converted to office use and includes a laundry room. Address 611 (590 sq ft) offers a nice layout as well with 1 bedroom, 1 full bath with a large kitchen and good sized living space. Then Address 611 1/2 (541 sq ft) is a separate freestanding unit that has 1 bedroom, 1 bathroom, large living space and kitchen. Lastly at the rear of the property, the 2 car garage was transformed into a huge studio and has been used an an ADU (675 sq ft). All units are very well maintained and all but 1 have been updated with new kitchens having granite or quartz counters. You will not want to miss this investment opportunity! Call today for your private viewing.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,249,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Ductless, Wall/Window Unit(s)
- Heating: See Remarks, Wall Furnace
- \$449 (Estimated)
- Laundry: Individual Room, Inside
- \$74664 Gross Scheduled Income
- \$61034 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Vinyl

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,630
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$1,650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	1	1	0	Unfurnished	\$1,872	\$1,872	\$2,500
3:	1	1	1	0	Unfurnished	\$1,352	\$1,352	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 5401022013

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

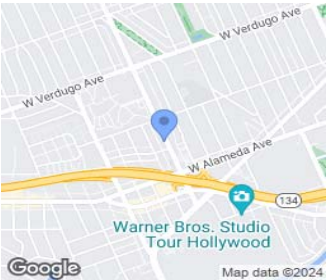
\$1,099,000/\$1,085,000 ↓

70 days on the market

Listing ID: 23341881

307 N Hollywood Way • Burbank 91505
3 units • \$366,333/unit • 1,479 sqft • 2,740 sqft lot • \$743.07/sqft •
Built in 1953

US-101 S (Ventura Fwy). Keep left onto CA-134 E (Ventura Fwy) toward Pasadena. Take exit towards Pass Ave/Burbank. Turn left onto N Pass Ave. Turn right onto W Heffron Dr. Turn left on N Hollywood Way.



PROPERTY WILL BE DELIVERED 100% VACANT. Renovated and re-listed. Charming Triplex with prime location in the media district of Burbank. Unit mix consists of: 1/1, 1/1, studio/1. BUR4 zoning, with one detached unit in the front, and two additional units in the back and alley parking. There is a shared laundry room under the staircase. Perfectly situated near the major studios, including renowned names like Warner Bros. and Universal. Whether you're an investor or looking for multi-generational living options, this property offers unparalleled flexibility for various living arrangements or rental opportunities. Easy access to studios/production facilities, the Hollywood sign, hiking trails, restaurants and entertainment, and the bustling creative scene.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,295,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Stackable
- 3 electric meters available
- 3 gas meters available

Interior

- Floor: Carpet, Tile
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00979311
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$2,200	\$0	\$6,600
2:	1	1	1		Unfurnished	\$2,400	\$0	\$6,600
3:	1	1	1		Unfurnished	\$2,000	\$0	\$6,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2482011002

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,495,000/\$1,607,777

23 days on the market

Listing ID: PW24037996

4617 Prospect Ave • Los Angeles 90027
3 units • \$498,333/unit • 3,077 sqft • 7,166 sqft lot • \$522.51/sqft •
Built in 1908

Take the 101 North, exit on North Vermont Ave, Head North on North Vermont, Turn right on Prospect Ave, Property will be on your Left



Located in the Los Feliz Neighborhood in East Hollywood, sits a beautiful 1908 Craftsman home with a total on 3 units on the lot. Walking up to the main home you have a large front yard surrounded by a wooden fence. You have a long cobblestone paved driveway with two cement ribbons running towards the back of the home. The main house towards Prospect Ave is a two-story Craftsman that has wood-siding, a combination of wood-frame windows and composition roof shingles. Inside the front home you have wood flooring throughout the home with vinyl flooring in the kitchen and bathroom. The bathroom has a clawfoot tub with storage and a medicine cabinet. Built in 1908, the front house has a 2 bedroom 1 bath on the ground floor, with a 2 bedroom 1 bath unit on the second floor that is currently vacant. Towards the back of the lot, built in 1907, is a standalone, approximately 633 sqft, 1 bedroom 1 bath home with wood siding with wood-frame windows. The back area at the end of the driveway is dirt and gravel with 2 freestanding wood sheds. Each unit has their own Electric Meter and Gas Meter. The top unit of the front house is currently vacant which allows for upside in potential market rent. A great opportunity to invest in East Hollywood with a number of points of interest 1.3 Miles from the Griffith Observatory, 2.9 Miles from the Hollywood Sign, and 500ft from Hollywood Blvd.

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$1,495,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas, Wall Furnace
 - \$493 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
 - \$34800 Gross Scheduled Income
 - \$21766 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Jack & Jill, Kitchen, Living Room, Primary Bedroom
 - Floor: Vinyl, Wood
- Appliances: Disposal, Gas Oven, Water Heater
 - Other Interior Features: 2 Staircases, Ceiling Fan(s), Crown Molding, Tile Counters, Wainscoting

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Lawn, Sprinkler System, Sprinklers In Front
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$22,795
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01811831
 - Gardener:
 - Licenses: 320
- Insurance: \$2,025
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,600
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,000
3:	1	1	1	0	Unfurnished	\$900	\$900	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5590026017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

10224 Fernglen Ave

• Tujunga 91042

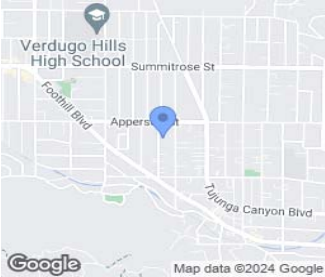
3 units • \$249,967/unit • 1,041 sqft • 4,816 sqft lot • \$773.29/sqft • Built in 1949

Above Foothill

List / Sold: \$749,900/\$805,000

9 days on the market

Listing ID: GD24045002



Charming triplex in up-and-coming Tujunga neighborhood! This well-maintained property features three units: a recently updated studio with new laminated floors and fresh paint, a tenant-occupied studio providing steady rental income, and a renovated 1-bedroom unit with updated bathroom and kitchen. Ample parking with 6 spaces available (3 tandem) and a large backyard with ADU potential (check with city). Each unit equipped with separate tankless water heaters, gas, and water meters. Conveniently located near parks, schools, and shopping centers. Don't miss out on this fantastic investment opportunity

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$749,900
 - 1 Buildings
 - Levels: One
 - 6 Total parking spaces
 - \$273 (Estimated)
- Laundry: See Remarks
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01038441
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	2	Unfurnished	\$0	\$0	\$1,500
2:	1	0	1	2	Unfurnished	\$920	\$920	\$1,500
3:	1	1	1	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 659 - Sunland/Tujunga area
 - Los Angeles County
 - Parcel # 2558024017

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Triplex

561 E Pasadena St

• Pomona 91767

3 units

• \$330,000/unit

• 2,670 sqft

• 10,077 sqft lot

• \$393.26/sqft

• Built in 1909

10 Fwy Exit Town Ave Go South to E. Pasadena Street go West to 561 E. Pasadena Street.

List / Sold: \$990,000/\$1,050,000

11 days on the market

Listing ID: IV24057513



Introducing a picturesque Craftsman style triplex just seconds away from the Lincoln Park Historic District of Pomona. Situated on a large lot, featuring a 2 car garage with additional storage room, gated parking for up to 6 cars and RV parking. The first unit fully remodeled in 2021 features 3 bedrooms and 2 bathrooms with updated kitchen, bathrooms and flooring. The front porch includes a large sitting space to enjoy throughout the year. The second unit features 1 bedroom and 1 bathroom with lots of natural light, open concept and updated bathroom in 2021. The third unit fully remodeled in 2016 featuring 1 bedroom and 1 bathroom with large covered patio and views of mountains. There is a large basement used for storage and extra income. Located in a quaint neighborhood of Pomona, this triplex is a rare opportunity to own an investment property!

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$990,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Central Air, Ductless
 - Heating: Central, Ductless, Fireplace(s)
 - \$771 (Estimated)
- Laundry: Community, In Garage, Individual Room, Washer Hookup
 - Cap Rate: 6
 - \$73277 Gross Scheduled Income
 - \$62011 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 0 water meters available

Interior

- Rooms: Basement, Kitchen, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom
- Appliances: Water Heater

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,266
 - Electric:
 - Gas: \$866
 - Furniture Replacement:
 - Trash: \$1,278
 - Cable TV: 00616212
 - Gardener:
 - Licenses: 146
- Insurance: \$3,070
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,556
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,900	\$2,900	\$2,900
2:	1	1	1	0	Unfurnished	\$1,605	\$1,605	\$1,605
3:	1	1	1	0	Unfurnished	\$1,356	\$1,356	\$1,356

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8337010003

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

715 S Ford Blvd

• Los Angeles 90022

3 units

• \$253,333/unit

• 3 sqft

• 8,598 sqft lot

• No \$/Sqft data

• Built in 1926

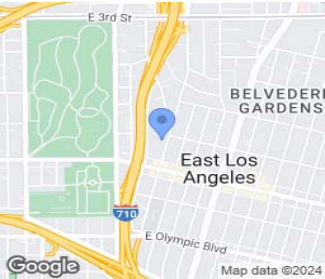
710 N. Pasadena, Exit Olympic Blvd., head S. Ford Blv.

List / Sold:

\$760,000/\$760,000

0 days on the market

Listing ID: DW23191211



Facts & Features

- Sold On 05/02/2024
 - Original List Price of \$760,000
 - 3 Buildings
 - 3 Total parking spaces
 - 3 Total carport spaces
 - \$0 (Assessor)
- Laundry: Washer Hookup
 - \$45744 Gross Scheduled Income
 - \$36595 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Sewer On Bond

Annual Expenses

- Total Operating Expense: \$7,000
 - Electric: \$1,200.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV: 01237236
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	6	0	0	Unfurnished	\$3,187	\$3,187	\$6,800
# Of Units With:								
• Separate Electric: 3 • Gas Meters: 3 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5247001035

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,100,000/\$1,100,000
202 days on the market
Listing ID: PW23148183

1907 W 74th St • Los Angeles 90047
3 units • \$366,667/unit • 2,682 sqft • 6,703 sqft lot • \$410.14/sqft •
Built in 1926

From 110 FWY N, exit Florence Ave. Turn right onto Florence travel westbound. Make a left on St Andrews Pl then a right on 74th St. Property is on the right hand side.



