

Residential Income Agent 1 Line

	Listing_ID	S	St#	St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	DOM/CDOM	BAC	Sqft	YrBuilt	Ac/LSqft	LO Phone	Date	MLS
1	V1-9221	S	6803	San Marcus ST	PAR		STD	2	\$31,200		\$720,000	44/44	2.5	1410	1959	6,317/0.14	(805) 853-3100	04/05/22	CRMLS
2	220004010SD	S	2215	Harriman Ln	REDO			2	\$86,700	4	\$1,800,000	10/10	2		1956	7,496/0.17	844-714-2833	04/04/22	SAND
3	SB21226389	S	8416	Byrd AVE	ING	101	STD	2	\$43,200		\$950,000	60/60	2.25	1406	1941/ASR	5,515/0.1266	310-375-3511	04/05/22	CRMLS
4	PW21238046	S	6261	La Tijera BLVD	LADH	103	STD	2	\$30,936		\$1,135,000	18/18	2.25	2048	1952/ASR	6,400/0.1469	310-432-6400	04/05/22	CRMLS
5	SB22036510	S	127	Seaview ST	MANH	142	STD	2	\$84,252		\$2,250,000	20/20	2.5	1548	1970/ASR	1,349/0.031	310-425-9838	04/07/22	CRMLS
6	SB22010458	S	866 868	W 25th ST	SP	183	STD	2	\$39,324	3	\$856,000	8/8	2.5	2792	1983/SEE	5,000/0.1148	310 802-2500	04/08/22	CRMLS
7	NP22035738	S	972	W 13th ST	SP	183	STD	2	\$32,642		\$950,000	5/5	2.5	2184	1928/ASR	6,076/0.1395	949-432-5054	04/08/22	CRMLS
8	RS22056187	S	1331	Ronan AVE	WILM	195	STD	2	\$0		\$700,000	0/0	2	1583	1955/ASR	5,248/0.1205	562-513-7800	04/08/22	CRMLS
9	TR22006126	S	1817	Vine ST	ALH	601	TRUS	2	\$0		\$1,243,800	43/43	2	2870	1952/ASR	9,243/0.2122	626-363-1111	04/05/22	CRMLS
10	AR21047007	S	708 710	Front ST	ALH	601	STD	2	\$105,000	6	\$1,488,000	300/447	2.5	2493	1923/ASR	11,682/0.2682	626-872-2207	04/08/22	CRMLS
11	CV22026276	S	248	Stedman PL	MNRO	639	STD	2	\$0		\$815,000	27/27	2.5	1036	1923/ASR	7,067/0.1622	626-963-7621	04/07/22	CRMLS
12	WS21166531	S	2354	Schoolside AVE	MP	641	STD	2	\$36,600		\$915,000	192/192	2.5	2163	1948/ASR	6,203/0.1424	909-861-9985	04/07/22	CRMLS
13	CV22013748	S	9116	Ralph ST	RSMD	651	STD	2	\$0		\$1,650,000	52/52	2	3680	2000/SLR	8,678/0.1992	626-960-6978	04/08/22	CRMLS
14	SB22055493	S	8632	Longden AVE	SGAB	654	STD	2	\$46,200		\$1,000,000	2/2	2.5	1405	1951/PUB	8,768/0.2013	310-339-0737	04/07/22	CRMLS
15	PW22035224	S	7322 7324	Milton AVE	WH	670	STD	2	\$16,800		\$829,000	11/11	2.25	1656	1907/ASR	7,000/0.1607	877-682-8787	04/08/22	CRMLS
16	DW22019823	S	1350 S	4th ST	MTB	674	STD	2	\$18,600		\$998,500	6/6	2	2151	1947/ASR	15,389/0.3533	562-861-7242	04/08/22	CRMLS
17	CV21261037	S	172 E	11th ST	POM	687	TRUS	2	\$17,400		\$490,000	27/27	2.5	972	1928/ASR	7,328/0.1682	626-387-8422	04/06/22	CRMLS
18	TR22018533	S	303 W	Artesia ST	POM	687	STD	2	\$54,000		\$710,000	5/5	3	1754	1949/PUB	6,991/0.1605	626-333-1700	04/07/22	CRMLS
19	CV22040996	S	334 N	Marianna AVE	LA	699	STD	2	\$0		\$760,000	0/0	2	1976	1949/ASR	7,332/0.1683	626-736-6144	04/04/22	CRMLS
20	DW21250484	S	1815 W	67th ST	LA	699	STD	2	\$0		\$800,000	99/99	2	1564	1928/PUB	5,371/0.1233	562-806-1000	04/08/22	CRMLS
21	WS22035796	S	4331	new york AVE	LA	699	STD	2	\$0		\$862,500	4/4	2	1698	1923/ASR	4,522/0.1038	562-945-6888	04/04/22	CRMLS
22	DW22015958	S	219 W	89th ST	LA	699	STD	2	\$0		\$875,000	1/1	2	2637	2009/ASR	5,400/0.124	562-863-2121	04/08/22	CRMLS
23	PW22027582	S	335 N	Soto ST	LA	BOYH	REO	2	\$0		\$520,000	17/17	2.5	2400	1892/ASR	6,994/0.1606	213-273-4845	04/08/22	CRMLS
24	DW22043639	S	2419 E	3rd ST	LA	BOYH	STD	2	\$0		\$700,000	0/0	2	1852	1910/ASR	5,000/0.1148	562-863-2121	04/05/22	CRMLS
25	22123253	S	1020 N	LA JOILLA AVE	WHO	C10	STD	2			\$1,910,500	31/31	2.5	2200	1923	6,680/0.15	424-230-3700	04/05/22	CLAW
26	21787646	S	21	Wavcrest AVE	VEN	C11	STD	2			\$2,520,000	130/130	2	2160	1980	2,698/0.06	415-525-4913	04/08/22	CLAW
27	TR21005813	S	1116 E	74th ST	LA	C16	PRO	2	\$0		\$418,500	153/153	2.25	1955	1928/ASR	5,263/0.1208	909-983-9933	04/05/22	CRMLS
28	21111653	S	2231 S	BRONSON AVE	LA	C16	REO	2			\$900,000	23/23	2.5	2276	1923	6,501/0.14	818-995-2424	04/06/22	CLAW
29	TR21218288	S	1137 W	59th ST	LA	C34	STD	2	\$0		\$725,000	43/43	2	1573	1921/ASR	4,803/0.1103	323-490-7057	04/07/22	CRMLS
30	SB22036707	S	155 E	94th ST	LA	C36	STD	2	\$49,068		\$650,000	40/40	2	1308	1960/ASR	4,000/0.0918	310-939-9300	04/06/22	CRMLS
31	CV21268761	S	1407 E	111th ST	LA	C37	PRO	2	\$3,500		\$575,000	4/286	2.5	1764	1924/PUB	5,676/0.1303	626-337-8779	04/05/22	CRMLS
32	MB22000910	S	856 W	47th ST	LA	C42	STD,TRUS	2	\$0		\$850,000	8/8	2	2686	1914/ASR	7,778/0.1786	562-948-4553	04/04/22	CRMLS
33	SR21238129	S	1556 E	41st PL	LA	C42	STD	2	\$22,800		\$854,000	31/31	2.5	3148	1908/PUB	5,462/0.1254	818-993-1300	04/04/22	CRIS
34	SR21270405	S	126	Nicobar ST	LNCR	LAC	TRUS	2	\$0		\$350,000	46/46	2.5	1452	1952/ASR	7,511/0.1724	661-284-7615	04/06/22	CRIS
35	IV22007994	S	6914	Albany ST	HNPK	T1	STD	2	\$0		\$700,000	17/17	1	1399	1921/PUB	5,971/0.1371	909-235-6789	04/04/22	CRMLS
36	SB22034545	S	4134 W	135th ST	HAWT	109	STD	3	\$70,560	4	\$1,370,000	8/8	2	3469	1963/ASR	8,748/0.2008	310-546-9800	04/07/22	CRMLS
37	SB21240877	S	545 W	11th ST	SP	185	STD,TRUS	3	\$46,920		\$800,000	78/78	2.5	2587	1939/ASR	6,752/0.155	310-519-3899	04/08/22	CRMLS
38	OC21236560	S	2239	Harwood ST #2	LA	606	STD	3	\$28,320		\$1,295,000	100/100	2.25	3289	1972/PUB	5,274/0.1211	323-481-0691	04/04/22	CRMLS
39	22128537	S	3371	PERLITA AVE	LA	606	STD	3			\$1,365,000	12/12	2.5	2324	1923	6,752/0.15	310-836-4663	04/08/22	CLAW
40	SB22031221	S	573 W	18th ST	SP	699	STD	3	\$0		\$925,000	0/0	2.5	1876	1926/ASR	5,000/0.1148	310-371-6330	04/08/22	CRMLS
41	PW22033190	S	620 W	41st PL	LA	699	STD	3	\$96,600		\$1,465,000	22/22	2	3872	1924/PUB	6,750/0.155	888-584-9427	04/07/22	CRMLS
42	21798348	S	40 S	Venice BLVD	VEN	C11	STD	3			\$2,625,000	127/127	2.5	3011	1977	4,415/0.1	310-823-1823	04/05/22	CLAW
43	22122957	S	1807	11TH ST	SM	C14	STD	3			\$1,650,000	28/28	2.5	2915	1921	7,477/0.17	310-437-7500	04/06/22	CLAW
44	21783312	S	1373 S	Ridgeley DR	LA	C19	STD	3			\$1,750,000	148/148	2.5	4113	1931	6,662/0.15	310-724-7100	04/05/22	CLAW
45	SR21258213	S	933 N	Hobart BLVD	LA	C20	STD	3	\$71,868	4	\$1,217,500	88/88	2.5	2196	1920/ASR	7,366/0.1691	818-231-2670	04/06/22	CRIS
46	SR22011109	S	814 W	75th	LA	C34	STD	3	\$0		\$800,000	5/5	2.5	2076	1947/ASR	5,652/0.1298	818-989-2000	04/05/22	CRIS
47	SB22037094	S	9304	Wall ST	LA	C36	STD	3	\$51,024		\$665,000	39/39	2	1540	1923/ASR	4,609/0.1058	310-939-9300	04/06/22	CRMLS
48	WS21243552	S	11117	New Hampshire AVE	LA	C36	STD	3	\$45,360		\$745,000	87/87	2	2052	1947/ASR	9,000/0.2066	888-863-2820	04/06/22	CRMLS
49	WS21242828	S	11127	New Hampshire AVE	LA	C36	STD	3	\$55,680		\$745,000	116/116	2	2206	1962/ASR	7,262/0.1667	888-863-2820	04/06/22	CRMLS
50	SR22013090	S	584	Cypress AVE	LA	CYPK	STD	3	\$73,200		\$925,000	6/6	2	2232	1924/ASR	2,416/0.0555	818-363-6116	04/05/22	CRIS
51	SR22006664	S	10716	Ralston AVE	PAC	PAC	STD	3	\$68,400		\$855,000	30/30	2.5	2086	1939/ASR	6,647/0.1526	818-363-6116	04/06/22	CRIS
52	22129083	S	948 E	AVENUE Q12	PDL	PLM	STD	3			\$547,000	14/14	2	1971	1957	6,761/0.15	213-380-8949	04/06/22	CLAW
53	RS21083699	S	16523 S	Denver AVE	GR	115	STD	4	\$68,760		\$1,118,000	278/278	2.5	3909	1965/PUB	5,601/0.1286	888-314-8451	04/05/22	CRMLS
54	PV22024905	S	24601	Pennsylvania AVE	LOM	121	STD	4	\$68,940		\$1,304,065	6/6	2.5	2831	1958/ASR	6,959/0.1598	310-831-0222	04/08/22	CRMLS
55	WS22035226	S	767	Southview Road	ARCD	605	STD	4	\$80,648		\$1,975,000	23/23	2	3620	1959/ASR	7,524/0.1727	626-789-0159	04/04/22	CRMLS
56	AR22069696	S	625 N	Moore AVE	MP	641	STD	4	\$27,600		\$1,335,000	0/0	2.25	3306	1960/SLR	7,269/0.1669	626-229-2200	04/06/22	CRMLS
57	WS22023179	S	201	Lake Shore TER	LA	671	STD	4	\$65,000	4	\$1,060,425	3/3	2.5	2280	1913/ASR	4,852/0.1114	909-605-2500	04/08/22	CRMLS
58	21108575	S	1549	Baxter ST	LA	671	STD	4			\$2,310,000	67/67	2	3450	1976	7,420/0.17	310-818-3251	04/08/22	CLAW
59	NP22026456	S	759 N	Caswell AVE	POM	687	TRUS	4	\$0		\$750,000	0/0	2	2432	1949/EST	5,495/0.1261	949-438-4340	04/06/22	CRMLS
60	BB22019386	S	11895	Manor DR	HAWT	699	STD	4	\$79,200		\$1,425,000	7/7	2	4872	1963/ASR	6,047/0.1388	661-259-6221	04/07/22	CRMLS
61	CV21179679	S	318	Cornwell St	LA	BOYH	STD	4	\$40,992		\$1,025,000	189/189	1.5	4796	1924/ASR	6,572/0.1509	909-981-4466	04/05/22	CRMLS
62	DW21090813	S	2118 E	4th ST	LA	BOYH	STD	4	\$0		\$1,070,000	195/195	2	3972	1912/ASR	5,848/0.1343	562-863-2121	04/04/22	CRMLS
63	22115073	S	649	PACIFIC ST	SM	C14	STD	4			\$2,800,000	0/0	2.5	3127	1956	5,905/0.13	310-490-8195	04/08/22	CLAW
64	22120609	S	2638 S	BURNSIDE AVE	LA	C16	STD	4			\$1,300,000	0/0							