A great opportunity to rent the back 2 units while the owner lives in the front unit!! Amazing Opportunity to own this well-maintained Spanish Style Triplex in LA! And Front unit (4 bed) is totally vacant now so owner can live there then get the income from back unit right away. This is a rarely found legal triplex. Great opportunity for investors and get higher than average return on your investment or live in one and other 2 units will pay the mortgage. Front unit is a detached home with 4-bedroom 2 bath and spacious, with 1469 sq. ft. The rear is a two story duplex with 1 unit upstairs and the other downstairs. The duplex has 2 bedrooms 1 bath each. All units are recently remodeled. Each unit has its own laundry. All 3 units are tenant occupied. Notably, separate gas and electricity meters have been installed, ensuring individual billing convenience. That means, every units has a different address. The long driveway provides additional parking spaces between front and back units, ensuring convenience. With its desirable location, modern upgrades, and abundant space.. overall, this property represents an excellent opportunity for investors and potential owner-occupants alike, offering a well-maintained and conveniently located triplex with favorable amenities.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$418 (Estimated)
- Laundry: Inside
- \$73300 Gross Scheduled Income
- \$58524 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Entry
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Security Features: Fire and Smoke Detection System
- Fencing: See Remarks
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,676
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01791916
- Gardener:
- Licenses:
- Insurance: \$2,076
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,800	\$2,800	\$3,500
2:	1	2	1	0	Unfurnished	\$1,664	\$1,664	\$1,800
3:	1	2	1	0	Unfurnished	\$1,768	\$1,768	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6017007023

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$775,000/\$600,000** ↓

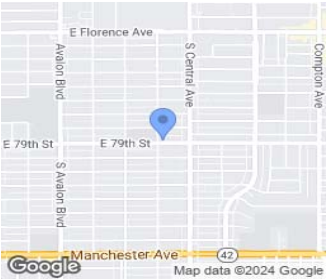
907 E 79th St • Los Angeles 90001

24 days on the market

3 units • **\$258,333/unit** • **1,760 sqft** • **5,202 sqft lot** • **\$440.34/sqft** • **Built in 1924**

Listing ID: 24344149

West of S Central Avenue. North side of 79th St.



3 Unit Investment Property located in the heart of Los Angeles. Front duplex is comprised of (2) 1bed, 1bath units. The third unit is located above a 3 car garage and is a 2bedroom, 1bathroom. The 2bedroom unit will be delivered vacant. One of the 1bedroom units is paying \$1300/m and will be delivered occupied. The second 1bedroom unit is currently in process of eviction for non payment of rent. Property has alley access.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$775,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01811455
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,250
2:	1	1	1		Unfurnished	\$0	\$0	\$1,900
3:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,900
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6023029014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• [Quadruplex](#)

5751 Century Blvd

• South Gate 90280

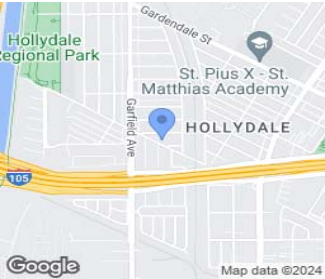
3 units • \$249,667/unit • 1,409 sqft • 7,313 sqft lot • \$319.38/sqft • Built in 1950

north of 105 fwy and East of 710 fwy

List / Sold: **\$749,000/\$450,000**

124 days on the market

Listing ID: RS23224361



Single family 3br 2ba with extra income, Studio with a 1bedroom 1 bad unit, possible ADU conversion, close to 710 and 105 fwys

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$749,000
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$840 (Estimated)
- Laundry: See Remarks
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01526609
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,950
2:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,700
3:	1	0	0	0	Unfurnished	\$700	\$700	\$1,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
 - Los Angeles County
 - Parcel # 6243011014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • **Quadruplex**

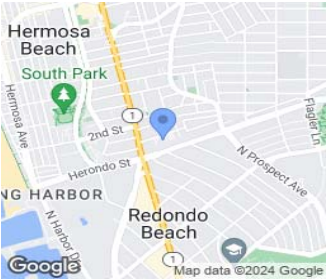
List / Sold:
\$2,995,000/\$2,570,000 ↓

916 1st St • Hermosa Beach 90254
4 units • **\$748,750/unit** • **3,838 sqft** • **6,757 sqft lot** • **\$669.62/sqft** •
Built in 1965

23 days on the market

Listing ID: SR24042910

West on Anita St, North on Pacific Coast Hwy, right on first St and property will be on your right.



Introducing 916 1st Street, a rare opportunity to own a multi-unit property in the coveted Hermosa Beach area. First time on the market since 1977, this property presents an excellent investment potential with its four units, offering a total of 10 bedrooms and 5 bathrooms spread across 3,835 square feet of living space. The units consist of four well-appointed units: three 2-bedroom, 1-bathroom units, each spanning 850 square feet, and one spacious 4-bedroom, 2-bathroom unit boasting 1,285 square feet. With laminate flooring throughout and new carpet in the bedrooms, each unit provides comfortable living spaces. Convenience is key with four garage spots and washer & dryer hookups available. Additionally, private patios offer serene outdoor areas to unwind and enjoy the coastal breeze. Situated on a generous lot spanning 6,757 square feet, this property offers ample space for residents to enjoy. Located just minutes from the beach and within walking distance to the vibrant King Harbor Plaza and pier, residents can indulge in the vibrant beach lifestyle that Hermosa Beach is renowned for. Don't miss this chance to own a piece of Hermosa Beach real estate and capitalize on its prime location and investment potential!

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$2,995,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, See Remarks, Washer Hookup
- \$138732 Gross Scheduled Income
- \$112891 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bedroom, See Remarks
- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding, Living Room Balcony, Recessed Lighting, Storage

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,841
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01491418
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$9,540
- Workman's Comp:
- Professional Management: 6250
- Water/Sewer: \$1,922
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,529	\$2,529	\$3,200
2:	1	4	2	1	Unfurnished	\$3,372	\$3,372	\$4,000
3:	1	2	1	1	Unfurnished	\$2,665	\$2,665	\$3,200
4:	1	2	1	1	Unfurnished	\$2,995	\$2,995	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 150 - Hermosa Bch East area
- Los Angeles County
- Parcel # 4186031008

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$2,050,000/\$1,950,000 ↓
74 days on the market
Listing ID: BB24017751

633 N Rosemary Ln • Burbank 91505
4 units • **\$512,500/unit** • **3,224 sqft** • **11,717 sqft lot** • **\$604.84/sqft** •
Built in 1944
Verdugo it Rosemary



Discover a unique investment opportunity at 633 N Rosemary Ln, nestled in the heart of Burbank’s sought-after Magnolia Park Neighborhood and conveniently located close to Verdugo Park. This property presents a versatile opportunity with a strategic location near entertainment, shopping, and dining destinations, making it attractive to a wide range of buyers. Whether you’re an investor seeking reliable rental income – the complex brings in a strong rental income with quality tenants, or a developer with an eye on its residential potential, or even a buyer looking for a home with strong appreciation potential, 633 N Rosemary Ln has the flexibility to meet your needs. Benefit from Burbank’s rich historical property value trends and enjoy convenient access to essential amenities like parks, schools, and transportation hubs Major Studio like Disney, Warner Bros, Universal Studios, St. Joseph Hospital, Hollywood/Burbank Airport, and Downtown Burbank. This prime real estate opportunity is perfectly positioned to capitalize on the thriving Burbank market. Don’t let this chance slip through your fingers – contact us now to explore the diverse possibilities and secure your stake in this coveted location.

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$2,050,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$568 (Estimated)
- Laundry: Inside
- \$108180 Gross Scheduled Income
- \$73388 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Front Yard, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$37
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01519420
- Gardener:
- Licenses: 49
- Insurance: \$1,038
- Maintenance: \$4,550
- Workman's Comp:
- Professional Management: 2692
- Water/Sewer: \$1,550
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,870	\$1,870	\$2,450
2:	1	2	1	1	Unfurnished	\$2,350	\$2,350	\$2,450
3:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,400
4:	1	2	1	1	Unfurnished	\$2,495	\$2,495	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2480022006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,799,000/\$1,323,058 ↓

43 days on the market

Listing ID: 24371019

1418 N Hazelwood Ave • Los Angeles 90041
4 units • \$449,750/unit • 4,755 sqft • 9,289 sqft lot • \$378.34/sqft •
Built in 1932
East of Eagle Rock Blvd. and south of York Blvd.



Rare opportunity to own this fourplex in desirable Eagle Rock, right on the border with a much sought after Highland Park. First time on the market in 20 years. Three units will be delivered VACANT so you can set FULL market rents. All units are townhome style (two story - no neighbor above or below), have separate entrances and mailing addresses (1418 Hazelwood, 1418 1/2 Hazelwood, 1420 Hazelwood and 1420 1/2 Hazelwood. There are also five detached garages. Each unit has a separate living room, dining room, kitchen, laundry area and a half bath on the first floor. Second floor features two bedrooms with walk in closets, a linen closet and a full bath with octagon tile on the floors. Some of the second floor units have a nice view of the hills and Occidental College. Three units have hardwood floors that have been refinished over the years. One unit still has carpeting that covers the floors. All appliances in three units are included in the sale. Building has been bolted to the foundation for the earthquake safety and has a copper plumbing. Time is of the essence trustee sale is set for 05/02/2024. Photos are from the year 2017.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two, Multi/Split
- 5 Total parking spaces
- Heating: Gravity
- Laundry: Dryer Included, Washer Included

Interior

- Rooms: Living Room, Walk-In Closet
- Floor: Vinyl, Wood
- Appliances: Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01259792
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$0	\$0	\$4,200
2:	4	2	1		Unfurnished	\$0	\$0	\$4,200
3:	4	2	1		Unfurnished	\$0	\$0	\$4,200
4:	4	2	1		Unfurnished	\$1,089	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.000%
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5474028023

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold:
\$1,950,000/\$1,900,000 ↓
62 days on the market
Listing ID: SR24036082

11912 McGirk Ave • El Monte 91732
4 units • **\$487,500/unit** • **4,982 sqft** • **30,422 sqft lot** • **\$381.37/sqft** •
Built in 1962
Located between Lower Azusa Rd and Romona Blvd just east of Peck Rd



Newly listed four unit at 11912 McGirk Ave in El Monte, CA, for the first time on the market in 50 years! Located in a high-demand rental location between Lower Azusa Rd and Romona Blvd just east of Peck Road. The property is in the eastern part of Los Angeles County, approximately 12 miles east of downtown Los Angeles. Baldwin Park, Temple City, Rosemead, South El Monte, and the San Gabriel Mountains border it. Situated a short distance to 1-10 Freeway and 605 Freeway. The property is near many shopping options, including retail stores, shopping centers, and local markets. The property has (4) four individual homes on a 30,413-square-foot Foot Lot. The main house is a (5) Five Bedroom and (2) Two Bedroom with a private backyard (will be delivered vacant); the other (3) three additional homes on the lot are all (2) Bedrooms and (1) Bath Units (one of these will be delivered vacant as well). Each unit has its own private backyard lined with fruit trees, including avocados and citrus. This property is ideally suited for an investor, owner-occupied opportunity, and/or redevelopment. The property is individually metered for gas and electricity, and the owner is responsible for the water. There is plenty of on-site parking. Each of the units has a garage.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$1,950,000
- 4 Buildings
- Levels: Two
- 4 Total parking spaces
- \$1,555 (Estimated)
- Laundry: Inside
- Cap Rate: 3.45
- \$112800 Gross Scheduled Income
- \$67255 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer, Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$42,161
- Electric: \$1,560.00
- Gas: \$1,560
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$4,982
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	3	Unfurnished	\$0	\$4,450	\$4,450
2:	1	2	1	2	Unfurnished	\$1,300	\$1,300	\$2,500
3:	1	2	1	2	Unfurnished	\$1,150	\$1,150	\$2,500
4:	1	2	1	2	Unfurnished	\$0	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 619 - El Monte area
- Los Angeles County
- Parcel # 8548006042

Michael Lembeck

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

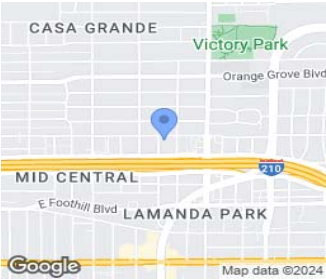
Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$1,600,000/\$2,100,000
29 days on the market
Listing ID: SR24038756

460 Vista Ave • Pasadena 91107
4 units • **\$400,000/unit** • **4,292 sqft** • **7,555 sqft lot** • **\$489.28/sqft** •
Built in 1963
North on Altadena Drive and West on Villa



Live Auction! Bidding Starts at \$1,600,000! Nestled in East Pasadena on a tree-lined street, just a short drive from esteemed institutions like CalTech, Fuller Seminary and Pasadena City College, discover this well maintained fourplex offering an exceptional investment opportunity. Each unit within this charming complex boasts 3 bedrooms and 2 bathrooms, featuring a spacious primary suite and the convenience of stackable washer/dryer in each unit. The property has some upgrades, which includes laminate flooring, granite countertops, new vanities, and stylishly retiled showers, ensuring a modern and comfortable living experience for residents. Adding to the allure, lower units offer private patios, while upper units share a spacious patio showcasing lovely mountain views, perfect for unwinding. Parking is a breeze with 6 assigned spaces in the rear, including a covered carport equipped with storage units above. Two units will be delivered vacant at close of escrow, allowing for flexibility in occupancy or further customization. Don't miss this rare opportunity to own a low-maintenance property in a desirable location, offering both steady rental income and the potential for future appreciation. Join us at the auction and seize your slice of Pasadena's vibrant real estate market!

Facts & Features

- Sold On 05/03/2024
 - Original List Price of \$1,600,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 5 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Estimated)
- Laundry: Inside, Stackable
 - \$144000 Gross Scheduled Income
 - \$100000 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Galley Kitchen, Kitchen, Living Room, Primary Bathroom, Primary Bedroom
 - Floor: Laminate, Tile, Vinyl
- Appliances: Gas Oven, Gas Range, Refrigerator
 - Other Interior Features: Copper Plumbing Partial, Formica Counters, Granite Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Landscaped, Lot 6500-9999, Sprinkler System, Sprinklers Timer
- Fencing: Block, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$44,000
 - Electric: \$2,400.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,400
 - Cable TV: 01921807
 - Gardener:
 - Licenses:
- Insurance: \$4,500
 - Maintenance: \$3,600
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense: \$27,500
 - Other Expense Description: Taxes

Unit Details

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

Of Units With:

- Separate Electric: 4
 - Gas Meters: 4
 - Water Meters: 1
 - Carpet: 0
 - Dishwasher: 0
 - Disposal: 4
- Drapes: 0
 - Patio: 2
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC: 16

Additional Information

- Auction sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5744023024

Michael Lembeck

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

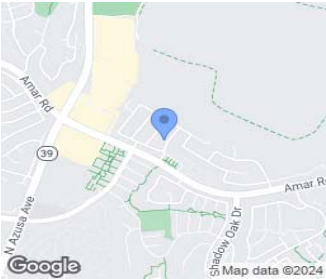
Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,550,000/\$1,560,000
27 days on the market
Listing ID: PW24060461

2425 S Ridgewood Dr • West Covina 91792
4 units • **\$387,500/unit** • **4,050 sqft** • **10,082 sqft lot** • **\$385.19/sqft** •
Built in 1978
Off of South Azusa and Amar



We are pleased to present 2425 S Ridgewood Dr, a four unit property located in West Covina, CA to market. This pride of ownership asset has been completely replumbed with copper throughout and lies in an exclusive community where tenants have access to a community pool. The property consists of one 3 bed/2 bath unit and three 2 bed/2 bath units. In addition each unit has its own washer/dryer hookup. There are four single car garages and one double car garage on the property and is separately metered for electric and gas. Rents are currently 40% below market rate allowing a new investor substantial upside in future income. Ridgewood Drive presents an opportunity for an investor to get into a well maintained building in a market where only a handful of buildings sell each year.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$1,550,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$2,967 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
 - \$85775 Gross Scheduled Income
 - \$52864 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Gentle Sloping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,991
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$2,632
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,300	\$2,300	\$2,850
2:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$2,500
3:	1	2	2	1	Unfurnished	\$1,569	\$1,569	\$2,500
4:	1	2	0	1	Unfurnished	\$1,700	\$1,700	\$2,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- 669 - West Covina area
 - Los Angeles County
 - Parcel # 8735010022

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Quadruplex

1238 E 69th St

• Los Angeles 90001

4 units

• \$193,750/unit

• 1,924 sqft

• 4,916 sqft lot

• \$408.00/sqft

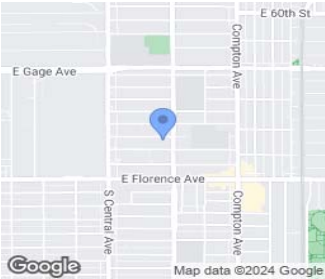
• Built in 1948

In between Central & Hooper Ave off of Gage Ave.

List / Sold: \$775,000/\$785,000

17 days on the market

Listing ID: DW24039774



Welcome to your next investment opportunity! Nestled in a desirable residential neighborhood, this income property boasts four well-designed units, offering versatility and potential for various income streams. With a spacious lot, three one-car garages, and a long driveway, ample parking and outdoor space are provided. The main building features three comfortable units with modern amenities and charming architectural details, complemented by secure parking and storage options. Its prime location ensures easy access to amenities, schools, and transportation, enhancing both livability and market demand. Whether you're a seasoned investor or newcomer, this property offers a solid entry point into the real estate market with its well-maintained condition, multiple income streams, and growth potential. Don't miss out on this lucrative opportunity – schedule a viewing today and unlock the potential of this residential income property!(This property is a part of the Los Angeles County, not city!)

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$775,000
 - 2 Buildings
 - 3 Total parking spaces
 - \$1,474 (Estimated)
- \$75000 Gross Scheduled Income
 - \$75000 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02184903
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,004	\$2,004	\$2,400
2:	1	1	0	1	Unfurnished	\$1,668	\$1,668	\$1,900
3:	1	1	0	1	Unfurnished	\$1,412	\$1,412	\$1,900
4:	1	1	0	0	Unfurnished	\$1,166	\$1,166	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6010012012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$2,875,000/\$2,875,000 ↓

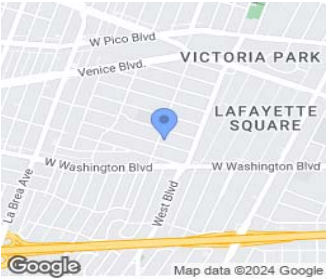
4559 W 18th St • Los Angeles 90019

4 units • \$718,750/unit • 5,860 sqft • 5,602 sqft lot • \$490.61/sqft • Built in 2023

57 days on the market

Listing ID: BB24026501

Heading North onVineyard Ave, make a right onto 18th St, property will be on your left.