	<u>Listing_ID</u>	<u>S</u>	<u>St# St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>DOM/CDOM</u>	<u>BAC</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>Ac/LSqft</u>	<u>LO Phone</u>	<u>Date</u>	<u>MLS</u>
72	22136541	S	1126 MOHAWK ST	LA	671	STD	5			\$2,050,000	12/12	2.5	4518	1913	7,500/0.17	323-665-1700	04/05/22	CLAW
73	IV21236647	S	124 N Gage AVE	LA	699	STD	5	\$88,060		\$1,250,000	105/105	2	3604	1908/ASR	7,417/0.1703	844-504-4965	04/06/22	CRMLSM
74	22121328	S	38 DUDLEY AVE	VEN	C11	STD	5			\$2,273,000	41/41	2.5	2943	1921	3,751/0.08		04/04/22	CLAW
75	SB21241236	S	4309 Crocker ST	LA	C42	STD	5	\$46,332	3	\$725,000	35/35	2	3780	1907/ASR	5,120/0.1175	310-316-1274	04/04/22	CRMLSM
76	TR22052996	S	14508 Clark ST #18	BDPK	608	STD	6	\$129,780		\$2,250,000	4/19	2.5	6813	1977/ASR	20,648/0.474	626-831-7568	04/05/22	CRMLSM
77	22117975	S	7506 NORTON AVE	WHO	C10	STD	6			\$1,675,000	23/23	2	2665	1924	6,120/0.14	818-212-2700	04/07/22	CLAW
78	22123421	S	1024 N STANLEY AVE	WHO	C10	STD	6			\$2,145,000	13/13	2	5589	1957	6,684/0.15	818-212-2700	04/06/22	CLAW
79	22130531	S	8944 READING AVE	LA	C29	STD	6			\$2,170,000	8/8	2.5	6038	1963	7,688/0.17	310-216-4390	04/05/22	CLAW
80	22123599	S	1215 N ORANGE GROVE AVE	WHO	C10	STD	8			\$2,745,000	13/13	2	6322	1954	7,490/0.17	818-212-2700	04/06/22	CLAW
81	22119695	S	1509 S ORANGE GROVE AVE	LA	C16	STD	8			\$2,685,000	20/20	2.5	6154	1955	6,886/0.15	310-202-9166	04/07/22	CLAW
82	WS22017662	S	11102 Bonwood RD	ELM	619	STD	10	\$139,170		\$1,975,000	5/5	2	5188	1959/ASR	6,075/0.1395	626-616-8428	04/05/22	CRMLSM
83	22123637	S	3644 KEYSTONE AVE	LA	C13	STD	10			\$5,800,000	2/2	2	9443	2003	7,499/0.17	310-777-6200	04/06/22	CLAW
84	PW22005840	S	14033 Paramount BLVD	PAR	RL	STD	12	\$208,840		\$3,450,000	23/23	2.5	11249	1990/ASR	17,540/0.4027	562-257-1200	04/05/22	CRMLSM
85	22132610	S	6514 FLORA AVE	BELL	T6	STD	12			\$2,200,000	5/5	2	6360	1950	19,075/0.43	213-817-1000	04/06/22	CLAW
86	RS21267138	S	10736 107 Barlow AVE	LNWD	RM	STD	16	\$26,480		\$4,000,000	48/48	3	13500	1963/ASR	17,004/0.3904	562-925-6668	04/06/22	CRMLSM

Closed • Duplex

6803 San Marcus St • Paramount 90723

2 units • \$360,000/unit • 1,410 sqft • 6,317 sqft lot • \$510.64/sqft •

Built in 1959

List / Sold: \$720,000/\$720,000 ↑

44 days on the market

Listing ID: V1-9221

From Samersset Blvd make a left on El Camino Ave.The property is in a corner lot.



Great buy of this corner duplex located in the heart of the city. The unit facing San Marcus has two bedrooms and one bathroom with one car attached garage and patio. The unit facing El Camino Ave has three rooms and one bathroom with two car attached garage and patio. The units need some repairs. This property won't last.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$670,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$31200 Gross Scheduled Income
- \$1 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$1
- Electric:
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01884922
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

7:
8:
9:
10:
11:
12:
13:

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

- Los Angeles County
- Parcel # 6237015025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: V1-9221

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Closed •

2215 Harriman Ln • Redondo Beach 90278

2 units • \$900,000/unit • sqft • 7,496 sqft lot • No \$/Sqft data • Built in 1956

CrossStreet: Rindge

List / Sold:

\$1,799,999/\$1,800,000 ↑

10 days on the market

Listing ID: 220004010SD



Don't miss this great investment opportunity! In the heart of North Redondo Beach lies beautiful well maintained 3-unit property fully occupied with at market rents. Centrally located to beach, parks, shopping, freeway and more. Unit A is 2br/1ba/1 car garage, Unit B is 2br/1ba/2 car garage, Unit C Studio. Unit # for Unit 1: A Unit # for Unit 2: B Unit # for Unit 3: C Number of Furnished Units: 0

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,799,999
- 1 Buildings
- Levels: One
- Cap Rate: 3.77
- \$86700 Gross Scheduled Income
- \$86700 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01901202
- 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		\$2,500		
2:		2	1	2		\$3,100		
3:		0	1	0		\$1,625		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 0
- Ranges: 3

- Carpet:
- Dishwasher: 3
- Disposal:

- Refrigerator: 2
- Wall AC:

Additional Information

- Los Angeles County
- Parcel # 4157021018

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 220004010SD

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Closed • Duplex

List / Sold: **\$990,000/\$950,000** ↓

8416 Byrd Ave • Inglewood 90305

60 days on the market

2 units • **\$495,000/unit** • **1,406 sqft** • **5,515 sqft lot** • **\$675.68/sqft** •
Built in 1941

Listing ID: SB21226389

West of Van Ness and North of Manchester



Fantastic opportunity in the highly desirable Morningside Park - Inglewood 2 spacious units perfectly located in a great neighborhood on a nice wide, low traffic street just a couple blocks from Circle Park. The duplex consists of 2 units with 1 bedroom, 1 bathroom units. Each unit has it's own laundry room and separate utilities/meters. Large backyard with 2 - 1 Car Garages in the back. Conveniently located close to SoFi Stadium, the Forum, the proposed site for the Clippers Arena and LAX. There is significant upside potential in a rapidly developing area that includes train/metro that will connect Inglewood to LAX. Many new investments in the infrastructure for the 2028 Olympics are coming into this area. New shopping plazas, new retail, fine restaurants and entertainment are getting put in. Units are well cared for, move in ready, with dual pane windows, newer updated heating, newer A/C, Oak hardwood flooring under the carpet maybe refinished and much more. The Detached Garage offers upside potential for an ADU (please verify). Don't miss this opportunity to invest in an area that continues to improve and have it's property values increase. Please do not disturb tenants.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$990,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$518 (Estimated)
- Laundry: Individual Room, Inside, Washer Hookup
- \$43200 Gross Scheduled Income
- \$40882 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,318
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02133500
- Gardener:
- Licenses:
- Insurance: \$1,118
- 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	1	Unfurnished	\$2,100	\$2,100	\$2,700
2:	1	1	1	1	Unfurnished	\$2,500	\$2,500	\$2,850

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 101 - North Inglewood area
 - Los Angeles County
 - Parcel # 4010031019

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

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

Closed •

List / Sold:

\$1,079,000/\$1,135,000 ↑

18 days on the market

Listing ID: PW21238046

6261 La Tijera Blvd • Ladera Heights 90056

2 units • **\$539,500/unit** • **2,048 sqft** • **6,400 sqft lot** • **\$554.20/sqft** •
Built in 1952

Head Southwest on La Tijera from Slauson



Trophy income property in the highly desirable Ladera Heights neighborhood. Situated on a nicely manicured R3 lot, this duplex delivers an amazing value add opportunity to build additional units. Currently, each unit is comprised of two bedrooms and one bathroom and there is great potential for upside in rents. This property has been well maintained throughout the years with regular maintenance and several updates from the roof, to copper plumbing installed, refinished wood floors & remodeled bathroom in the back unit. It is conveniently located next to shops, restaurants, hiking and easy access to the freeway. Just minutes from the the Rams stadium, Clippers arena and much more entertainment and development, this gem of a property will not last long. Floorplans, 3D Walk-through available upon request. *PLEASE DO NOT DISTURB OCCUPANTS*

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,079,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$569 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$30936 Gross Scheduled Income
- \$28609 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Sprinkler System, Yard
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,327
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$957
- Other Expense: \$213
- Other Expense Description: city fee

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,085	\$1,085	\$2,400
2:	1	2	1	1	Unfurnished	\$1,493	\$1,493	\$2,700

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
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4001012022

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW21238046

Printed: 04/10/2022 12:03:59 PM

Closed •

List / Sold: **\$2,149,000/\$2,250,000**

127 Seaview St • Manhattan Beach 90266

20 days on the market

**2 units • \$1,074,500/unit • 1,548 sqft • 1,349 sqft lot • \$1453.49/sqft •
Built in 1970**

Listing ID: SB22036510

4 Parcels From the Strand



127 Seaview Street is a well-positioned ocean view duplex in the sand section of North Manhattan Beach. Built in 1970, the 1,548 SF building sits on a 1,349 SF lot, and features (1) 2-bed/2-bath upstairs unit, (1) 1-bed/1-bath downstairs unit, and (1) 3-car garage. Located only four (4) parcels from The Strand, the duplex is a short distance to the beach as well as restaurants and retail of North Manhattan Beach. Given the ideal sand-section location and consistent income, this is a great opportunity for any Beach Cities investor to own a stabilized asset with long term appreciation potential. *Offers Due Monday 3/21/22*

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$2,250,000
- 1 Buildings
- 3 Total parking spaces
- \$2,366 (Estimated)
- \$84252 Gross Scheduled Income
- \$50105 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: None, Public Sewer

Annual Expenses

- Total Operating Expense: \$31,620
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 1317331
- Gardener:
- Licenses:
- Insurance: \$774
- Maintenance: \$2,528
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,000
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$4,447	\$4,447	\$5,500
2:	1	1	1	1	Unfurnished	\$2,574	\$2,574	\$3,000

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4137007022

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22036510

Printed: 04/10/2022 12:03:59 PM

Closed • Duplex

List / Sold: **\$849,000/\$856,000** ↑

866 868 W 25th St • San Pedro 90731

8 days on the market

2 units • **\$424,500/unit** • **2,792 sqft** • **5,000 sqft lot** • **\$306.59/sqft** •
Built in 1983

Listing ID: SB22010458

West of Gaffey on 25th St



This well maintained Duplex is a 2 story building and consists of two very large 3 bedroom 2 bath apartment units with one above the other. Originally built in 1949 as a single family residence, the property was rebuilt in 1983 into its present configuration with permits. The units are over 1300 square feet each and both units are rented to long term tenants. The lower unit has its own enclosed yard and there is a two car garage included with the lower unit. A new roof was installed a little over 2 years ago, each unit has its own water heater, copper plumbing and the tenants pay for gas and electric utilities. Rents are below market with upside in income upon unit turnover. This is an excellent opportunity for the astute investor or potential owner-user. This property is in an excellent South San Pedro Location, West of Gaffey, and very close to many activities: hiking, swimming, biking, sailing, and picnicking in nearby parks such as Angeles Gate Park and Pt. Fermin Park and Lighthouse. It is also a short bike ride to Cabrillo Beach, Cabrillo Marina and the multimillion dollar LA Waterfront Development (See link) <https://www.lawaterfront.org/>.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$849,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$382 (Estimated)
- Cap Rate: 2.53
- \$39324 Gross Scheduled Income
- \$21456 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Fencing: Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$17,868
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,100
- Cable TV:
- Gardener:
- Licenses: 1000
- Insurance: \$2,000
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,814	\$1,814	\$2,500
2:	1	3	2	0	Unfurnished	\$1,463	\$1,463	\$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

- Standard sale
 - Rent Controlled
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7463011017

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

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

Closed • **Duplex**

972 W 13th St • San Pedro 90731

2 units • **\$399,500/unit** • **2,184 sqft** • **6,076 sqft lot** • **\$434.98/sqft** •
Built in 1928

Between S. Alma Street and S. Meyler Street on 13th Street

List / Sold: **\$799,000/\$950,000** ↑

5 days on the market

Listing ID: NP22035738



Charming duplex located in the highly sought after neighborhood of Vista Del Oro in San Pedro! Each unit features approximately 1,092 square feet of living space with 2 bedrooms, 1 bathroom, and includes in-unit washer and dryer hookups. The upstairs unit is currently tenant occupied and the downstairs unit has been recently remodeled with new luxury vinyl plank flooring, fresh paint, brand new light fixtures, and a GE stainless steel range. An abundance of windows allows for natural light throughout. Detached 4 car garage with private fenced yard and an additional 2 off-street parking spots. Close proximity to Averill Park, schools, shopping centers, and restaurants. Easy access to freeways, Vincent Thomas Bridge, and the \$36 million dollar San Pedro Town Square and Promenade development project!

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$32642 Gross Scheduled Income
- \$26635.67 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Main Floor Bedroom
- Floor: Vinyl
- Appliances: Gas Range
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Front Yard, Flag Lot
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$8,466
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$213
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,034
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,816	\$1,816	\$2,300
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458018007

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: NP22035738

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Closed •

List / Sold: **\$745,000/\$700,000** ↓

1331 Ronan Ave • Wilmington 90744

0 days on the market

**2 units • \$372,500/unit • 1,583 sqft • 5,248 sqft lot • \$442.20/sqft •
Built in 1955**

Listing ID: RS22056187

Pacific Coast Highway & Ronan



Facts & Features

- Sold On 04/08/2022
- Original List Price of \$745,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01917184
- 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	2	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
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7415006025

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS22056187

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Closed • Duplex

List / Sold:

\$1,288,800/\$1,243,800 ↓

43 days on the market

Listing ID: TR22006126

1817 Vine St • Alhambra 91801

2 units • **\$644,400/unit** • **2,870 sqft** • **9,243 sqft lot** • **\$433.38/sqft** •
Built in 1952

W Main Street / N Raymond Avenue



Wonderful Alhambra Duplex situated on approximately 10,000 square foot lot. The front unit 1817 Vine Street is a desirable and charming Craftsman built in 1913 which has approx. 2,088 sq. ft. with a spacious floor plan. This rare find offers 4 bedrooms, 1.5 bathrooms and a den/office being used as a 5th bedroom. The front unit also has an extended family room/bonus room which is not part of the 2,000 sq. ft. The front unit has a very large backyard and new sod lawn in the front yard. The back unit with its own address, 1819 Vine Street, offers 2 good size bedrooms and 1 full bathroom and its own private yard. This unit was built in 1952 and is approx. 782 square feet. The back unit has a two car garage attached. The property has a long cement driveway with plenty of parking. This great find won't last long.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,288,800
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: See Remarks
- \$874 (Estimated)
- Laundry: In Garage, See Remarks
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Bonus Room, Kitchen, Living Room, Main Floor Bedroom, Separate Family Room
- Floor: Carpet
- Other Interior Features: Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01218499
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,150

Of Units With:

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

Additional Information

- Trust sale
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5339022022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,467,777/\$1,488,000 ↓

300 days on the market

708 710 Front St • Alhambra 91801

2 units • \$733,889/unit • 2,493 sqft • 11,682 sqft lot • \$596.87/sqft • Built in 1923

Listing ID: AR21047007

Just off Atlantic exit from I-10 freeway. Between Atlantic and Garfield. Right behind Mission.



Two Units for sale: Front unit address is 708; the back unit is 710. 6 cars garage located in between. Long drive way. Huge lot 11682 SQFT. Both units have their own meters for electricity, gas, and water. 708 - Built in 1930s, 1296 SQFT. 4 bedrooms & 3 baths. Remodeled recently. New roof at the end of 2019. Central AC & heating, with tankless water heater. 710 - Custom made, built in 2020, 1197 SQFT. 3 bedrooms & 3.5 baths. Modern interior, 9 feet ceiling, and furnished. Central AC & heating, with tankless water heater. Long driveway can fit up to 20 cars. Rental income will be 6500 to 7000\$ a month. Extremely low maintenance cost.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,488,800
- 3 Buildings
- Levels: One
- 21 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 5.68
- \$105000 Gross Scheduled Income
- \$84595 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Vinyl, Wood
- Appliances: 6 Burner Stove, Convection Oven, Dishwasher

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,405
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:	1	4	3	3	Furnished	\$4,000	\$4,000	\$3,500
2:	1	3	4	3	Furnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5350004005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR21047007

Printed: 04/10/2022 12:03:59 PM

Closed • Duplex

List / Sold: **\$825,000/\$815,000** ↓

248 Stedman Pl • Monrovia 91016

27 days on the market

2 units • **\$412,500/unit** • **1,036 sqft** • **7,067 sqft lot** • **\$786.68/sqft** •

Listing ID: CV22026276

Built in 1923

North of Foothill



1st time on the market in nearly 50 years! Rare North Monrovia duplex with lots of potential. Located in a highly desirable area North of Foothill Blvd, this duplex features two separate one bedroom and one bathroom units with a large shared yard. Both units have their own private entrances and a shared laundry area in the attached garage and share utility meters. Walking distance Old Town Monrovia and close to food, shopping and public transportation. Located in the distinguished award winning Mayflower Elementary and Clifton Middle School district. Don't wait, this unique opportunity wont last long.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$825,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Seller)
- Laundry: In Garage
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Drapes:

- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8519015023

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22026276

Printed: 04/10/2022 12:03:59 PM

Closed •

List / Sold: **\$920,000/\$915,000** ↓

2354 Schoolside Ave • Monterey Park 91754

192 days on the market

2 units • **\$460,000/unit** • **2,163 sqft** • **6,203 sqft lot** • **\$423.02/sqft** •

Listing ID: **WS21166531**

Built in 1948

W 1st St then North to Schoolside ave.



Rare found duplex investment opportunity in a prime location of Monterey Park. Each unit offers 2 beds and 1 full bath, 1 unit has an extra half bath on the main floor. Featuring wood and bamboo flooring, dual-panel windows, indoor washer/dryer closets. Fenced backyard with 2 parking spaces and 2-car garage. Located on a nice and quiet street while still have very easy access to many restaurants, shopping plazas and many more on Atlantic blvd. 0.2 mile from East Los Angeles College. 0.1 mile from elementary school. Close to Freeway 60, I-10, I-710, and I-5 for an easier commute to Downtown LA.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$968,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: In Kitchen
- \$36600 Gross Scheduled Income
- \$32500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Floor: Bamboo, Laminate, Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,100
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$800
- 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:	1	2	2	1	Unfurnished	\$1,625	\$1,625	\$1,900
2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$1,850

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5251025008

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS21166531

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Closed •

List / Sold:

\$1,999,998/\$1,650,000 ↓

52 days on the market

Listing ID: CV22013748

9116 Ralph St • Rosemead 91770

**2 units • \$999,999/unit • 3,680 sqft • 8,678 sqft lot • \$448.37/sqft •
Built in 2000**

E. ROSEMEAD / S. VALLEY



LOCATION! LOCATION! LOCATION!!!!RARE FIND NEWER HOME WITH A BRAND NEW ADU IN THE BACK WHICH HAS SOLAR SYSTEM READY. THE FRONT HOUSE (9116 RALPH ST.) FEATURES 4 BEDROOM, 4 BATHROOM (2482 SQFT): UPON ENTERING THE PROPERTY, THERE HAS A VALTED CEILING LIVING ROOM, FORMAL DININGROOM, KITCHED WITH GRANITE COUNTERTOP, BREAKFAST NOOK, FAMILY ROOM & A MINI SUITE ON THE FIRST FLOOR; HUGH MASTER BEDROOM ON THE SECOND FLOOR. NEW ADU UNIT (9118 RALPH ST.) FEATURES 3 BEDROOMS (HAS A BEAUTIFUL MASTER BEDROOM) 2 BATHS (1198 SQFT) MUST SEE TO APPRAICIATE.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,999,998
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$604 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 1 3 2 0 Unfurnished \$0 \$0 \$2,800

Of Units With:

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

Additional Information

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 8594016025

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22013748

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Closed • **Single Family Residence**

List / Sold: **\$949,900/\$1,000,000** ↑

8632 Longden Ave • **San Gabriel 91775**

2 days on the market

2 units • **\$474,950/unit** • **1,405 sqft** • **8,768 sqft lot** • **\$711.74/sqft** •
Built in 1951

Listing ID: SB22055493

San Gabriel & Longden



***DRIVE BY ONLY* DO NOT DISTURB TENANTS! TEMPLE CITY SCHOOL.** Please submit offer (with proof of funds/loan approval letter) subject to inspection. This is a 2-unit property with two detached homes on a LARGE LOT located in San Gabriel with Temple City Planning and Building jurisdiction. Both houses were remodeled in 2017. The Front House 8632 Longden Avenue features 2 bedrooms 1 bathroom with 915 SF., with private patio plus a detached 2-car garage. Updated (2017) interior with laminated flooring, fresh interior and exterior paint, updated kitchen with hookups for laundry & dryer, dual pane windows, private rear patio. The Rear House 8634 Longden Avenue features 1 bedroom 3/4 bath, measures 475 SF. With a large living room and kitchen, updated in 2017 with new exterior and interior paint, wood-like laminated flooring, remodeled kitchen with new cabinets, stove, washer/dryer unit and wall HVAC unit. Roof was re-done in 2017. Overall, the property has a large yard area with parking capacity up to 4 cars plus a 2 cars garage. Beautiful updated (2017) front yard with new landscaping, easy to maintain. Property Sold "As-Is". This is a long term tenant, they have taken very good care of the property with no late payment. PLEASE Do NOT Walk On The Property! Thank you. Both units are tenant occupied. Front Unit (8632 Longden) renting for \$2,200. Rear Unit (8634 Longden) renting for \$1,650. Both units are renting on a month to month basis.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$949,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$46200 Gross Scheduled Income
- \$26733 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,467
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$678
- Cable TV: 01796273
- Gardener:
- Licenses:
- Insurance: \$598
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$635
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$46,200	\$46,200	\$48,510
2:	1	1	1					

Of Units With:

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

Additional Information

- Standard sale
- 654 - San Gabriel area
 - Los Angeles County
 - Parcel # 5386006017

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

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

Closed • Duplex

List / Sold: **\$890,000/\$829,000** ↓

7322 7324 Milton Ave • Whittier 90602

11 days on the market

2 units • **\$445,000/unit** • **1,656 sqft** • **7,000 sqft lot** • **\$500.60/sqft** •
Built in 1907

Listing ID: PW22035224

Mar Vista & Milton



Great Investment! Duplex in Uptown Whittier conveniently located close to restaurants, shops, and hiking trails. Front home has 2 bedrooms 1 bath (will be delivered vacant), and rear is a 2 bed 1 bath unit. Perfect for owner-user opportunity. Spacious backyard with covered patio for entertaining guest. Long driveway with plenty of space for parking and detached two car garage that can possibly be converted into ADU, adding value/rental income. Zoning is WHR4, buyer to investigate with City of Whittier building/planning for potential use of property. Hurry won't last long.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$16800 Gross Scheduled Income
- \$15869 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$931
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$56
- Cable TV: 01525891
- Gardener:
- Licenses:
- Insurance: \$796
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,250
2:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,750

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 2

Additional Information

- Standard sale

- 670 - Whittier area
- Los Angeles County
- Parcel # 8141007021

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22035224

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Closed •

List / Sold: **\$849,900/\$998,500** ↑

1350 S 4th St • Montebello 90640

6 days on the market

2 units • **\$424,950/unit** • **2,151 sqft** • **15,389 sqft lot** • **\$464.20/sqft** •
Built in 1947

Listing ID: DW22019823

N. of Elm, S. of Oakwood, E. Carob Way, W. of Bluff



Montebello Duplex with an amazing lot! Main home features 3 bedrooms, 1.75 baths (1,351 sqft), central AC (upgraded top of the line 2020) & 2 car detached garage with extended driveway for your boat or RV. Spacious kitchen, nice size bedrooms and baths (master bedroom & bath built in 2001 has private entrance). Generous formal dining room area with Spanish style archways. Coved ceiling in living room with lots of natural sunlight. Beautiful wood flooring installed in 2018, main house repiped in 2019, front shower upgraded in 2019. Home equipped with security cameras & Ring system. Back house (separate meter) features 2 bedrooms, 1 full bath (800 soft) with 1 car attached garage (w/ laundry hook ups) built in 1994. Good sized front yard with lemon tree. Large backyard, nicely paved, with lots with mature guava, orange, mango, papaya & avocado trees. The possibilities are endless with junior dwelling units to build on (check with city).

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$849,900
- 2 Buildings
- Levels: One
- 13 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$1,263 (Estimated)
- Laundry: In Garage, Outside
- \$18600 Gross Scheduled Income
- \$17182 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile, Wood
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$540
- Cable TV: 01982096
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,260
- 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	\$0
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,550

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
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6354010022

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

172 E 11th St • Pomona 91766

2 units • \$262,500/unit • **972 sqft** • **7,328 sqft lot** • **\$504.12/sqft** •
Built in 1928

East of S Garey Ave, North of E Grand Ave

List / Sold: **\$525,000/\$490,000** ↓

27 days on the market

Listing ID: CV21261037



Pomona Duplex in quiet neighborhood. Front unit has two bedrooms and one full bathroom, living room, and kitchen with inside laundry. Back unit has one bedroom, one full bathroom, living room area, and kitchen. Gated large driveway with plenty of parking and large back lot with possible building potential. Buyer to check with City of Pomona regarding all permits and building opportunity.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$397 (Estimated)
- Laundry: Inside
- \$17400 Gross Scheduled Income
- \$9563 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Family Room, Kitchen, Main Floor Bedroom
- Floor: Carpet, Laminate
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- 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
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1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$900

Of Units With:

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

Additional Information

- Trust sale
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333019008

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21261037

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Closed • Duplex

List / Sold: **\$679,000/\$710,000** ↑

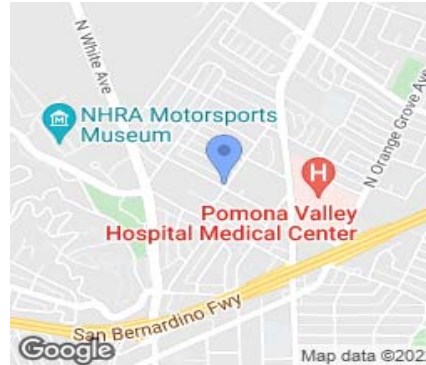
303 W Artesia St • Pomona 91768

5 days on the market

2 units • **\$339,500/unit** • **1,754 sqft** • **6,991 sqft lot** • **\$404.79/sqft** •
Built in 1949

Listing ID: TR22018533

N of 10 fwy/ E of White Ave



Great duplex with 2 bedroom/1 bath each. Both units have been rehabbed within the last 2 years. New kitchen cupboards, new counters, flooring. Each unit has a single car garage and laundry hook-ups. Perfect for new investor. On a corner so each unit faces a separate street adding to privacy. Residential area near hospital and medical makes this property easily rentable. Don't let this one get away!