4559 W 18th St is a 75% LEASED luxury NON-RENT CONTROLLED fourplex (triplex + ADU) in prime Mid-City! This property boasts a 5.54% cap rate, NO RENT CONTROL, all separate meters, premium luxury finishes, and a 1-year builder's warranty! Step into a top of the line, easy to manage investment that furnishes a high return on day one of ownership. 4559 W 18th St is made up of one 4 bedroom, 4.5 bathroom unit with a massive back deck (rented at \$4,676), two 4 bedroom, 4 bathroom townhomes with huge balconies (rented at \$4,999 and \$4,800), and one spacious 2 bedroom, 2 bathroom ADU (pro forma rent of \$2,850). Finding 4 units for less than 3 million is nearly impossible, so you'll want to move fast on this one! Not to mention- finding 4 units that are fully leased prior to sale is even more rare! Now is the time to place your money in high quality, tangible real estate as opposed to letting your money sit in the bank! This property is situated in the ultra-trendy Mid-City market, 10 minutes from Downtown Culver City and the countless hotspots in the area, including the trendy Helms Bakery District, the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), and the Cumulus District (Whole Foods). With the large quantity of entertainment, tech, and creative jobs in the area, this area attracts outstanding professional tenants!

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$2,995,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$251 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 5.54
- \$207906 Gross Scheduled Income
- \$159363 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Vinyl
- Appliances: Dishwasher, Electric Oven, Freezer, Disposal, Refrigerator
- Other Interior Features: Balcony, Living Room Balcony, Living Room Deck Attached, Open Floorplan, Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,227
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,344
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$4,676	\$4,676	\$4,999
2:	1	4	4	0	Unfurnished	\$4,800	\$4,800	\$4,800
3:	1	4	4	1	Unfurnished	\$4,999	\$4,999	\$4,999
4:	1	2	2	0	Unfurnished	\$0	\$0	\$2,850

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher: 4
- Disposal:
- Drapes:
- Patio: 2
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5071021047

Michael Lembeck

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

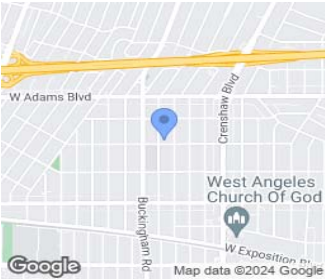
Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$3,240,000/\$3,240,000
0 days on the market
Listing ID: BB24090156

2848 Virginia Rd • Los Angeles 90016
4 units • **\$810,000/unit** • **6,348 sqft** • **5,234 sqft lot** • **\$510.40/sqft** •
Built in 2024
Located on Virginia, South of Adams Blvd.



Sold before processing.

Facts & Features

- Sold On 05/04/2024
- Original List Price of \$3,240,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- \$264 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$219600 Gross Scheduled Income
- \$167597 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,219
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,539
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	2	Unfurnished	\$0	\$0	\$4,800
2:	1	4	4	0	Unfurnished	\$0	\$0	\$4,600
3:	1	4	4	0	Unfurnished	\$0	\$0	\$4,700
4:	1	4	4	0	Unfurnished	\$0	\$0	\$4,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050014027

Michael Lembeck

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

Citivist Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: BB24090156

Printed: 05/05/2024 9:15:56 AM

Closed

• [Quadruplex](#)

6317 S San Pedro St

• Los Angeles 90003

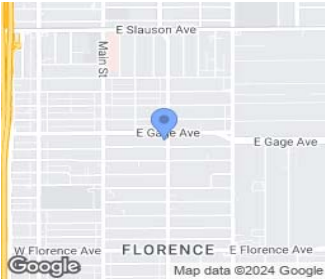
4 units • \$249,975/unit • 2,400 sqft • 5,113 sqft lot • \$439.58/sqft • Built in 1930

Gage and San Pedro

List / Sold: \$999,900/\$1,055,000

15 days on the market

Listing ID: DW24051205



Welcome to this beautiful Quadruplex 2400 Square feet of living Area - an excellent income property opportunity located in the heart of Los Angeles close to downtown, 5 miles from SoFi Stadium & the University of Southern California. This is the perfect central location for your future prospective tenants, there's assigned parking spaces for all 4 units conveniently located to schools, shopping & eateries. Transportation and bus lines are commuting distance. This is a great property to add to the real estate portfolio and generate more passive income. Hurry, this won't last long!!

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$999,900
 - 1 Buildings
 - 0 Total parking spaces
 - \$494 (Estimated)
- \$128400 Gross Scheduled Income
 - \$120700 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,700
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01185285
 - Gardener:
 - Licenses:
- Insurance: \$1,700
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$6,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,800
3:	1	3	2	0	Unfurnished	\$0	\$0	\$3,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6006013029

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

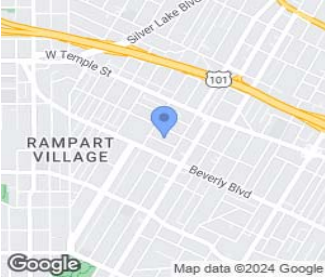
List / Sold:

\$1,095,000/\$1,200,000 ⬆

23 days on the market

Listing ID: 24370421

2729 GLASSELL St • Los Angeles 90026
5 units • \$219,000/unit • 3,106 sqft • 4,799 sqft lot • \$352.54/sqft •
Built in 1960
North of Beverly Blv



Price to sell- 5 units investment (3 units up and 2 units down) is centrally located. All units has 2 bedrooms and one bath, living room and dining area. Gated and has an ample parking at the back of the building. Under Los Angeles rent stabilization ordinance

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$1,095,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01201046
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,159	\$1,159	\$2,100
2:	2	2	1		Unfurnished	\$1,400	\$1,400	\$2,100
3:	3	2	1		Unfurnished	\$1,113	\$1,113	\$2,100
4:	4	2	1		Unfurnished	\$2,070	\$2,070	\$2,100
5:	5	2	1		Unfurnished	\$1,872	\$1,872	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- Los Angeles County
 - Parcel # 5156021022

Michael Lembeck

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

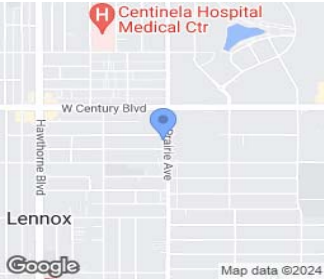
Citivist Realty Services, Inc

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

Closed • Commercial/Residential

List / Sold:
\$8,100,000/\$7,000,000 ↓
56 days on the market
Listing ID: MB23085639

10205 S Prairie Ave • Inglewood 90303
5 units • **\$1,620,000/unit** • **5,200 sqft** • **22,683 sqft lot** • **\$1346.15/sqft** •
Built in 1956
From Imperial Hwy go North on Prairie, to the address



Great Location, just across street of the new coming soon Home of the Los Angeles Clippers , the Intuit Dome. A bundle of opportunities for a seasoned and savvy investor.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$8,100,000
- 5 Buildings
- Levels: One
- 10 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$88800 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	2	Unfurnished	\$2,600	\$2,600	\$2,600
2:	4	2	0	2	Unfurnished	\$4,800	\$4,800	\$4,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4034012001

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,595,000/\$1,575,000 ↓
30 days on the market
Listing ID: SB24016974

2028 E 3rd St • Los Angeles 90033
5 units • **\$319,000/unit** • **5,033 sqft** • **6,303 sqft lot** • **\$312.93/sqft** •
Built in 1925
South of 1st, West of Soto



Property will be delivered 100% Vacant by Close of Escrow! 8.8% Cap Rate! One of the best in Los Angeles County! 2028 E 3rd St is a meticulously remodeled 5 Unit Apartment in the heart of Los Angeles. Boasting an excellent unit mx with (2) 2-Bed/1-Bath, (2) 3-Bed/1-Bath and (1) 4-Bed/2-Bath units, each unit has been renovated with contemporary fixtures, new flooring, modern bathrooms, and in unit laundry hookups. This 4-Bed/2-Bath unit comes as a detached residence with private alley access and it's own two car garage. The offering comes with endless opportunity, highlighted by this garage that can be converted into an ADU (Buyer to Verify). This offering presents an investor the opportunity to acquire a fully tenant-ready Asset in Boyle Heights operating at a 8.80% Cap Rate and 8.16 GRM. Offered at only \$316/Sq. Ft, this turn-key apartment is fit for any investor to add a cash cow to their apartment portfolio. Boyle Heights is a quickly growing neighborhood in Los Angeles adjacent to Downtown Los Angeles. A vibrant and culturally diverse neighborhood known for its rich history, tight-knit community, and eclectic mix of cuisines, Boyle Heights offers a dynamic blend of residential charm, thriving local businesses, and a vibrant arts scene. With a close proximity to the train line stop and walking distance to Hollenbeck Park, and restaurants, bars and nightlife.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$1,595,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 8.8
- \$195420 Gross Scheduled Income
- \$140317 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$45,333
- Electric: \$2,000.00
- Gas: \$2,000
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$5,174
- Maintenance: \$3,250
- Workman's Comp:
- Professional Management: 9771
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$3,495	\$3,915
2:	1	3	1	0	Unfurnished	\$0	\$3,495	\$3,915
3:	1	2	1	0	Unfurnished	\$0	\$2,650	\$3,052
4:	1	2	1	0	Unfurnished	\$0	\$2,650	\$3,052
5:	1	4	2	2	Unfurnished	\$0	\$3,995	\$4,320

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5183012021

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

523 Main St • Venice 90291

5 units • \$375,000/unit • 1,536 sqft • 2,638 sqft lot • \$1041.67/sqft • Built in 1925

Los Angeles International Airport 1 World Way, Los Angeles, CA 90045 Get on CA-1 N/S Sepulveda Blvd 6 min (1.0 mi) Continue on CA-1 N to W Washington Blvd 13 min (4.8 mi) Take Abbot Kinney Blvd to Main St 7 min (1.8 mi) 523 Main St

List / Sold:

\$1,875,000/\$1,600,000 ↓

131 days on the market

Listing ID: OC23192953



949-996-7096. Introducing a rare investment opportunity located at 523 Main Street in Venice, California. This property presents a chance to secure a prime investment in one of the most popular destinations in Los Angeles. Located just steps away from the renowned Venice Beach, Gold's Gym, Abbot Kinney's bustling shopping district, and the thriving dining and nightlife scene along Rose Avenue, Venice Studios offers unparalleled convenience and a dynamic lifestyle opportunity. With a walk score of 95 out of 100 and an impressive bike score of 100, 523 Main is perfectly situated for easy access to key amenities. It is surrounded by neighboring communities such as Malibu, Pacific Palisades, Santa Monica, Marina Del Rey, and the tech hub of Silicon Beach. Don't miss out on this exceptional opportunity to own an investment property in one of the most sought-after locations in Los Angeles.