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$679,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room
- \$54000 Gross Scheduled Income
- \$49710 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Vinyl
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,290
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,050
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,050
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$2,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 1
- Wall AC: 1

Additional Information

- Standard sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8359013044

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) TR22018533

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Closed •

List / Sold: **\$760,000/\$760,000**

334 N Marianna Ave • Los Angeles 90063

0 days on the market

**2 units • \$380,000/unit • 1,976 sqft • 7,332 sqft lot • \$384.62/sqft •
Built in 1949**

Listing ID: CV22040996

West of 710 Fwy. Go West on Cesar Chavez Ave. make a left on Marianna



334 & 336 N Marianna Ave 2 Unit Property with recently built Carport and Back Unit Structure was recently completed to County Code with Fire Sprinklers, HVAC, Washer Dryer hookups. Property is centrally located to shops, schools, and parks. Freeway friendly to the 710, 10, and 60 Fwy.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$760,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Central
- \$1,182 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 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	0	1	Unfurnished	\$1,000	\$1,000	\$2,205
2:	1	3	0	1	Unfurnished	\$2,500	\$2,500	\$2,695

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5234004004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22040996

Printed: 04/10/2022 12:03:59 PM

Closed •

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

1815 W 67th St • Los Angeles 90047

99 days on the market

**2 units • \$400,000/unit • 1,564 sqft • 5,371 sqft lot • \$511.51/sqft •
Built in 1928**

Listing ID: DW21250484

West of Western Ave and South of Gage Ave



Duplex!! West of Western Ave!! Each unit features: 2 Bedrooms and 1 bathroom a with a huge living room, and a private (unshared) outside area. Call for more information!

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$800,000
- 1 Buildings
- 2 Total parking spaces
- \$282 (Estimated)
- Laundry: See Remarks
- 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:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$2,000
2:	1	2	1	2	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6016018016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW21250484

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Closed •

List / Sold: **\$894,995/\$862,500** ↓

4331 new york Ave • Los Angeles 90022

4 days on the market

**2 units • \$447,498/unit • 1,698 sqft • 4,522 sqft lot • \$507.95/sqft •
Built in 1923**

Listing ID: WS22035796

n of the fwy 710



Remodel 2 separate homes in East Los Angeles area near Cesar Chavez Ave & fwy 710 property contains front house 3 bedrooms + 1 bathroom back house 3 bedrooms + 2 full bathrooms, long driveway, space between the 2 homes, a considerable size back yard, fence all around the property, property has been completely remodel, Hilda Solis School a cross the street, near the metro railway on 3rd street, physically property has 3/2 + 3/1 an approximately 1698 total square feet on both buildings, agents/ please do your City/county investigations an due diligence, show the the property before is in escrow!!! it won't last!! 11

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$894,995
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- \$0 (Assessor)
- 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: 01064901
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5234012044

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS22035796

Printed: 04/10/2022 12:04:00 PM

Closed •

219 W 89th St • Los Angeles 90003

2 units • \$390,000/unit • 2,637 sqft • 5,400 sqft lot • \$331.82/sqft •
Built in 2009

South of Manchester East of Broadway

List / Sold: \$780,000/\$875,000 ↑

1 days on the market

Listing ID: DW22015958



Welcome to this wonderful duplex located centrally to 105 and 110 Fwy, minutes away from Sofi Stadium and Downtown Los Angeles. Both units have newly installed shutters and new floors. This property has great potential, perfect for a growing family or an investment property. lots of parking space (apprx 10 cars), alley access. Possible opportunity to add an Accessory Dwelling Unit (ADU). Both units have 4 bedrooms and 2 bathrooms. Both units will be delivered vacant at the close of escrow. Don't miss out on this great opportunity!

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$780,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$357 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02032582
- 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	8	0	2	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6040026006

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22015958

Printed: 04/10/2022 12:04:00 PM

Closed •

List / Sold: **\$440,000/\$520,000** ↑

335 N Soto St • Los Angeles 90033

17 days on the market

2 units • **\$220,000/unit** • **2,400 sqft** • **6,994 sqft lot** • **\$216.67/sqft** •
Built in 1892

Listing ID: PW22027582

Soto and 4th



Great duplex in Boyle Heights. Total of 2,400 square feet. Built in 1892. Lot is 6,994 square feet. Total of six bedrooms and two bathrooms. Zoned LAC1. There may be an additional nonconforming unit. Occupants are not cooperating with the sale of the property. Do not disturb the occupants.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$440,000
- 2 Buildings
- 0 Total parking spaces
- \$488 (Estimated)
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01889629
- 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	3	1	0	Unfurnished	\$0	\$0	\$2,750

Of Units With:

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

Additional Information

- Real Estate Owned sale
- Rent Controlled

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5175010018

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22027582

Printed: 04/10/2022 12:04:00 PM

Closed • Duplex

List / Sold: **\$700,000/\$700,000**

2419 E 3rd St • Los Angeles 90033

0 days on the market

2 units • **\$350,000/unit** • **1,852 sqft** • **5,000 sqft lot** • **\$377.97/sqft** •
Built in 1910

Listing ID: DW22043639

East of Soto



Two units only minutes from downtown LA. 1st unit is a 3 bedroom bath second unit is a 1 bedroom 1 bath

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$700,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$320 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- 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	2	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

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

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180004010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22043639

Printed: 04/10/2022 12:04:00 PM

Closed •

1020 N LA JOLLA Ave • West Hollywood 90046

**2 units • \$997,500/unit • 2,200 sqft • 6,680 sqft lot • \$868.41/sqft •
Built in 1923**

South of Santa Monica, North of Romaine, West of Crescent Heights



List / Sold:
\$1,995,000/\$1,910,500 ↓

31 days on the market

Listing ID: 22123253

Private, gated 2-unit duplex - each with about 1,100 square feet, 1 bed/1 bath and surrounded by lush landscaping. Includes a private back yard and shared front courtyard. Features updated kitchen with stainless steel appliances and full size washer/dryer. The living room boasts hardwood flooring, a decorative fireplace, barrel ceilings and floor to ceiling windows.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,995,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Wood, Tile

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								

7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529018006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22123253

Printed: 04/10/2022 12:04:00 PM

Closed •

List / Sold:

\$2,650,000/\$2,520,000 ↓

130 days on the market

Listing ID: 21787646

21 Wavcrest Ave • Venice 90291

**2 units • \$1,325,000/unit • 2,160 sqft • 2,698 sqft lot • \$1166.67/sqft •
Built in 1980**

Exit 10 Freeway onto 4th Street, Take Pacific Ave to Wavcrest, Arrive at location



PRICE REDUCTION Location, Location, Location! This prime trophy Venice Beach Duplex is steps from the beach and world-famous oceanfront boardwalk. Investors dream or owner/user property with tremendous income potential. Two Architectural 3 bedroom / 2 bath units which can be delivered vacant that are ideal for short or long-term rentals, along with an additional studio unit. Amazing Venice property with a yoga studio and live/work office space. This 7 bedroom / 5 bath property is beautifully maintained with gorgeous finishes. 6 parking spaces, mature trees, skylights, exterior decks, and an abundance of natural light, this is an opportunity not to be missed. Close proximity to Abbott Kinney, trendy restaurants, lounges, wellness centers and clubs - this is the ideal property for anyone looking for peace, tranquility, and entertainment. Perfect for an investor or an owner/user; this property is the gem of Venice Beach.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$2,700,000
- 1 Buildings
- 6 Total parking spaces
- Heating: Combination
- Laundry: Dryer Included, In Garage
- \$153000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

- Waterfront Features: Ocean Front

Annual Expenses

- Total Operating Expense: \$51,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00326487
- 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	6	4		Unfurnished	\$6,000	\$12,000	\$17,000

2:
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C11 - Venice area
- Los Angeles County
- Parcel # 4226003012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21787646

Printed: 04/10/2022 12:04:00 PM

Closed •

1116 E 74th St • Los Angeles 90001

2 units • \$264,500/unit • 1,955 sqft • 5,263 sqft lot • \$214.07/sqft •
Built in 1928

Florence / South Central Ave

List / Sold: \$529,000/\$418,500 ↓

153 days on the market

Listing ID: TR21005813



Probate listing. Built in 1928 - Two units 1 bedroom and 1 bath each in Los Angeles. In need of TLC. Building is 1955 square feet sitting on a 5263 s.f. lot.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$529,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Common Area
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen

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: 00338699
- 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	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6024005007

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) TR21005813

Printed: 04/10/2022 12:04:00 PM

Closed •

2231 S BRONSON Ave • Los Angeles 90018

2 units • \$497,500/unit • 2,276 sqft • 6,501 sqft lot • \$395.43/sqft •
Built in 1923

Off Crenshaw Blvd from 10 freeway, East of Crenshaw Blvd.

List / Sold: \$995,000/\$900,000 ↓

23 days on the market

Listing ID: 21111653



Classic Spanish Style Duplex in a very nice neighborhood! Conveniently located near 10 freeway on-ramp! Minutes away from Beverly Hills, Grove, Koreatown, DTLA, and great Restaurants! Live in one unit and rent out the second unit! Two car detached garage and quaint backyard! Each unit is a 2+1. Large rooms for entertaining!

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$995,000
- 1 Buildings

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01933726
- 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	\$2,000
2:	2	2	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Real Estate Owned sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060005020

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21111653

Printed: 04/10/2022 12:04:00 PM

Closed •

1137 W 59th St • Los Angeles 90044

**2 units • \$362,500/unit • 1,573 sqft • 4,803 sqft lot • \$460.90/sqft •
Built in 1921**

West of Vermont, South of Slauson.

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

43 days on the market

Listing ID: TR21218288



Well maintained two on a lot. Front unit has a nice front porch, three bedrooms, one full bathroom, open living area dinning and kitchen. Laundry facility adjacent to kitchen. Rear unit is a one bedroom one bathroom, unit with laundry facilities. Bathroom has been recently updated. Long driveway offers parking for up to five mid-size cars. Property is securely gated with front block wall and iron rolling gate. Each bedroom has its own individual AC unit. This property is situated only a few blocks from shopping at the intersection of Slauson and Vermont Avenue. Walking distance to Budlong Avenue elementary School, and minutes away from John Muir Middle School. Quite tree lined street. Large storage shed provides ample storage. Attractive curb side appeal. Front yard has cement pad for trash cans, large mango tree, cement walkways around side yards, and gated doors to rear of property.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$295 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$2,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- 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	3	2	0	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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003006024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR21218288

Printed: 04/10/2022 12:04:00 PM

Closed •

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

155 E 94th St • Los Angeles 90003

40 days on the market

**2 units • \$325,000/unit • 1,308 sqft • 4,000 sqft lot • \$496.94/sqft •
Built in 1960**

Listing ID: SB22036707

North West Corner of East 94th Street and Wall Street



Duplex for sale in Los Angeles! The subject property 1,300 SF property has been professionally managed and well maintained for over a decade. The property features rent at market, a gated yard, and two on-site parking spots. This is the perfect asset for a buyer who desires day one cash flow or an owner user who can purchase the asset and move into one of the units, while offsetting the mortgage with income from the other unit. The property sits on 4,000 SF lot. This asset is also across the street from a triplex being sold by the same owner. Buy both properties and benefit from owning 5 units in one easy location! Please supplements for pricing information.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$482 (Estimated)
- \$49068 Gross Scheduled Income
- \$29304 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lawn, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,964	\$1,964	\$2,000
2:	1	2	1	0	Unfurnished	\$2,125	\$2,150	\$2,150

Of Units With:

- Separate Electric: 2
- Drapes:

- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6052007030

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22036707

Printed: 04/10/2022 12:04:00 PM

Closed •

List / Sold: **\$550,000/\$575,000** ↑

1407 E 111th St • Los Angeles 90059

4 days on the market

2 units • **\$275,000/unit** • **1,764 sqft** • **5,676 sqft lot** • **\$325.96/sqft** •
Built in 1924

Listing ID: CV21268761

From I-105 W exit towards Wilmington Ave.; turn left onto E Imperial Hwy; turn right onto S Compton Ave.; turn left onto 111th St. destination is .0.2 miles



This Duplex features 2 Bedrooms and 1 Bathroom in each unit, laundry hook ups, fully fenced, garage on back of the units. Located close to hospital, shopping and schools. Easy access to fwy and easy to show. Price to sell.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$550,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$555 (Estimated)
- Laundry: Outside
- \$3500 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Level, Near Public Transit • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,173
- Electric: \$1,100.00
- Gas:
- Furniture Replacement:
- Trash: \$423
- Cable TV: 01880260
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,150
- 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	\$1,700
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Probate Listing sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6070007025

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21268761

Printed: 04/10/2022 12:04:00 PM

Closed •

856 W 47th St • Los Angeles 90037

2 units • \$437,500/unit • 2,686 sqft • 7,778 sqft lot • \$316.46/sqft •
Built in 1914

cross street Hoover & Vermont

List / Sold: \$874,999/\$850,000 ↓

8 days on the market

Listing ID: MB22000910



Welcome Home! Look no more. 2-STORY DUPLEX Residential income property or Investors delight. Prime and up and coming location in Los Angeles. This is a Perfect investment property close to everything! USC, BANC STADIUM, LOS ANGELES COLISEUM, EXPOSITION PARK, CRYPTO.COM, LA LIVE, and DOWNTOWN L.A., Easy access to the 110fwy and lots more! Live in one and rent the other. It has enough sqft to add an ADU! This is an amazing opportunity to own and have rental income to help pay the mortgage or Make it your investment property!

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$874,999
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$465 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Multi-Level Bedroom
- Floor: Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$3,552.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$864
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$560
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$864
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5018011052

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1556 E 41st Pl • Los Angeles 90011

**2 units • \$479,500/unit • 3,148 sqft • 5,462 sqft lot • \$271.28/sqft •
Built in 1908**

North Compton blvd

List / Sold: **\$959,000/\$854,000 ↓**

31 days on the market

Listing ID: SR21238129



Duplex; Great opportunity weather you want to purchase as an investment or live on one unit and rent the other unit. Duplex provides its own private entrance, unit (1556) with 5 bedroom and 2 bath. Unit 1558 with 4 beds and 2 bath (this unit has been split into two units (1 bed /1 bath & 2 bed & 1 bath) Buyer to do their own investigations. Plenty of parking with of approximately 8-9 cars withing its gated fence. Central locations to LA Memorial Coliseum, California Science Center, USC, Staple Center, Downtown Los Angeles, museums, restaurants, parks, shopping centers, and more, plus easy access to the 110 FWY & 10 FWY, 20 minutes to SoFi Stadium. Property will be delivered vacant. Property SOLD AS IS CONDITION. DO NOT GO DIRECTLY TO PROPERTY OR CONTACT TENANTS.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$959,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Wall Furnace
- \$6,600 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- \$22800 Gross Scheduled Income
- \$12500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Tile
- Appliances: Electric Oven, Electric Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01841735
- Gardener:
- Licenses:
- Insurance: \$1,300
- 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	5	2	4	Unfurnished	\$500	\$1,000	\$3,600
2:	1	4	2	4	Unfurnished	\$900	\$900	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5116015010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$380,000/\$350,000** ↓

126 Nicobar St • Lancaster 93534

46 days on the market

**2 units • \$190,000/unit • 1,452 sqft • 7,511 sqft lot • \$241.05/sqft •
Built in 1952**

Listing ID: SR21270405

Traveling North on Division , Turn Left on Nicobar



***\$380,000 ALL CASH**No Permits* GREAT Price for this GREAT INVESTMENT - 2 homes and 1storage building all on a HUGE lot! Storage building is very large & could become a 3rd unit! Main house large family room and nice sized bedrooms. Guest house has oversized doorways, and 3 new Thermocore dual air units with heat pumps. Property is surrounded by security fencing in the front yard and a new custom oversized security drive thru gate off the alley. All three buildings have new exterior paint. Washer/dryer hook ups, some newer carpet, new windows, upgraded kitchen, & bathroom features can be found in both homes. Zoning is a HUGE Plus for someone wanting their own shop or as a rental.**

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$392,599
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Evaporative Cooling, Heat Pump, Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$191 (Estimated)
- Laundry: Common Area, Gas Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Center Hall, Family Room, Kitchen, Main Floor Bedroom
- Other Interior Features: In-Law Floorplan

Exterior

- Lot Features: 2-5 Units/Acre, Irregular Lot
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- 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	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- LAC - Lancaster area
 - Los Angeles County
 - Parcel # 3138027006

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

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

Closed • Duplex

List / Sold: **\$660,000/\$700,000** ↑

6914 Albany St • Huntington Park 90255

17 days on the market

2 units • **\$330,000/unit** • **1,399 sqft** • **5,971 sqft lot** • **\$500.36/sqft** •
Built in 1921

Listing ID: IV22007994

E Florence Ave. left onto Albany ST



An opportunity of a lifetime!! Huntington Park Duplex on a 5,971/.14 Sqft. Lot with an additional 1 bedroom & 1 bath ADU. Concrete and Iron fencing for a beautiful curb appeal, backyard driveway access parking/carport, with fruitful avocado and grapefruit trees providing shade for outdoor comfort. Prefect for an extended family and/or profitable investment. Priced to sell.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$660,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 1 Total carport spaces
- \$390 (Public Records)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856718
- 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	\$1,900
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,550

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6321030030

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IV22007994

Printed: 04/10/2022 12:04:00 PM

Closed •

List / Sold:

\$1,350,000/\$1,370,000 ↑

8 days on the market

4134 W 135th St • Hawthorne 90250

**3 units • \$450,000/unit • 3,469 sqft • 8,748 sqft lot • \$394.93/sqft •
Built in 1963**

Listing ID: SB22034545

Heading East on Rosecrans, turn North on Jefferson, west on 135th street.



Incredible investment opportunity in the highly sought after Ramona/Burleigh tract of Hawthorne where pride of ownership is evident throughout. Front house is a spacious 3 bd/2ba (1,789 square feet) with recently remodeled kitchen and bathroom, a private back patio and fenced grassy front yard. The well maintained back house consists of one 2bd/1ba unit and one 2bd/2ba unit, each with its own private, covered patio. The location of this property is ideal and close to major freeways and schools, just minutes from Sofi Stadium, The Forum, Banc of California Stadium, SpaceX, and so much more. Each unit is separately metered for gas & electric and has in unit laundry hookups as well as dedicated garage parking. Exterior of the property was painted less than a year ago. Do not miss your chance to acquire this turn key investment property with significant rental upside!

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Central
- \$1,053 (Estimated)
- Laundry: Inside
- Cap Rate: 3.87
- \$70560 Gross Scheduled Income
- \$50725 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$19,835
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,960
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1		\$2,550	\$2,550	\$3,000
2:	1	2	2	1		\$1,730	\$1,730	\$2,200
3:	1	2	1	1		\$1,600	\$1,600	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4045016013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

545 W 11th St • San Pedro 90731

3 units • **\$283,333/unit** • **2,587 sqft** • **6,752 sqft lot** • **\$309.24/sqft** •
Built in 1939

Between Grand and Pacific

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

78 days on the market

Listing ID: SB21240877



ALL UNITS ARE OCCUPIED. IGNORE THE 'FOR RENT' SIGN IN THE PHOTO. IT IS AN OLD PHOTO. Bread and Butter triplex in good rental area. Always fully rented. 3/2 front house, bachelor/studio on ground floor of rear building, with 1/1 apartment above and over 2 garages, which have been used by the owner and could be rented for added income. Small storage room used by 1 tenant. Laundry room could bring in added income. Newer roof. Well maintained property with good tenants. All rents are paid on time.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$850,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Estimated)
- \$46920 Gross Scheduled Income
- 3 electric meters available
- 3 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:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,868	\$1,868	\$1,868
2:	1	0	0	0	Unfurnished	\$716	\$716	\$716
3:	1	1	0	0	Unfurnished	\$1,326	\$1,326	\$1,326

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 1
- Carpet: 3
- Dishwasher:
- Disposal:

- Ranges: 3
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled

- 185 - Plaza area
- Los Angeles County
- Parcel # 7454019009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21240877

Printed: 04/10/2022 12:04:00 PM

Closed •

List / Sold:

\$1,388,800/\$1,295,000 ↓

100 days on the market

Listing ID: OC21236560

2239 Harwood St # 2 • Los Angeles 90031

3 units • \$462,933/unit • 3,289 sqft • 5,274 sqft lot • \$393.74/sqft •

Built in 1972

Riverside Drive, L/T onto Harwood



First time on the market in over 40 years, 2239 Harwood located in the up and coming neighborhood of Frogtown is an income producing triplex. With a ground floor unit and two units above, you can choose which unit is more suited for you to live in and which units to rent out. It boasts 8 bedrooms, 5 bathrooms, six parking spaces (including a two car garage). Ground level unit boasts three bedrooms, 1.5 baths with a walk in closet and additional space for storage in approximately 1200 square feet. An upper unit has 2 bedrooms and one bathroom in a little over 800 square feet. The other upper unit offers three bedrooms and 1.5 baths. Separate laundry room with additional storage space and long term tenants make this ideal for any investor looking to grow their portfolio. In close proximity to shopping, schools, theaters, art galleries, restaurants, Downtown Los Angeles, Dodgers stadium, and parks, 2239 Harwood is perfect for Los Angeles living and having your mortgage subsidized.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$13,888,000
- 1 Buildings
- Levels: Two, Multi/Split
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$540 (Estimated)
- Laundry: Individual Room
- \$28320 Gross Scheduled Income
- \$24320 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,800
- 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	2	Unfurnished	\$14,160	\$14,160	\$28,800
2:	2	3	4	0	Unfurnished	\$14,160	\$14,160	\$69,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5445026017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,284,000/\$1,365,000 ↑

12 days on the market

Listing ID: 22128537

3371 PERLITA Ave • Los Angeles 90039

3 units • \$428,000/unit • 2,324 sqft • 6,752 sqft lot • \$587.35/sqft • Built in 1923

East of Glendale Blvd. and south of San Fernando Rd.



Fantastic opportunity for either the First Time Buyer or the Savvy Investor to own a triplex in the much sought after Atwater Village neighborhood. Conveniently located near schools, restaurants, shops, and transportation. The subject property is on a corner lot and has a detached 3-car garage. Two of the units face Tyburn Street and one of the units faces Perlita Ave. All units are 2 bedroom 1 bath. Two of the units will be delivered vacant. Fix up the units and get top dollar in this attractive rental market and very desirable neighborhood. Please be respectful and do not disturb the tenants. Inside with accepted offer. All offers are due by 6:00 P.M. on February 24th, 2022.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,284,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,300
2:	1	2	1		Unfurnished	\$1,564	\$1,564	\$2,300
3:	1	2	1		Unfurnished	\$0	\$0	\$2,600
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

- 606 - Atwater area
- Los Angeles County
- Parcel # 5436012047

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22128537

Printed: 04/10/2022 12:04:00 PM

Closed •

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

573 W 18th St • San Pedro 90731

0 days on the market

3 units • \$308,333/unit • 1,876 sqft • 5,000 sqft lot • \$493.07/sqft •

Listing ID: SB22031221

Built in 1926

south of Gaffey



Nice clean 3 units, front is a 3 bedroom 1 bath detached house and the back is a pair of 1 bedroom 1 bath units

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$925,000
- 2 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,300
2:	1	3	1	0	Unfurnished	\$2,050	\$2,000	\$2,600
3:	1	1	1	0	Unfurnished	\$1,078	\$1,078	\$1,300

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7462007004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22031221

Printed: 04/10/2022 12:04:00 PM

Closed • **Triplex**

620 W 41st Pl • Los Angeles 90037

3 units • **\$496,667/unit** • **3,872 sqft** • **6,750 sqft lot** • **\$378.36/sqft** •
Built in 1924

West of Figueroa St. / 41st Pl



List / Sold:
\$1,490,000/\$1,465,000 ↓

22 days on the market

Listing ID: PW22033190

Excellent investment opportunity located minutes away from Downtown. Property is being sold in current "As-Is" conditions, dont let this opportunity pass you by!!! Please drive-by only. Do NOT disturb the tenants, interior viewing after offer acceptance. Buyer/Buyers Agent to do their due diligence in investigating the property

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,490,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$530 (Estimated)
- \$96600 Gross Scheduled Income
- \$71500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01344187
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	0	Unfurnished	\$2,200	\$2,200	\$3,000
2:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$3,000
3:	1	4	2	0	Unfurnished	\$3,250	\$3,250	\$4,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5019018001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW22033190

Printed: 04/10/2022 12:04:00 PM

Closed •

List / Sold:

\$2,800,000/\$2,625,000 ↓

127 days on the market

Listing ID: 21798348

40 S Venice Blvd • Venice 90291

3 units • **\$933,333/unit** • **3,011 sqft** • **4,415 sqft lot** • **\$871.80/sqft** •
Built in 1977

Southwest corner of S. Venice Blvd and Pacific Avenue



Custom triplex on 4500 sq ft oversized lot located on the 1st block of Venice Beach. The owner's unit is furnished, has a wall of windows for light, 18 ft ceilings, laundry, fireplace, side yard, and balcony. The 2- 1BR 1 1/2 baths townhouse units are about 900 sq ft, fireplaces, redone, and each has its own yard. There is another laundry on the 1st level. The property is totally gated with 6 car tandem parking. The rent on the owner's unit was \$7000 per month. One of the 1BR units will be vacant. This area is close to Abbott Kinney, Washington Blvd and so much more. Two units will be delivered vacant!