Facts & Features

- Sold On 05/01/2024
 - Original List Price of \$2,250,000
 - 1 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$691 (Assessor)
- Laundry: Common Area, Electric Dryer Hookup, Washer Hookup
 - Cap Rate: 4.57
 - \$136250 Gross Scheduled Income
 - \$85612 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 5 water meters available

Interior

- Rooms: See Remarks
- Appliances: Built-In Range, Freezer, Disposal, Gas Oven, Gas Cooktop, Refrigerator, Water Heater

Exterior

- Lot Features: Corner Lot, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,638
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01807613
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	0	Negotiable	\$0	\$0	\$2,675

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4286016034

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Commercial/Residential

List / Sold:
\$2,500,000/\$2,360,000 ↓
180 days on the market
Listing ID: SB23022201

10603 Palms Blvd • Palms 90034
5 units • **\$500,000/unit** • **4,860 sqft** • **8,658 sqft lot** • **\$485.60/sqft** •
Built in 1915
10603 Palms Blvd, Los Angeles, CA 90034



HUGE PRICE IMPROVEMENT!! Ocean Palisades Property is proud to present an exceptional investment opportunity in the heart of West Los Angeles boasting an impressive cap rate of 4.48%. This property offers a rare chance for owner-users to capitalize on its advantageous features, including a separate house within the premises. Extensive remodeling has been undertaken, resulting in a meticulously updated property that is sure to impress. Comprising the main residence, a 3-bedroom, 1-bath house, with the added bonus of a non-conforming bedroom along with a separate structure housing four units, each consisting of 2 bedrooms and 1.5 bathrooms. The units have been thoughtfully equipped with amenities, including window air conditioning, individual hot water heaters, new windows, and stylishly designed kitchens featuring new cabinets, quartz countertops, and mosaic backsplashes. Additionally, the units showcase the allure of new hardwood/laminate floors, stackable washer dryers, energy-efficient stainless steel appliances, and private patios. These lavish units also boast elegantly tiled bathrooms, exceptionally spacious closets, and the convenience of 10 parking spaces, further enhancing their desirability. This prime property in West Los Angeles offers an impressive cap rate alongside an opportunity for owner-users to capitalize on its alluring features. ADU opportunity!!

Facts & Features

- Sold On 05/01/2024
- Original List Price of \$2,900,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$180476 Gross Scheduled Income
- \$112022 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Disposal, Refrigerator, Water Heater

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$63,040
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01915976
- Gardener:
- Licenses:
- Insurance: \$3,693
- Maintenance:
- Workman's Comp:
- Professional Management: 8784
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,892	\$1,892	\$3,200
2:	1	2	2	2	Unfurnished	\$3,195	\$3,195	\$3,200
3:	1	2	2	2	Unfurnished	\$2,493	\$2,493	\$3,200
4:	1	2	2	2	Unfurnished	\$2,710	\$2,710	\$3,200
5:	1	3	1	2	Unfurnished	\$4,750	\$4,750	\$5,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314019008

Michael Lembeck

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

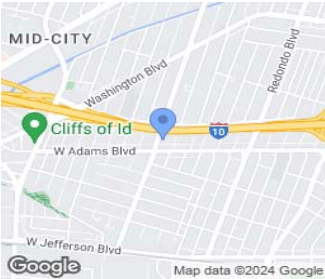
Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,499,000/\$1,000,000 ↓
5 days on the market
Listing ID: IN24032864

2532 Hauser Blvd • Los Angeles 90016
5 units • **\$299,800/unit** • **4,382 sqft** • **5,268 sqft lot** • **\$228.21/sqft** •
Built in 1964
West of LaBrea and East of Fairfax



Location, location, location! The Adams Blvd area has many new restaurants, coffee shops, offices etc. This is an upcoming area and now is the time to be a part of this great progressive area of Los Angeles. The property offers convenient access to downtown LA, Culver City and the 10 Freeway. The property shows as 5 units; 2 - 1 bedroom/1 bath units, 2 - 2 bedroom/1 bath, 1 - 3 bedroom/2 bath. Carport with 6 spaces. Earthquake retrofit has been completed. The property will be sold "AS-IS" with current tenants in place. Buyer to do their own due diligence and verify all info. This is a must see!

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,499,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$996 (Estimated)
- \$45336 Gross Scheduled Income
- \$28725 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,228
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,840
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$3,288
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense: \$2,100
- Other Expense Description: LA Housi

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,924	\$1,924	\$2,500
2:	1	2	1	0	Unfurnished	\$507	\$507	\$2,500
3:	1	1	1	0	Unfurnished	\$685	\$685	\$1,950
4:	1	1	1	0	Unfurnished	\$662	\$662	\$1,950
5:	1	2	2	0	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5043001029

Michael Lembeck

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

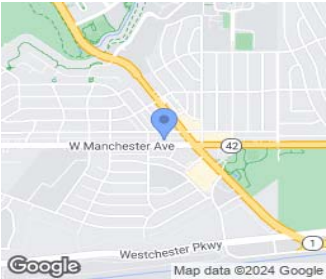
Citivest Realty Services, Inc

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

Closed • Condominium

List / Sold:
\$1,699,000/\$1,500,000 ↓
17 days on the market
Listing ID: SB24013935

7271 West Manchester Avenue • Los Angeles 90045
5 units • **\$339,800/unit** • **3,900 sqft** • **5,250 sqft lot** • **\$384.62/sqft** •
Built in 1954
West of Lincoln Blvd



Outstanding multi-unit real estate income opportunity in a desirable seaside community—this quaint complex is comprised of 5 units in total and is located west of Lincoln Blvd in the exciting hub for tech innovation—only 4 blocks away to Playa del Rey near Loyola Marymount University and Silicon Beach. This sought-after area of Westchester offers residents urban-suburban living within trendy upscale restaurants, shopping, coffee shops, schools, and parks. This is a property to view and consider adding to your portfolio. Love Where You Live...

Facts & Features

- Sold On 05/02/2024
- Original List Price of \$1,699,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$76536 Gross Scheduled Income
- \$69647 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,493
- Electric: \$780.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$785
- Cable TV: 00000001
- Gardener:
- Licenses: 600
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,125
- Other Expense: \$2,000
- Other Expense Description: hydrojet

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,606	\$1,606	\$2,200
2:	1	1	1	0	Unfurnished	\$1,216	\$1,216	\$1,265
3:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,028
4:	1	2	1	0	Unfurnished	\$1,606	\$1,606	\$1,670
5:	1	2	1	4	Unfurnished	\$0	\$0	\$2,700

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C29 - Westchester area
- Los Angeles County

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

7303 Woodley Ave • Van Nuys 91406

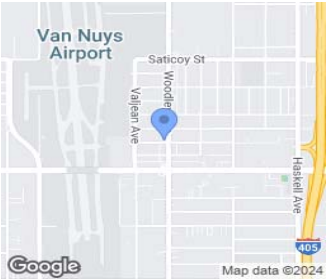
5 units • \$210,000/unit • 3,640 sqft • 6,394 sqft lot • \$288.46/sqft • Built in 1954

Woodley & Sherman Way

List / Sold: \$1,050,000/\$950,000

5 days on the market

Listing ID: 24368381



We are pleased to present 7303 Woodley Ave, a value add 5-unit multifamily property in the Lake Balboa neighborhood of Van Nuys, CA. This property hasn't been offered for sale in nearly 18 years. This is a great value add opportunity for an investor to capitalize on about 40% upside potential in rents in the future. Built in 1954, this RSO property sits on a corner lot of 0.15 acres and has 3,640 gross square feet. All five units are 725 square foot 2 bed / 1 bath units. It has been well maintained by the long-time owner with recent upgrades including repaved asphalt in the parking lot. Utilities are individually metered for gas and electricity, so the landlord is only responsible for water, sewer, and trash, plus a small amount for common area utilities. An on-site communal laundry room further contributes approximately \$100 monthly in additional income. Located in the Lake Balboa neighborhood of Van Nuys, CA, near the Van Nuys Airport, the property benefits from its proximity to major freeways (405 and 101), enhancing its appeal to commuters. This strategic location, coupled with the property's existing attributes and untapped rental income potential, positions 7303 Woodley Ave as a strong investment opportunity in a strong rental pocket of Van Nuys.

Facts & Features

- Sold On 04/29/2024
 - Original List Price of \$1,050,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
- Cap Rate: 4.92
 - \$51646 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,802
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00530854
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1		Unfurnished	\$1,413	\$7,065	\$1,995

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- LKBL - Lake Balboa area
 - Los Angeles County
 - Parcel # 2205026001

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$2,100,000/\$1,980,000 ↓
199 days on the market
Listing ID: PW23156405

933 N Alameda Ave • Azusa 91702
6 units • \$350,000/unit • 4,416 sqft • 7,080 sqft lot • \$448.37/sqft •
Built in 1959
South of 10th St, North of 9th St, West of Dalton Ave, East of Azusa Ave.