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$2,850,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Stackable, Community, Inside, In Garage
- \$85900 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Water Purifier

Exterior

Annual Expenses

- Total Operating Expense: \$32,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01304499
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,900	\$2,900	\$3,800
2:	1	1	1		Unfurnished	\$3,300	\$3,300	\$3,800
3:	1	2	2		Unfurnished	\$6,500	\$6,500	\$6,500
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

- C11 - Venice area
- Los Angeles County
- Parcel # 4226015017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21798348

Printed: 04/10/2022 12:04:00 PM

Closed •

1807 11TH St • Santa Monica 90404

3 units • \$566,667/unit • 2,915 sqft • 7,477 sqft lot • \$566.04/sqft •
Built in 1921

East of Lincoln, North of Pico and South of Michigan



List / Sold:
\$1,700,000/\$1,650,000 ↓

28 days on the market

Listing ID: 22122957

Attention Builders, Investors and Owner/users! Fantastic opportunity to own this Sizable Triplex in Santa Monica. Two large front units each with one bedroom, one bath, high ceilings and bonus rooms. Updated Back unit with one bedroom, one bath and separate outdoor space. One unit will be delivered vacant, the other 2 units are month to month. Perfect for an investor looking to redevelop into high producing rentals or owner user looking for additional income. Additional features include three separate private garages, and a laundry room. Public records show the building as a 4plex. Buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Centrally located to dining, shopping with easy access to the freeway.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$1,700,000
- 2 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$0
2:	2	1	1		Unfurnished	\$0	\$2,000	\$0
3:	3	1	1		Unfurnished	\$0	\$2,000	\$0
4:								
5:								
6:								

7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4283025002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22122957

Printed: 04/10/2022 12:04:01 PM

Closed •

List / Sold:

\$1,790,000/\$1,750,000 ↓

148 days on the market

Listing ID: 21783312

1373 S Ridgeley Dr • Los Angeles 90019

3 units • **\$596,667/unit** • **4,113 sqft** • **6,662 sqft lot** • **\$425.48/sqft** •
Built in 1931

East of Fairfax, South of Olympic, just North of Pico



Gorgeous 1930's Spanish charmer in Mid-Wilshire! Two buildings on one lot. The front building, Up & Down, 2 bed/1 bath, and shared backyard, is a classic Spanish duplex, ala Mitch & Cam's home on Modern Family. The back building is a spacious 2 bed/2 bath, with its own private backyard & dog run. Separate Parking & Laundry in each unit. Currently owner occupied, and will be delivered with 1 vacancy and 2 tenants in place. Perfect for an Owner/Occupant or Investor!

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$2,100,000
- 2 Buildings
- Heating: Combination

Interior

Exterior

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 01881308 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,500
2:	1	2	2		Unfurnished	\$3,233	\$3,233	\$3,500
3:	1	2	1		Unfurnished	\$2,686	\$2,668	\$3,500
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
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085032029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21783312

Printed: 04/10/2022 12:04:01 PM

Closed • Duplex

List / Sold:

\$1,299,000/\$1,217,500 ↓

88 days on the market

Listing ID: SR21258213

933 N Hobart Blvd • Los Angeles 90029

3 units • **\$433,000/unit** • **2,196 sqft** • **7,366 sqft lot** • **\$554.42/sqft** •

Built in 1920

N of Melrose



Beautiful Craftsman duplex in Melrose Hill. A charming gated garden leads you to a spacious three (3) bedroom, 2 1/2 bath, free standing home with gorgeous hardwood floors and period details. Large living area with decorative fireplace, dining room with built in wood cabinetry, an updated kitchen with fridge, range, microwave, dishwasher, two sinks and a center island, a massive tall attic with windows covers the entire home. Updated bathrooms, central heat and AC, washer/dryer and a large private deck with space for entertaining. The back unit is a charming 1 bedroom/1 bath free standing guest house with an updated full bath and its own private patio and large wood deck. Both units are rented. Separate storage area on the property is rented for an additional \$200/month, plus an additional large storage room for owner's tools or rentable space, and a separate single car garage. Electricity is separately metered, Water submeter installed for separate water billing. Property has a long driveway to the rear garage. Lots of development going on in this super hip location. Zoned LARD 1.5. Across from a beautiful park. Between Melrose and Santa Monica Blvds. Freeway entrance is super close, as well as Paramount Studios, Sunset Gower Studios, Chik-Fil-A, Home Depot and great restaurants.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- \$357 (Estimated)
- Laundry: Dryer Included, Individual Room, See Remarks, Washer Included
- Cap Rate: 3.89
- \$71868 Gross Scheduled Income
- \$50641 Net Operating Income
- 2 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,227
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01820322
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$3,800	\$3,800	\$3,800
2:	1	1	1	0	Unfurnished	\$1,989	\$1,989	\$1,989
3:	1	0	0	0	Unfurnished	\$200	\$200	\$200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535024020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21258213

Printed: 04/10/2022 12:04:01 PM

Closed • **Quadruplex**

List / Sold: **\$745,000/\$800,000** ↑

814 W 75th • Los Angeles 90044

5 days on the market

3 units • **\$248,333/unit** • **2,076 sqft** • **5,652 sqft lot** • **\$385.36/sqft** •
Built in 1947

Listing ID: SR22011109

West of the 110 FWY East of Vermont Ave North of 76th St. South of 74th St.



Excellent income property in South Los Angeles. A rare find in today's market. This nice Quadplex is centrally located minutes away from Downtown Los Angeles, Culver City, USC, LA SoFi Stadium, the Forum and LAX. Great for the owner user or as an investment property. Quiet and clean neighborhood located near schools, parks, 10/105/110 freeways. Two separate buildings. Nice Courtyard with mature lemon tree. RV access. Centrally located. Close to shopping, schools and transportation. Front and back gates. Great opportunity to own a property in a great location for investors or owners who want to create cash flow. RV access, Space for parking 7 + cars, the roof is about 10 years old, Newer water heater, about 3 years old, Exterior paint is about 2 years old Seller has the plans to complete the certificate of occupancy for the 2 bed 1 bath ADU. Beautiful gated playground, up and coming clean and quiet neighborhood with beautiful developments. Buyer to verify all info and do their own due diligence, permits, additions and square footage if any.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$745,000
- 2 Buildings
- 7 Total parking spaces
- \$5,121 (Assessor)
- Laundry: See Remarks
- \$82900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Fencing: Masonry, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,700
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$665
- 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
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1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,700
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6020007012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR22011109

Printed: 04/10/2022 12:04:01 PM

Closed •

9304 Wall St • Los Angeles 90003

**3 units • \$225,000/unit • 1,540 sqft • 4,609 sqft lot • \$431.82/sqft •
Built in 1923**

South East Corner of E 93rd Street and Wall Street.

List / Sold: **\$675,000/\$665,000 ↓**

39 days on the market

Listing ID: SB22037094



Triplex for sale in Los Angeles! This 1,540 SF property has been professionally managed and well maintained for over a decade. It features solid in place rents, but still has room for a buyer to grow the income with approximately 25% rent upside. The property features three single story units, a fully fenced yard space, and on-site gated parking for three cars on 4600 SF of land. This asset is also across the street from a duplex being sold by the same owner. Buy both properties and benefit from owning 5 units in one easy location!

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$641 (Estimated)
- \$51024 Gross Scheduled Income
- \$49493 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,238
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,184	\$1,184	\$1,650
2:	1	1	1	0	Unfurnished	\$1,565	\$1,565	\$1,650
3:	1	2	1	0	Unfurnished	\$1,503	\$1,503	\$2,000

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6052010001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22037094

Printed: 04/10/2022 12:04:01 PM

Closed • **Triplex**

List / Sold: **\$739,000/\$745,000** ↑

11117 New Hampshire Ave • Los Angeles 90044

87 days on the market

3 units • **\$246,333/unit** • **2,052 sqft** • **9,000 sqft lot** • **\$363.06/sqft** •
Built in 1947

Listing ID: WS21243552

From 105 Freeway, Exit Vermont Ave, North to W 112th St, Turn Left to S New Hampshire Ave, Turn Right to 11117 S New Hampshire Ave.



Well Maintained and Easy to Manage This Three Unit Property Has Long Term Tenants, Ample Parking, Separate Gas and Electric Meters and Are Fully Occupied. Centrally Located Near Freeways 110 and 105, LAX, The NEW Sofi Stadium and Downtown L.A. EXCEPTIONAL Opportunity! This Is ONE of TWO Side-by-Side Triplex Lots that are Currently Listed MLS (WS21243552 and WS21242828) that Can Be Purchased Concurrently With Adjacent TRIPLEX Lot, APN # 6076-006-005 (11127 S. New Hampshire Ave., Los Angeles, CA 90044) For a Combined Total of SIX Units and a Combined Lot Size of 16,262 Sq Ft. Thus Avoiding a "Commercial Residential" Classification.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$739,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- 2 Total carport spaces
- \$0 (Assessor)
- Laundry: In Kitchen
- \$45360 Gross Scheduled Income
- \$38152 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,603
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,325
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,740
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,900
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,600

3: 1 1 1 0 Unfurnished \$1,050 \$1,050 \$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6076022004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS21243552

Printed: 04/10/2022 12:04:01 PM

Closed • **Triplex**

List / Sold: **\$779,000/\$745,000** ↓

11127 New Hampshire Ave • Los Angeles 90044

116 days on the market

3 units • **\$259,667/unit** • **2,206 sqft** • **7,262 sqft lot** • **\$337.72/sqft** •
Built in 1962

Listing ID: WS21242828

From 105 Freeway, Exit Vermont Ave, North to W 112th St, Turn Left to S New Hampshire Ave, Turn Right to 11127 S New Hampshire Ave.



Well Maintained and Easy to Manage This Three Unit Property Has Long Term Tenants, Ample Parking, Separate Gas and Electric Meters and Are Fully Occupied. Centrally Located Near Freeways, LAX, The NEW Sofi Stadium and Downtown L.A. EXCEPTIONAL Opportunity! This Is ONE of TWO Side-by-Side Triplex Lots that are Currently Listed MLS (WS21243552 and WS21242828) that Can Be Purchased Concurrently With Adjacent TRIPLEX Lot, APN # 6076-006-004 (11117 S. New Hampshire Ave., Los Angeles, CA 90044) For a Combined Total of SIX Units and a Combined Lot Size of 16,262 Sq Ft. Thus Avoiding a "Commercial Residential" Classification.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$779,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- \$55680 Gross Scheduled Income
- \$40798 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,882
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,425
- Maintenance: \$1,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,820
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,950	\$1,950	\$2,100
2:	1	2	1	0	Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,700

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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6076022005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS21242828

Printed: 04/10/2022 12:04:01 PM

Closed • **Triplex**

List / Sold: **\$950,000/\$925,000** ↓

584 Cypress Ave • Los Angeles 90065

6 days on the market

3 units • **\$316,667/unit** • **2,232 sqft** • **2,416 sqft lot** • **\$414.43/sqft** •
Built in 1924

Listing ID: SR22013090

Cypress East to Idell St. Property on the right hand side.



We welcome you to this unique opportunity. 3 units available in the beautiful neighborhood of Cypress Park in the city of Los Angeles. This Triplex consists of two downstairs - 1 Bedroom 1 bathroom mirror units; and a 3 Bedroom , 1 bathroom upstairs unit. Great opportunity to live in one of the units and rent the others to underwrite the mortgage. Property sits on a corner lot adjacent to the alley. All units have fully paid for energy efficient solar panels so utility bills should be significantly lower. A new roof was installed when solar was put in. All units are metered separately for electricity, gas, and water heaters. All units have window A/C units and fans. Newer windows. Recently painted exterior. Property has a 1 car garage. Highly walk score of 79; Meaning the location is very walkable so most daily errands can be accomplished on foot. Really close to downtown and conveniently located close the Dodger Stadium, Elysian Park, Hiking Trails.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$362 (Estimated)
- Laundry: See Remarks
- \$73200 Gross Scheduled Income
- \$72000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,040
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	0	Unfurnished	\$1,800	\$3,600	\$1,800
2:	1	3	1	1	Unfurnished	\$2,500	\$2,500	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5446007027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR22013090

Printed: 04/10/2022 12:04:01 PM

Closed • **Triplex**

List / Sold: **\$850,000/\$855,000** ↑

10716 Ralston Ave • **Pacoima 91331**

30 days on the market

3 units • **\$283,333/unit** • **2,086 sqft** • **6,647 sqft lot** • **\$409.88/sqft** •
Built in 1939

Listing ID: SR22006664

Main Cross Street: San Fernando Rd & Van Nuys Blvd



THIS IS IT! 3 UNITS ON 1 LOT each with its own address! Design and details come together to make this the perfect home. This 3-unit home offers 1 bedroom and 1 bathroom on 2 units & 2 bedrooms one bath on 1 unit which you can easily rent out for \$1,600 and \$2,500 respectively. The bedrooms are cozy and the natural light that flows through makes a comfortable and relaxing personal space. As you exit to the backyard you will find the patio area perfect for weekend gatherings. So spacious with a total of 2,086 living spaces. Additional features a shared yard area & patio area and the lot offers the possibility of adding a fourth unit as an ADU. This home is so ready to make it your own investment!