6plex Gem: Dive into a unique blend of history, stellar location, and unmatched investment potential. Ultimate Urban Experience: Steps from Azusa Pacific. With the Metro, Route 66, vibrant downtown, and tempting cafes—embrace an unmatched pedestrian lifestyle. Spacious Oasis: Six 736 sq.ft. units, with the top ones flaunting captivating forest views. Function Meets Elegance: 6 garages, separate utilities, on a peaceful 50 x 140 lot. Investor's Delight: Solid rents, sustained tenants, and impeccable maintenance. Community at its Best: From city essentials to green charging spots—all around. Top schools and parks further its allure. Fast-Track Travel: The 210 awaits, just 2 minutes away.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$2,295,000
- 1 Buildings
- Levels: One, Two
- 10 Total parking spaces
- \$0 (Unknown)
- Cap Rate: 5
- \$136656 Gross Scheduled Income
- \$105012 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Garden, Landscaped
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,729	\$1,729	\$2,395
2:	1	2	1	1	Unfurnished	\$1,729	\$1,729	\$2,395
3:	1	2	1	1	Unfurnished	\$2,067	\$2,067	\$2,395
4:	1	2	1	1	Unfurnished	\$1,729	\$1,729	\$2,395
5:	1	2	1	1	Unfurnished	\$2,067	\$2,067	\$2,395
6:	1	2	1	1	Unfurnished	\$2,067	\$2,067	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8608019003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

427 E Acacia Ave • Glendale 91205
6 units • \$355,833/unit • 4,618 sqft • 6,855 sqft lot • \$462.32/sqft •
Built in 1959

List / Sold:
\$2,135,000/\$2,115,000 ↓
49 days on the market
Listing ID: 24366387

We are pleased to announce the opportunity to purchase 427 E Acacia Avenue, a six-unit multifamily property situated near the pristine Adams Hill neighborhood in thriving Glendale, CA.



Presented alongside the neighboring 421 E Acacia Avenue building, the two properties are available either individually or as a portfolio. The entire building consists of two bedroom apartments with rents ranging from \$2,025 to \$2,075, while similar properties are achieving rents above \$2,700. A new investor may be able to capture the approximately 27% rent upside more rapidly as the property is granted higher allowable rent increases via AB 1482, when compared to other assets subject to Los Angeles rent control. The buildings are surrounded by attractive shopping and dining options. Mere blocks east, tenants can enjoy boutiques, coffeeshops, and restaurants in historic Adams Square. Several retailers and restaurants line both Glendale Avenue and Brand Boulevard, both major streets being within two blocks of the property. Less than one mile north are both the upscale Americana at Brand shopping center and the recently remodeled Glendale Galleria shopping mall.

Facts & Features

- Sold On 04/29/2024
- Original List Price of \$2,135,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cap Rate: 4.62
- \$98573 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$47,314
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$2,037	\$12,225	\$15,570

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5675027015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$3,100,000/\$2,872,698 ↓

0 days on the market

Listing ID: 24348293

120 S Avenue 64 • Los Angeles 90042
6 units • \$516,667/unit • 4,371 sqft • 6,007 sqft lot • \$709.22/sqft •
Built in 1900
Google Maps, Apple Maps



Extraordinary Investment Opportunity for Thrilling Mixed-Use Ownership with Limitless Potential. Brace yourself for this captivating Victorian treasure, meticulously reenergized and reimaged by acclaimed interior designer Joshua Cain. Tucked within the vibrant Highland Park HPOZ, a hub buzzing with LA's trendiest retail hotspots. Among the six existing units, the ground floor hosts 2 radiant commercial spaces, tailor-made for bustling retail activity or a dynamic office setup. Currently home to a thriving medi spa and a hair salon, this area is a playground for innovation, ready to accommodate legal practices, art studios, boutique ventures, and beyond. As if that's not enough, there are four rental units that can remain residential or turned into office space. This meticulously refurbished late 19th-century gem beckons both daring owner-occupiers and astute investors to seize an extraordinary opportunity in the coveted Highland Park scene. With an investment of approximately \$1.5 million, this restoration project has infused the property with unparalleled value and quality. As mentioned this property boasts two dynamic commercial units. Coupled with these are four residential apartments: two inviting studio bedroom units, and two airy three-bedroom units which can be used as a 30 day+ Airbnb immediately. A triumphant transformation has revitalized these residential units, breathing new life into their very core. All units can be delivered vacant at COE. Additionally, commercial tenants and occupants of the studio-bedroom units are open to staying after COE, adding more appeal to this amazing investment. The adjacent parking lot address 116 S. Ave. 64, APN - 5492036032 is included in this sale.

Facts & Features

- Sold On 05/02/2024
- Original List Price of \$3,100,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Washer Included
- Cap Rate: 5.28
- \$119065 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$56,524
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$4,000	\$4,000	\$6,000
2:	1	0	1		Unfurnished	\$1,000	\$1,000	\$1,000
3:	1	3	1		Unfurnished	\$0	\$0	\$5,000
4:	1	3	2		Unfurnished	\$0	\$0	\$5,000
5:	1	0	1		Unfurnished	\$1,000	\$1,000	\$1,500
6:	1	0	1		Unfurnished	\$1,600	\$1,600	\$1,600
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5492036031

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$2,600,000/\$2,287,500 ↓

29 days on the market

Listing ID: 24365567

638 E Badillo St • Covina 91723
7 units • \$371,429/unit • 7,034 sqft • 21,334 sqft lot • \$369.63/sqft •
Built in 1988

Situated in the heart of Covina on East Badillo Street with Monte Vista Avenue as the cross street. The nearest major intersection is at Grand Avenue and East Badillo Street.



Introducing a 7-unit property situated on a vast 2-parcel lot spanning 21,334 square feet. Constructed in 1988, this property is hitting the market for the first time in 27 years. The property is positioned in a prime location in Covina (East San Gabriel Valley) and it offers an exceptional unit mix featuring spacious 1, 2, and 3-bedroom units. Among these are (1) 3-bedroom + 2.5-bathroom townhouse-style unit, (2) 2-bedroom + 1.75-bathroom units, (2) 2-bedroom + 1-bathroom units, and (2) 1-bedroom + 1-bathroom units, all complete with enclosed garage parking. Tenants benefit from on-site laundry facilities and central A/C and heating, adding to the convenience of living in this well-maintained property. Sitting in a highly sought-after rental area, it stands as a trophy investment, surrounded by numerous schools, shops, restaurants, and parks within a short distance. The property is only subject to the statewide AB1482 Rent Ordinance.

Facts & Features

- Sold On 05/02/2024
 - Original List Price of \$2,600,000
 - 3 Buildings
 - Levels: Two
 - 16 Total parking spaces
 - Cooling: Central Air
- Laundry: Individual Room
 - Cap Rate: 4.16
 - \$108111 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$62,927
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 13252
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,700	\$2,700	\$3,000
2:	2	2	1		Unfurnished	\$2,067	\$4,134	\$5,100
3:	2	2	1		Unfurnished	\$2,067	\$4,134	\$5,000
4:	2	1	1		Unfurnished	\$1,795	\$3,590	\$3,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8446008005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$3,145,000/\$2,700,000 ↓

25 days on the market

Listing ID: 24362049

412 Fischer St • Glendale 91205

7 units • \$449,286/unit • 6,492 sqft • 7,452 sqft lot • \$484.44/sqft • Built in 1986

This fantastic investment opportunity is located in a prime area of Glendale, and is Eagle Rock adjacent. It sits on Fisher Street between East Colorado Blvd and East Maple St. The nearest major intersection is South Verdugo Rd and East Colorado Blvd. Tenants can conveniently access the 134 & 2 freeway junction for going to and from work.



We are thrilled to present an exclusive opportunity - a remarkable 7-unit building now available for sale after 36 years. Built in 1986, this building features spacious 2 & 3-bedroom units, situated in the highly sought-after Glendale area, with minimal to no vacancy rates. Comprising the 7 units are: (ONE) 3 Bed + 2.5 Bath townhome-style unit; (FOUR) 2 Bed + 2 Bath units; and (TWO) 2 Bed + 1 Bath units. This presents a promising value-add opportunity, with separate metering for gas and electricity along with Central Air Conditioning. Tenants benefit from the convenience of washer and dryer hook-ups in select units, supplemented by an additional laundry room in the common area equipped with leased laundry equipment. The property features an updated roof, secured parking, and entry offering 13 covered spaces, complemented by private storage rooms for all units. Furthermore, the current CHASE Loan offers an assumable 3.28% interest rate, fixed until May 1, 2026 (interested parties are encouraged to contact the listing agent for further details). Conveniently located near the retail corridor of E. Colorado Blvd., Glendale High School, Shopping Centers, and Windsor Park, this property presents an ideal opportunity with promising rental upside potential while adhering to Glendale's Rent Ordinance.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$3,145,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- Cooling: Central Air
- Laundry:
- \$70023 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$65,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,200	\$1,200	\$3,000
2:	4	2	2		Unfurnished	\$1,725	\$8,700	\$6,900
3:	2	2	1		Unfurnished	\$1,750	\$1,800	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5680016014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

848 18th St • Santa Monica 90403
7 units • \$692,857/unit • 9,318 sqft • 7,977 sqft lot • \$520.50/sqft •
Built in 1962
North of Idaho Ave, South of Montana Ave, East of 17th St, West of 19th St

List / Sold:
\$4,850,000/\$4,750,000 ↓
0 days on the market
Listing ID: 24371487



Seven generously sized 2+2 units nestled in an excellent Santa Monica location. This property offers a solid 4.99% in-place Cap rate. Modern features such as copper plumbing, upgraded electrical systems including electrical car chargers in parking area, and a newer roof (2018) ensure durability and efficiency. Four the units have been upgraded with in-unit washers/dryers. Security is enhanced with newly gated premises, providing peace of mind to occupants. Additionally, a newly installed water heater adds further value to the property. Furthermore, investors will find potential for expansion with plans ready to submit for an Additional Dwelling Unit (ADU), capitalizing on the demand for flexible living spaces. Please contact us for an OM.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$4,850,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Cap Rate: 4.99
- \$242216 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$85,328
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	2		Unfurnished	\$3,677	\$18,386	\$24,000
2:	2	2	2		Unfurnished	\$4,703	\$12,000	\$9,406

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277008010

Michael Lembeck

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

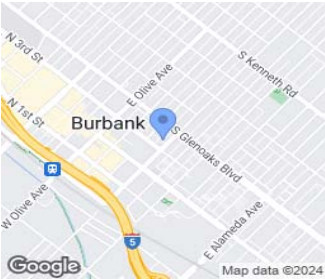
Citivist Realty Services, Inc

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

Closed •

List / Sold:
\$1,800,000/\$2,072,000 
18 days on the market
Listing ID: 24364345

325 E Verdugo Ave • Burbank 91502
8 units • \$225,000/unit • 4,856 sqft • 7,694 sqft lot • \$370.68/sqft •
Built in 1954
Just west of Glenoaks Blvd on Verdugo Ave



Pleased to present 325 E Verdugo Ave, an 8 unit apartment building located in Burbank, CA. Built in 1954, this property consists of one (1) Bachelors unit, six (6) 1 Bedroom +1 Bathroom units, (1) 2 Bedroom + 1 Bathroom unit. The building is 4,856 gross square feet and sits on a 7,692 square foot lot that is BUR4 zoned. From the moment you set eyes on it, the seller's meticulous care for this property is evident. Situated on a picturesque, well-maintained street just steps from Downtown Burbank, residents will enjoy easy access to employment opportunities at renowned media institutions like Warner Bros Studios, Walt Disney Studios, and Universal Studios. Additionally, 325 E Verdugo Ave is conveniently close to popular dining spots and the Burbank Town Center. This prime location offers tenants immediate access to the 134 and 5 Freeways, as well as the Downtown Burbank Train Station, enhancing the area's connectivity. With its desirable location, unit mix, and potential for increased rental income, 325 E Verdugo Ave presents a compelling value-add opportunity for investors. Priced attractively at \$225,000 per unit with a 15.83 Gross Rent Multiplier (GRM), this property is poised to deliver excellent returns.

Facts & Features

- Sold On 05/03/2024
- Original List Price of \$1,800,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Forced Air
- Laundry: Individual Room
- Cap Rate: 3.35
- \$60327 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$49,961
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,375	\$1,375	\$1,700
2:	6	1	1		Unfurnished	\$1,171	\$1,171	\$2,000
3:	1	2	1		Unfurnished	\$1,075	\$1,075	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3.000%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2453021009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Apartment

644 W 40th Pl

• Los Angeles 90037

8 units

• \$81,250/unit

• 2,763 sqft

• 5,402 sqft lot

• \$199.06/sqft

• Built in 1940

110 to Harbor Fwy to Martin Luther King Jr. bl to S. Figueroa to W. 40th.

List / Sold: \$650,000/\$550,000

77 days on the market

Listing ID: SR24018881



Great multi-residential property with 2 buildings. Fully fenced, on site parking + 3 garages. Very close to Exposition Park and the Coliseum...the neighborhood is experiencing rapid growth. EXCELLENT location; signs of quality new construction and young people moving in to work and live. Rear duplex has separate power and gas meters. Probate confirmed.

Facts & Features

- Sold On 05/03/2024
 - Original List Price of \$959,500
 - 2 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Evaporative Cooling, Wall/Window Unit(s)
 - Heating: Combination
 - \$0 (Assessor)
- Laundry: In Garage, In Kitchen
 - \$57066 Gross Scheduled Income
 - \$41376 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Other Interior Features: Built-in Features, Copper Plumbing Partial, Formica Counters, High Ceilings

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: Average Condition, Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,500
 - Electric: \$11,580.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$936
 - Cable TV: 01220951
 - Gardener:
 - Licenses:
- Insurance: \$1,165
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3478
 - Water/Sewer: \$0
 - Other Expense: \$4,626
 - Other Expense Description: tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	0	1	1	Unfurnished		\$3,375	\$7,200
2:	2	1	1	2	Unfurnished		\$1,360	\$1,500

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5019024009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

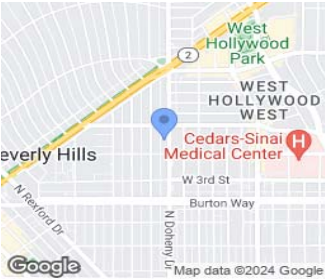
List / Sold:

\$2,970,000/\$2,925,000 ↓

107 days on the market

Listing ID: 23334905

127 N Doheny Dr • Los Angeles 90048
8 units • \$371,250/unit • 5,498 sqft • 6,654 sqft lot • \$540.20/sqft •
Built in 1941
South of Beverly Boulevard, West of North Robertson Boulevard



This is part of "The Six Building Trophy Portfolio" Properties can be sold individually or as a Portfolio. We are pleased to present the exclusive listing of an eight (8) unit apartment building located at 127-129 North Doheny Drive in Los Angeles, California. The subject property is situated in a prime Beverly Grove location; just a few doors South of Beverly Boulevard, West of North Robertson Boulevard, and abutting Beverly Hills. Built in 1941, the North Doheny Apartments have been well well-maintained by the same ownership for over 50 years. The offering features a great unit mix consisting of two (2) 1 bed / 1 bath units, two (2) 1 bed/1 bath + den units, and (4) studios. Most units feature bay windows, breakfast rooms, hardwood and hardwood style floors, stainless steel appliances, refrigerator, stove, and a dishwasher. Tenants also have the luxury of (6) covered parking spots and on-site laundry. The total size of the building is approximately 5,498 square feet and sits on a 6,652 square foot lot that is LAR4 zoned. The offering is situated in a prime Beverly Grove location, on the Northeastern border of Beverly Hills. The property is in walking distance to the famed Beverly Boulevard with attractions that include world renowned dining destinations, high end luxury retailers, Bristol Farms, and many more elite destinations. The Subject property is in close proximity to the Beverly Hills Four Seasons, Cedars Sinai Hospital, The Beverly Center and a wide array of the most notable dining, shopping, and entertainment options that Los Angeles has to offer. Nestled between West Hollywood & the Norma Triangle to the North, Beverly Grove to the Southeast, and Beverly Hills to the West, this property benefits from extremely healthy demographics, and an ever-booming employment sector with endless designer brands on every corner. Doheny's dominant access to Santa Monica and San Vicente Boulevards benefit its commuting tenants via. quick access to the 10 and 405 Freeways. The North Doheny Apartments provide a rare opportunity for an experienced investor to acquire in one of California's most notable rental pockets with the highest barriers to entry.

Facts & Features

- Sold On 05/03/2024
 - Original List Price of \$3,250,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Electric, Natural Gas
- Cap Rate: 3.97
 - \$117994 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$70,213
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01429001
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,333	\$4,666	\$5,600
2:	2	1	1		Unfurnished	\$2,700	\$5,400	\$5,400
3:	4	0	1		Unfurnished	\$1,506	\$6,023	\$7,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1.000%
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4335006029

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

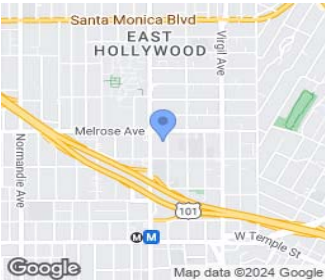
List / Sold:

\$3,800,000/\$3,550,000 ↓

75 days on the market

Listing ID: 24355985

639 N Juanita Ave • Los Angeles 90004
9 units • \$422,222/unit • 8,340 sqft • 7,545 sqft lot • \$455.64/sqft •
Built in 1990
Located on N Juanita Ave (1 block east of Vermont Ave and Melrose Ave) in between Melrose Ave and Clinton Ave.



Excellent Assumable Debt - \$1,925,000 loan, fixed 3.2% interest-only until April 2027We pleased to present 639 N. Juanita Avenue, a 9-unit value-add apartment building located in East Hollywood (Silver Lake adjacent). The building was constructed in 1990 so it is not subject to LA City Rent Control (only subject to California State Rent Control). The building consists of all two bedroom/two bath units. Select units have been remodeled and feature vinyl wood flooring, recessed lighting, new windows, new sliding glass patio doors, mini split heat/air-condition units, remodeled bathrooms and kitchens with new shaker cabinets, stone countertops and stainless-steel appliances (gas range oven, refrigerator, dishwasher, microwave). The property features gated entry, secured covered parking and a laundry facility and sits on a 7,543 square foot lot that is LAR3 zoned. This is a great opportunity for an investor who is looking for a value-add property with a favorable unit mix located in an excellent rental submarket that is not subject to City of Los Angeles Rent Control. Existing ownership has been successful in achieving top of the market rents for renovated units. New ownership has an opportunity to realize remaining potential rental upside by continuing the current renovation program to unit interiors as existing tenants move out. 639 N. Juanita Avenue is located in trendy East Hollywood, which has become one of the most sought-after rental submarkets in Los Angeles. The property boasts a Walk Score of 91 as it is just two blocks from chic retail, restaurants, bars, cafes and coffee shops along Virgil Avenue in popular Silver Lake. The property is also just a short drive to Koreatown, Hollywood, West Hollywood, Echo Park and Downtown Los Angeles. The property is conveniently located close to the 101 freeway and just 0.5 miles from the Vermont/Beverly Metro D Line Station offering a viable public transportation option for commuters headed to Downtown Los Angeles or North Hollywood.