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$850,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$394 (Estimated)
- Laundry: Outside
- \$68400 Gross Scheduled Income
- \$58110 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Rectangular Lot • Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,290
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$470
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,260
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2535027001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22006664

Printed: 04/10/2022 12:04:01 PM

Closed •

List / Sold: **\$510,000/\$547,000** ↑

948 E AVENUE Q12 • Palmdale 93550

14 days on the market

3 units • **\$170,000/unit** • **1,971 sqft** • **6,761 sqft lot** • **\$277.52/sqft** •

Listing ID: 22129083

Built in 1957

Coming from Palmdale Blvd., head South on 10th St. East, make a right on Avenue Q12



This fully rented triplex has renters enjoy being in the heart of Palmdale's downtown multi-family community. This property is in a great location that is close to shopping, Metro-link and the freeway. 3 beds in Title but 5 beds in total. The units feature; (1) 1 bedroom/1 bath and (2) 2 bedrooms/1 bath. Unit 1 is recently remodeled, newer paint with new floors, light fixtures and Corian kitchen counters. The single bedroom includes a generous closet and built-in drawers; a full bathroom and laundry area complete the apartment. The other two units each offer two bedrooms and one full bath as well as the similar amenities as the first unit. The seller resides in one unit. A detached building houses single car garage spaces for each of the three units. DRIVE BY ONLY. Do not disturb residents. Write an offer subject to interior inspection. Inspection will be after accepted offer. Property sold as is. Buyer to investigate and complete their own due diligence. Submit all offers including proof of funds / pre-approval letter. Seller has a real estate license.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$510,000
- 1 Buildings
- Cooling: Evaporative Cooling
- Heating: Wall Furnace
- Laundry: Inside

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,300
2:	1	2	1		Unfurnished	\$800	\$800	\$1,700
3:	1	2	1		Unfurnished	\$1,652	\$1,652	\$1,700

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

- PLM - Palmdale area
- Los Angeles County
- Parcel # 3009021008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22129083

Printed: 04/10/2022 12:04:01 PM

Closed •

List / Sold:

\$1,180,000/\$1,118,000 ↓

278 days on the market

Listing ID: RS21083699

16523 S Denver Ave • Gardena 90248

4 units • **\$295,000/unit** • **3,909 sqft** • **5,601 sqft lot** • **\$286.01/sqft** •
Built in 1965

110 Fwy off on Redondo Beach Blvd East, Take Figueroa South make right on Gardena, left Denver Ave



Great opportunity in a Quadruplex Residential Income Property in the city of Gardena! Recently painted, New roof completed recently, Four Spacious Units, All Building with copper type 'L' water pipes and drains replaced, Cast iron tubs in all the units, front unit with spacious 3 bedrooms, 1 and 3/4 Ba; Midd unit with walk-in closet; Back two story unit with 2 Upstairs Bedrooms 1 full Bathroom, 1/4 downstairs Powder room and access to a nice back patio; Separate earthquake gas shut off valves for all four meters. Separate Water Heater and water control valves for each unit.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Dryer Included, Washer Included
- \$68760 Gross Scheduled Income
- \$49002 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Sprinkler System, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,158
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance: \$1,133
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense: \$360
- Other Expense Description: CLaundry

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,400	\$1,400	\$1,700
2:	1	2	1	1	Unfurnished	\$1,450	\$1,450	\$1,600
3:	1	3	2	1	Unfurnished	\$1,600	\$1,600	\$1,800

4:	1	2	1	1	Unfurnished	\$1,280	\$1,280	\$1,600
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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

- 115 - North Gardena area
- Los Angeles County
- Parcel # 6121004004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21083699

Printed: 04/10/2022 12:04:01 PM

Closed • **Quadruplex**

24601 Pennsylvania Ave • Lomita 90717

4 units • **\$325,000/unit** • **2,831 sqft** • **6,959 sqft lot** • **\$460.64/sqft** •
Built in 1958

North of PCH, just south of Lomita Blvd.



List / Sold:

\$1,299,999/\$1,304,065 ↑

6 days on the market

Listing ID: PV22024905

Sharp, well-maintained Fourplex in Lomita – “The Friendly City”. The charming front unit has private, enclosed front yard, upgraded kitchen and bathroom with white vanity and tiled shower enclosure, gray vinyl wood plank flooring throughout, multiple closets, wired for sound and free (antennae) TV, and gated rear porch area. The 2 interior, 1 bedroom units have upgraded kitchens and bathrooms, dark wood laminate flooring, recessed lighting, tile floors, rain shower, mirrored wardrobes, vertical blinds & recessed lighting. Shared, on-site coin operated laundry room and 4 single car garages. Each unit is separately metered for water and gas. Highly sought-after rental area near the Border of Southeast Torrance, you are close to all amenities and less than 5 miles to beach.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,299,999
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Other)
- Laundry: Community, See Remarks
- \$68940 Gross Scheduled Income
- \$59540 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,400
- Electric: \$372.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,073
- Maintenance: \$1,176
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$1,976
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,000
2:	1	1	1	1	Unfurnished	\$1,550	\$1,495	\$1,550

3:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,550
4:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,000

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
- 121 - Lomita area
- Los Angeles County
- Parcel # 7376002021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PV22024905

Printed: 04/10/2022 12:04:01 PM

Closed • [Quadruplex](#)

767 Southview Road • Arcadia 91007

4 units • **\$437,500/unit** • **3,620 sqft** • **7,524 sqft lot** • **\$545.58/sqft** •
Built in 1959

Huntington Dr. & Baldwin Ave.

List / Sold:

\$1,750,000/\$1,975,000 ↑

23 days on the market

Listing ID: WS22035226



The Southview Apartment is situated in the heart of Arcadia, just south of Huntington Dr. and east of Baldwin Ave. This prime location offers walking distance to Westfield Santa Anita, Santan Anita Park, 99 Ranch Market, restaurants, banks, and much more. Built in 1959, the Southview Apartment sits on a 7,524 square foot lot with a total building size of 3,620 square feet. The property offers an excellent unit mix of 2 one-bedroom/one-bathroom units and 2 two-bedroom/two-bathroom units, and each unit has its own patio/balcony. The Southview Apartment features beautifully maintained landscaping, newer double-pane windows, newer roof, 5 carport parking spaces, and on-site laundry room for additional income. The Southview Apartment is in a highly desirable area and offers stability for any investor, whether a first-time purchaser, seasoned investor, or a 1031 exchange opportunity.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,750,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$1,576 (Assessor)
- Laundry: Community
- \$80648 Gross Scheduled Income
- \$49767 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,882
- Electric: \$409.00
- Gas: \$404
- Furniture Replacement:
- Trash: \$1,438
- Cable TV: 01160663
- Gardener:
- Licenses: 174
- Insurance: \$2,918
- Maintenance: \$3,226
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,095
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	1	1	0	Unfurnished	\$1,150	\$13,800	\$1,800
2:	1	1	1	0	Unfurnished	\$1,600	\$19,200	\$1,800
3:	1	2	2	0	Unfurnished	\$1,850	\$22,200	\$2,200
4:	1	2	2	0	Unfurnished	\$2,050	\$24,600	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5783010008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22035226

Printed: 04/10/2022 12:04:01 PM

Closed •

625 N Moore Ave • Monterey Park 91754

**4 units • \$321,250/unit • 3,306 sqft • 7,269 sqft lot • \$403.81/sqft •
Built in 1960**

S/ FWY 10; West of Atlantic

List / Sold:

\$1,285,000/\$1,335,000 ↑

0 days on the market

Listing ID: AR22069696



ALL UNITS NOW TO BE DELIVERED VACANT per landlord, which is perfect for new rent!!!! Located in one of the most desirable and convenient location of Monterey Park. Front House plus 3 units income property. All the units have been updated, and remodeled. Each unit features 2 beds and 1 bathroom. The front house is approximately 1000 sq ft. The remaining 3 units are detached in another structure that also has 3 own separate car garages with storage space. This property has lots of potential, great investment and great for owner occupy front home. This property is a short distance to local shopping plazas, markets (99 Ranch, Ralphs + more), day care center across the street, banks, easy access to I-10 Freeway, and more!! Come and check out this rare gem today!!!

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$1,285,000
- 1 Buildings
- 3 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- \$27600 Gross Scheduled Income
- \$22708 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,999
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$1,107
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,892
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$650	\$650	\$2,000
2:	1	2	0	1	Unfurnished	\$600	\$600	\$1,800

3:	1	2	0	1	Unfurnished	\$500	\$500	\$1,500
4:	1	2	0	1	Unfurnished	\$550	\$550	\$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

- Standard sale
- Rent Controlled
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5256008005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR22069696

Printed: 04/10/2022 12:04:01 PM

Closed •

201 Lake Shore Ter • Los Angeles 90026

4 units • **\$272,000/unit** • **2,280 sqft** • **4,852 sqft lot** • **\$465.10/sqft** •
Built in 1913

GLENDAL BLVD/COLTON

List / Sold:

\$1,088,000/\$1,060,425 ↓

3 days on the market

Listing ID: WS22023179



The perfect income property for investors or live one and rent 3 units. Convenient to downtown, freeway and shops. Please drive by only at this time. Please do NOT talk to tenants about sale due to the tenants is not aware.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$1,088,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Cap Rate: 4
- \$65000 Gross Scheduled Income
- \$45000 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,000
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,250	\$2,250	\$2,500
2:	1	2	2	0	Unfurnished	\$1,725	\$1,725	\$2,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	1	1	1	0	Unfurnished	\$980	\$980	\$1,500

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5159017010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS22023179

Printed: 04/10/2022 12:04:01 PM

Closed •

1549 Baxter St • Los Angeles 90026

4 units • \$598,750/unit • 3,450 sqft • 7,420 sqft lot • \$669.57/sqft •
Built in 1976

East of Echo Park Ave



List / Sold:
\$2,395,000/\$2,310,000 ↓

67 days on the market

Listing ID: 21108575

Four unit masterpiece in a prime Echo Park location! Experience Echo Park's tree-lined streets and canyon views. Hike Elysian Park trails or stroll to several local eateries. Unit mix: 3 bed+2 bath, 2+1.5, 1+2 and 1+1. All units upgraded and the building can possibly be delivered with vacancies with the right offer. The back 1+2 can be used as 2 studio units. Laundry for each unit, dedicated patio spaces and private ALLEY ACCESS parking for up to 7 cars. Located on a flat section of Baxter Street with an upslope lot. Bonus large walk-in basement. Across the street from Elysian Heights Elementary Arts Magnet. Residential neighborhood with easy access to public transportation. Rents are at 30-days+ furnished rental rates. Buyer to verify all details. More information at dedicated property website.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$2,395,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Dryer Included, Individual Room
- \$146858 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Basement, Bonus Room
- Floor: Wood, Tile
- Appliances: Dishwasher, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$53,782
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02111757
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	3	2	Unfurnished	\$6,300	\$6,300	\$6,300
3:	1	1	1	Unfurnished	\$3,600	\$3,600	\$3,600
4:	1	0	1	Unfurnished	\$3,300	\$3,300	\$3,300
5:	1	0	1	Unfurnished	\$2,800	\$2,800	\$2,800
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5420036027

Michael Lembeck

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

Re/Max Property Connection

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

Closed • [Quadruplex](#)

759 N Caswell Ave • Pomona 91767

4 units • **\$182,500/unit** • **2,432 sqft** • **5,495 sqft lot** • **\$308.39/sqft** •
Built in 1949

North Caswell

List / Sold: **\$730,000/\$750,000** ↑

0 days on the market

Listing ID: NP22026456



Great opportunity to own a 4-plex in the heart of downtown Pomona, Fixer upper with lots of potential. Need TLC and a new roof asap

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$730,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Other)
- Laundry: Common Area
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Trust sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8337007015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) NP22026456

Printed: 04/10/2022 12:04:01 PM

Closed • **Quadruplex**

11895 Manor Dr • Hawthorne 90250

4 units • \$349,750/unit • 4,872 sqft • 6,047 sqft lot • \$292.49/sqft • Built in 1963

120th street And Ramona



List / Sold:
\$1,399,000/\$1,425,000 ↑

7 days on the market

Listing ID: BB22019386

Prime Hawthorne location close to all shopping, airport, frwy perfect for all investor.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$1,118 (Estimated)
- Laundry: Gas Dryer Hookup
- \$79200 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 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:
- 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	3	2	1	Unfurnished	\$1,500	\$1,500	\$0
2:	1	3	2	1	Unfurnished	\$1,800	\$1,800	\$0
3:	1	2	2	1	Unfurnished	\$1,700	\$1,700	\$0
4:	1	2	2	1	Unfurnished	\$1,600	\$1,600	\$0

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 4
- Carpet:
- Dishwasher:
- Disposal:

- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 4044021002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) BB22019386

Printed: 04/10/2022 12:04:01 PM

Closed • **Quadruplex**

List / Sold:

\$1,125,000/\$1,025,000 ↓

189 days on the market

318 Cornwell St • Los Angeles 90033

**4 units • \$281,250/unit • 4,796 sqft • 6,572 sqft lot • \$213.72/sqft •
Built in 1924**

Listing ID: CV21179679

10 Frwy West exit Soto make a left and a right on Sheridan Ave and a right on Cornwell St.



Back on Market, Escrow fell thru. Huge price reduction. Opportunity Knocking! Large Quadruplex totaling 4,796 square feet in Prime Boyle Heights Location. Four 2bed 1ba units features include large open floor plans, indoor laundry rooms, and small porches each unit approximately 1199 square feet. Individually metered for gas and electricity and includes 4 car ports. Lot size is 6,572 square feet and is zoned LAR-3. There is a strong rental market with lot's of upside potential. Owner pays for water, trash and landscaping. The property is centrally located and is in walking distance to schools, shopping and easy access to Downtown LA via the 10frwy. Property will be Sold in it's (As Is condition.)