Facts & Features

- Sold On 05/02/2024
- Original List Price of \$3,800,000
- 1 Buildings
- Levels: Multi/Split
- 12 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 4.3
- \$163418 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$98,525
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2		Unfurnished	\$2,514	\$20,114	\$24,400
2:	1	2	2		Unfurnished	\$2,144	\$2,144	\$3,450

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- Los Angeles County
- Parcel # 5539022030

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$1,900,000/\$1,765,000 ↓

45 days on the market

2755 E 58th St • Huntington Park 90255

9 units • \$211,111/unit • 5,864 sqft • 6,681 sqft lot • \$300.99/sqft • Built in 1930

Listing ID: CV24035408

Merge onto I-10 W, Keep right, follow signs for I-10 W and merge onto I-10 W/I-5 S, Take exit 134A to merge onto S Soto St, Turn right onto E 58th St



We are proud to present the opportunity to purchase 2755 E 58th Street, a 9-unit multifamily complex located in Huntington Park, CA. 2755 E 58th Street is in the Southeast region of Los Angeles County, just minutes from major employment hubs like DTLA and City of Commerce. The property is conveniently centered between several major freeways - 10, 60, 710, 5, 105, and 110 - providing direct access to frequently visited areas in the San Fernando Valley, DTLA, Long Beach, and Orange County. Iconic attractions within a 15-mile radius include Hollywood Walk of Fame, Hollywood Bowl, Dodger Stadium, SOFI Stadium, and more. University of Southern California, East LA Community College, and Cal State Los Angeles University are also a short drive from the property. Additionally, the property is located just steps from Pacific Blvd - the heaviest retail corridor in Huntington Park. Some popular local retail amenities that can be found there are Walgreens, Harbor Freight Tools, Ross, Starbucks Coffee, and In-N-Out, to name a few. 2755 E 58th Street is a 2-story multifamily complex that offers approximately 5,864 SF of rentable living space and sits on approximately 7,000 SF of land. The property features 4, one-bedroom/one-bathroom units and 5, two-bedroom/one-bathroom units averaging 560 SF and 725 SF, respectively. There are currently 2, two-car garages and 4, single-car garages that can potentially be converted into additional living space via ADU capabilities (buyer to verify) and an unused laundry facility that can generate future income once put back into service. Current ownership has owned and self-managed 2755 E 58th Street for nearly three decades. Some recent improvements made to the property include a new mainline that was replaced within the last 12 months and newer sub panels that were replaced within the last 10 years.

Facts & Features

- Sold On 04/30/2024
 - Original List Price of \$1,900,000
 - 2 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$2,808 (Estimated)
- Laundry: Community
 - Cap Rate: 4.89
 - \$151267 Gross Scheduled Income
 - \$92919 Net Operating Income
 - 9 electric meters available
 - 9 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$53,810
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$3,150
 - Cable TV: 00409987
 - Gardener:
 - Licenses:
- Insurance: \$4,500
 - Maintenance: \$5,850
 - Workman's Comp:
 - Professional Management: 5869
 - Water/Sewer: \$3,150
 - Other Expense: \$1,800
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Unfurnished	\$1,293	\$62,042	\$1,725
2:	5	2	1	0	Unfurnished	\$1,487	\$89,225	\$2,095

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
 - Los Angeles County
 - Parcel # 6309028011

Michael Lembeck

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

Citivest Realty Services, Inc

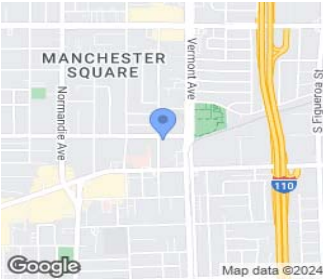
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Apartment

List / Sold:
\$3,995,000/\$3,950,000 ↓

1048 Marine Ave • Gardena 90247
12 units • **\$332,917/unit** • **10,584 sqft** • **19,471 sqft lot** • **\$373.20/sqft** •
Built in 1986
Off of Marine and Berendo

22 days on the market
Listing ID: OC24026530



Built in 1986, the Marine Ave. apartments consist of two adjacent (6) unit apartment buildings on the same APN. The property is in the Gardena market, just east of Manhattan Beach and Lawndale, and also surrounded by Hawthorne and Torrance. Situated on a 19,500 square foot lot, the property offers (12) Two-Bedroom/Two-Bathroom units, each measuring just under 900 Sq.Ft. There are a total of (26) total parking spaces, as each unit is assigned Two Carport slots as well as storage space. The on-site laundry room has been renovated with new washers and dryers as well. More than half of the units have been meticulously remodeled with high end finishes, featuring new quartz countertops, new appliances, and new kitchen and bathroom vanities. In addition to the unit remodels, units feature balconies offering quaint patio space. There was a new roof put on just over a year ago, plumbing & electrical have been upgraded, new windows have been installed, and the parking area has been repaved. There is still plenty of upside in rental income to be had. This is a perfect opportunity for any exchange buyer or investor looking to own a very low maintenance asset.

Facts & Features

- Sold On 05/02/2024
- Original List Price of \$3,995,000
- 2 Buildings
- Levels: One
- 26 Total parking spaces
- 26 Total carport spaces
- Heating: Floor Furnace
- \$3,191 (Estimated)
- Laundry: Individual Room
- Cap Rate: 5.16
- \$320700 Gross Scheduled Income
- \$206269 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$107,210
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	2	2	2	Unfurnished	\$1,950	\$1,950	\$2,700
3:	1	2	2	2	Unfurnished	\$2,300	\$2,300	\$2,700
4:	1	2	2	2	Unfurnished	\$2,300	\$2,300	\$2,700
5:	1	2	2	2	Unfurnished	\$2,125	\$2,125	\$2,700
6:	1	2	2	2	Unfurnished	\$2,700	\$2,700	\$2,700
7:	1	2	2	2	Unfurnished	\$2,550	\$2,550	\$2,700
8:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,700
9:	1	2	2	2	Unfurnished	\$2,500	\$2,500	\$2,700
10:	1	2	2	2	Unfurnished	\$2,050	\$2,050	\$2,700
11:	1	2	2	2	Unfurnished	\$1,550	\$1,550	\$2,700
12:	1	2	2	2	Unfurnished	\$2,150	\$2,150	\$2,700

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6114029009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Commercial/Residential

List / Sold:
\$3,490,000/\$3,200,000 ↓
121 days on the market
Listing ID: SR23132180

2376 Portland St • Los Angeles 90007
14 units • **\$249,286/unit** • **8,866 sqft** • **17,722 sqft lot** • **\$360.93/sqft** •
Built in 1925
Major Cross Streets - Adams and Hoover



An incredible opportunity to acquire a student housing multifamily investment located at 2376-2378 Portland Street within the USC Patrol Zone. The 14-unit multifamily building is situated across six structures with 16 one-car garages. The property consists of three (3) 1 bedroom / 1 bathroom detached bungalows and eleven (11) studios across five separate structures. The property is situated on a 17,722 square foot lot and offers a total building area of 8,607 square feet making these large units ideal for student housing, and a strategic reconfiguration of floor plans. Structure A, which is 2376 Portland St, is an enchanting 8-unit building built in 1925, featuring Victorian charm and exceptional craftsmanship. With 2 stories and a rooftop deck overlooking downtown LA, each unit boasts a spacious studio layout and a convenient walk-in closet. Structure B, which is 2378 Portland St, consists of three Victorian-style bungalows, featuring 1 bedroom and 1 bathroom each. With individual patios, front and back door exit, and flexible floor plans, these units offer a great opportunity for reconfiguration. Structure C is equipped with an impressive 16 car garage, 3 living units, a stunning deck overlooking downtown LA and the potential to develop various ADU's for significant cash flow. This structure offers the convenience of a laundry facility for the benefit of student housing.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$3,490,000
- 5 Buildings
- Levels: Two
- 16 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- \$14364 Gross Scheduled Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02041783
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	0	1	0	Furnished	\$0	\$0	\$1,950
2:	3	1	1	0	Furnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5124011009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$14,700,000/\$13,887,500 ↓

60 15th St • Hermosa Beach 90254
16 units • \$918,750/unit • 7,903 sqft • 8,573 sqft lot • \$1757.24/sqft •
Built in 1959
West of Hermosa Avenue

152 days on the market
Listing ID: SB23172872



Iconic Hermosa Beach trophy property, The Beach House, is now available with a 3.08% Assumable Interest Only Loan - Matures 6/1/2030. This fully furnished renovated property sits just a few doors from the Hermosa Strand and Hermosa's world class volleyball and beaches. Completely renovated in 2019 with another refresh in 2022 by the current owners, this property is fully stabilized with a 3.08% assumable interest only loan. This 3.08% loan is like going back in time and even better, it does not mature until June 1, 2030. It includes 15 1-bedroom/1-bath units and one 2-bedroom/2-bath unit, each loaded with amenities. Your tenants just have to unpack their clothes and start renting at strong proven rents. The units include washer/dryer, television, wifi, heating and cooling, stainless steel appliances, and beautiful interiors. The courtyard is truly a unique gathering place for all tenants. It includes 3 large TVs, full WIFI coverage, a built-in bbq, custom fire-pit, full size bar and 5 daybeds. The amenities continue with an on-site workout room/gym and 16 enclosed garages. The property is fully gated within an amazing community just steps from Pier Avenue and the bars, restaurants, yoga studios and other attractions. Again, don't forget you can go back in time and get a 3.08% Assumable Interest Only Loan - Matures 6/1/2030.

Facts & Features

- Sold On 04/30/2024
- Original List Price of \$14,995,000
- 1 Buildings
- Levels: Two
- 16 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$0 (Unknown)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 3.72
- \$786600 Gross Scheduled Income
- \$547302 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Disposal, Microwave, Range Hood, Refrigerator
- Other Interior Features: 2 Staircases, Balcony, Ceiling Fan(s), Furnished, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Level, Park Nearby
- Waterfront Features: Across the Road from Lake/Ocean, Beach Access, Ocean Side Of Highway 1
- Security Features: Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Fencing: Security
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$218,945
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$9,600
- Maintenance: \$10,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$32,400
- Other Expense Description: Utilitie

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1	1	Furnished	\$4,100	\$36,900	\$4,200
2:	4	1	1	1	Furnished	\$4,000	\$16,000	\$4,200
3:	1	1	1	1	Furnished	\$3,850	\$3,850	\$4,200
4:	1	1	1	1	Furnished	\$4,250	\$4,250	\$4,250
5:	1	2	2	1	Furnished	\$5,700	\$5,700	\$6,000

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher: 16
- Disposal:
- Drapes:
- Patio:
- Ranges: 16
- Refrigerator: 16
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4183004010

Michael Lembeck

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