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Floor Furnace
- \$0 (Assessor)
- Laundry: Individual Room
- \$40992 Gross Scheduled Income
- \$36362 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl, Wood
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,630
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$700
- Cable TV: 02101233
- Gardener:
- Licenses: 330
- Insurance: \$1,800
- 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	Unfurnished	\$1,016	\$1,016	\$2,000
2:	1	2	1	1	Unfurnished	\$1,119	\$1,119	\$2,000
3:	1	2	1	1	Unfurnished	\$1,281	\$1,281	\$2,000
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,000

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5175011022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV21179679

Printed: 04/10/2022 12:04:01 PM

Closed • **Quadruplex**

2118 E 4th St • **Los Angeles 90033**

4 units • **\$275,000/unit** • **3,972 sqft** • **5,848 sqft lot** • **\$269.39/sqft** •
Built in 1912

OFF THE 5 FWY

List / Sold:

\$1,100,000/\$1,070,000 ↓

195 days on the market

Listing ID: DW21090813



INVESTORS TAKE A LOOK AT THIS BEAUTIFUL PROPERTY! THIS CHARMING CRAFTSMAN 4 UNIT APARTMENT SITS IN THE HEART OF BOYLE HEIGHTS NEXT TO HOLLENBECK PARK AND 2.6 MILES FROM DOWNTOWN LOS ANGELES. EACH UNIT HAS 2 BEDROOM 1 BATH. THE TWO UPSTAIRS UNITS HAVE A GORGEOUS BALCONY THAT OVERSEES THE TOWN. EACH UNIT HAS BEEN UPDATED TO ENHANCE THE BUILDING'S ORIGINAL STYLE. ALL FOUR UNITS HAVE FRONT AND BACK ENTRANCE TO THE PROPERTY. EACH UNIT HAS THEIR ASSIGNED 2 PARKING SPACES IN THE BACK. THE BUILDING HAS SECURITY GATES ON THE SIDES AND THE PARKING AREA. THIS UNIQUE CRAFTSMAN BUILDING IS WELL KEPT AND HAS GOOD STANDING RESIDENTIAL INCOME! DUE TO COVID-19 ALL OFFERS SUBJECT TO INSPECTION. PLEASE DO NOT DISTURB THE TENANTS OR WALK ON THE PROPERTY.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Oven, Gas Water Heater, Refrigerator
- Other Interior Features: Formica Counters, Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Window Bars
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01147756
- 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:	4	8	4	0	Unfurnished	\$0	\$5,685	\$0

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5183018033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

649 PACIFIC St • Santa Monica 90405

4 units • \$748,750/unit • 3,127 sqft • 5,905 sqft lot • \$895.43/sqft •
Built in 1956

West of Lincoln, North of Pearl, Corner of Pacific & 7th St.



List / Sold:

\$2,995,000/\$2,800,000 ↓

0 days on the market

Listing ID: 22115073

Sold Off Market.

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$2,995,000
- 2 Buildings

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01516867
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,787	\$1,787	\$2,800
2:	1	1	1		Unfurnished	\$2,104	\$2,104	\$2,800
3:	1	1	1		Unfurnished	\$2,160	\$2,160	\$2,800
4:	1	2	2		Unfurnished	\$3,500	\$3,500	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4289005008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22115073

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Closed •

2638 S BURNSIDE Ave • Los Angeles 90016

4 units • \$312,500/unit • 2,884 sqft • 4,811 sqft lot • \$450.76/sqft •

Built in

Just south of West Adams Blvd and west of Redondo

List / Sold:

\$1,250,000/\$1,300,000 ↑

0 days on the market

Listing ID: 22120609



We are pleased to present an excellent two-story building in the West Adams area of Los Angeles Incredible investment opportunity with huge potential and upside. Property is Zoned LARD2 and is located on a quiet street Just west of West Adams Blvd. This well maintained 2,884 square foot multi-family building features 6 bedrooms, 4 bathrooms. Consisting of (2) 2bedroom 1 bath units and (2) 1bedroom 1 bath units, Long Driveway with 4 carport parking spaces at the rear of the building. This property is perfect for anyone seeking to start or expand their Real Estate portfolio. Currently 3 units are occupied with 1 unit vacant. The Subject property is in an Opportunity Zone and May be Eligible for Preferential Tax Treatment. The West Adams Neighborhood is a rapidly growing urban area with the LA Metro Rail nearby providing quick transportation from Santa Monica to Downtown LA. West Adams is close to Culver City, Santa Monica, Beverly hills and Downtown LA. close to the new VOX apartments on the corner of La Cienega and Jefferson Blvd. The project is a mixed-use project that will consist of 1,200 new apartments as well as retail stores among them being Whole Foods Market. DRIVE-BY ONLY! DO NOT DISTURB TENANTS FOR ANY REASON. Owners have never lived at the property and the property will be sold "AS-IS" condition with current tenants in place. Submit offers subject to interior inspection.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- \$3700 Net Operating Income

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$150
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,100	\$13,200	\$1,800
2:	2	2	1		Unfurnished	\$1,350	\$16,200	\$2,300
3:	3	2	1		Unfurnished	\$1,250	\$15,000	\$2,300
4:	4	1	1		Unfurnished	\$0	\$0	\$1,800
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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5043007021

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

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

Closed •

2840 W 12TH St • Los Angeles 90006

4 units • \$312,500/unit • 2,468 sqft • 5,904 sqft lot • \$502.43/sqft •
Built in 1923

South of Olympic, East of Western



List / Sold:

\$1,250,000/\$1,240,000 ↓

7 days on the market

Listing ID: 22132831

Well maintained Spanish style 4 plex in Koreatown. All 2bed/1bath units. Corner R-4 zoning property with a huge upside potential for a developer and an investor. Conveniently located between DTLA and Culver City/West LA area.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$1,250,000
- 4 Buildings
- 4 Total parking spaces
- \$49909 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$25,475
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance: \$3,000
- 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	2	1		Unfurnished	\$1,550	\$1,550	\$1,900
2:	2	2	1		Unfurnished	\$1,512	\$1,512	\$1,900
3:	3	2	1		Unfurnished	\$1,420	\$1,420	\$1,900
4:	4	2	1		Unfurnished	\$1,800	\$1,800	\$1,900
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5080035024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22132831

Printed: 04/10/2022 12:04:02 PM

Closed • **Quadruplex**

400 Lancaster Blvd E • Lancaster 93535

4 units • **\$132,500/unit** • **2,688 sqft** • **6,728 sqft lot** • **\$197.92/sqft** •
Built in 1955

14 FWY exit 20th West Rt on Lancaster Blvd

List / Sold: **\$530,000/\$532,000** ↑

5 days on the market

Listing ID: SR22048718



Please Do not Disturb Tenants! Great Investment Opportunity in this rare Lancaster Quadruplex! 3 one bedroom & one bath units and 1 two bedroom one bath unit. Well manicured front yard with secured gate leading to an open courtyard. Covered parking in the back is secured behind a wrought iron gate. Laundry room and some storage on property. Live in one unit and rent the others, choose your neighbor!

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$530,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Assessor)
- Laundry: Common Area, Washer Hookup, Washer Included
- \$2900 Gross Scheduled Income
- \$2650 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 02020813
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- LAC - Lancaster area
- Los Angeles County
- Parcel # 3142016002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22048718

Printed: 04/10/2022 12:04:02 PM

Closed •

List / Sold:

\$2,000,000/\$2,250,000 ↑

14 days on the market

Listing ID: SR22045517

8950 Wilbur Ave • Northridge 91324

**4 units • \$500,000/unit • 5,023 sqft • 26,413 sqft lot • \$447.94/sqft •
Built in 1960**

Between Parthenia and Nordhoff



Bread and butter fourplex in Northridge in a gated lot. Each unit has its own address. A huge lot of over 26,000sqf with endless possibilities for expansions. All units are separated and built like individual homes with their own garden. Rents are well below market. Three units are updated, Tenants pay for all utilities except water. Laundry area in each home. There is plenty of parking on-site. The property is in proximity to the Northridge Mall and CSUN. At this price point, this is a great addition to any portfolio or an ideal option for first-time investors or for end-user who wish to live in one of the units and enjoy the additional income. DON'T MISS THIS ONE!

Facts & Features

- Sold On 04/08/2022
- Original List Price of \$2,000,000
- 4 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,062 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.43
- \$125388 Gross Scheduled Income
- \$88688 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas & Electric Range, Gas Oven, Microwave

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	4	Unfurnished	\$2,879	\$2,879	\$3,200
2:	1	3	2	2	Unfurnished	\$2,700	\$2,700	\$3,000
3:	1	3	1	2	Unfurnished	\$1,748	\$1,748	\$3,000
4:	1	4	2	4	Unfurnished	\$3,122	\$3,122	\$3,122

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NR - Northridge area
- Los Angeles County
- Parcel # 2770001009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SR22045517

Printed: 04/10/2022 12:04:02 PM

Closed •

List / Sold:

\$1,600,000/\$1,650,000 ↑

12 days on the market

Listing ID: 219073358PS

18007 Jersey Ave • Artesia 90701

4 units • **\$400,000/unit** • **sqft** • **No lot size data** • **No \$/Sqft data** •
Built in 1964

Pioneer Blvd to 183rd Street to Jersey Avenue



Rare opportunity to own this Quadruplex in beautiful Artesia. 1st time on the market, this family built, owned and operated complex is centrally located to all the best Southern California has to offer. Two ground units, one upstairs unit and one townhome unit all with garages. There are two common laundry rooms and covered off street parking. 10 minutes to the beach and 10 minutes to Disneyland.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air, Wall Furnace
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: Carpet

Exterior

Annual Expenses

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

Unit Details

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- RC - Artesia area
- Los Angeles County
- Parcel # 7035011024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 219073358PS

Printed: 04/10/2022 12:04:02 PM

Closed •

List / Sold:

\$1,350,000/\$1,125,000 ↓

28 days on the market

10004 Foster Rd • Bellflower 90706

**4 units • \$337,500/unit • 3,506 sqft • 6,071 sqft lot • \$320.88/sqft •
Built in 1956**

Listing ID: PW22003222

105 West, Exit Bellflower Blvd, East on Foster Rd



Bellflower is a city located in Southeast Los Angeles County, in the LA metropolitan area. It was founded in 1906 and incorporated on September 3rd, 1957. As of 2010 census, the city had a total population of 76,616. This made it the 65th most densely population city in the US of cities over 50,000 residents. This property has been owned by the same owner for 50 years. It needs TLC. All units are 2 bed / 1 bath spacious units with parking. Nice fenced in back yard for privacy. The property has had all new windows installed (not sure when), but they are newer. Great corner lot, nice residential neighborhood.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$1,142 (Estimated)
- Laundry: Common Area
- \$47100 Gross Scheduled Income
- \$47100 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00669385
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,125	\$1,125	\$1,125
2:	1	2	1	0	Unfurnished	\$1,075	\$1,075	\$1,075

3:	1	2	1	0	Unfurnished	\$700	\$700	\$700
4:	1	2	1	0	Unfurnished	\$1,025	\$1,025	\$1,025

Of Units With:

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

Additional Information

- Standard, Trust sale
- RH - Bellflower N of Alondra, E of Bellflower area
- Los Angeles County
- Parcel # 6281011027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22003222

Printed: 04/10/2022 12:04:02 PM

Closed •

3501 W 111TH St • Inglewood 90303

**5 units • \$276,000/unit • 4,327 sqft • 9,031 sqft lot • \$321.24/sqft •
Built in 1959**

W. 111th Street & Crenshaw Blvd



List / Sold:
\$1,380,000/\$1,390,000 ↓

47 days on the market

Listing ID: 22119347

This property boast a large 3 bedroom in the front with an additional four units in the rear of the property . There is roughly 57% upside in NOI and presents an opportunity for a new investor to come in and modernize the units. Ownership did a full renovation back in 2016 but since has been slightly outdated. Quiet residential neighborhood.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,460,000
- 2 Buildings
- Heating: Wall Furnace
- \$61770 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$37,369
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$925	\$925	\$1,350
2:	1	0	1		Unfurnished	\$1,050	\$1,050	\$1,350
3:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,275
4:	1	2	1		Unfurnished	\$2,095	\$2,095	\$2,275
5:	1	3	2		Unfurnished	\$2,220	\$2,200	\$2,750
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4031009024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22119347

Printed: 04/10/2022 12:04:02 PM

Closed • Apartment

List / Sold:

\$1,950,000/\$1,942,500 ↓

20 days on the market

Listing ID: SB22026489

3723 Artesia Blvd • Torrance 90504

5 units • **\$390,000/unit** • **4,963 sqft** • **6,255 sqft lot** • **\$391.40/sqft** •
Built in 1958

South of Prairie Ave and East on Artesia Blvd



Don't miss out on this 5 unit apartment building with a mix of a 3Bed/1.75 Bath and 1 Bed/1Bath apartment located in the city of Torrance. This property is conveniently located on Artesia Blvd with the 405 freeway ramp only blocks away. This is a great investment property only a couple of miles away from the beach and with plenty of shopping centers near by!

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- \$1,673 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.89
- \$121920 Gross Scheduled Income
- \$75804 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,463
- Electric: \$249.00
- Gas: \$1,370
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,728
- Maintenance: \$5,000
- Workman's Comp: \$2,766
- Professional Management: 4730
- Water/Sewer: \$2,524
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,390	\$2,390	\$2,550
2:	1	1	1	1	Unfurnished	\$1,520	\$1,520	\$1,595
3:	1	3	2	1	Unfurnished	\$2,390	\$2,390	\$2,550
4:	1	1	1	1	Unfurnished	\$1,420	\$1,430	\$1,595

5:	1	3	2	1	Unfurnished	\$2,310	\$2,310	\$2,550
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Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges: 5
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4087015027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22026489

Printed: 04/10/2022 12:04:02 PM

Closed •

List / Sold:

\$1,695,000/\$2,050,000 ↑

12 days on the market

1126 MOHAWK St • Los Angeles 90026

5 units • **\$339,000/unit** • **4,518 sqft** • **7,500 sqft lot** • **\$453.74/sqft** •

Built in 1913

Listing ID: 22136541

North of Sunset, west of Alvarado on Mohawk. Address of full property is 1126-1130 Mohawk. The Street facing units are 1128, 1128.5, 1130 and 1130.5. 1126 is the back detached house.



Your unicorn investment property is here! First time on the market in over 30 years, this historic compound offers 5 units in two original Craftsman buildings. The journey begins with a picture-perfect detached 1 bedroom/1 bath house offering a light-filled living room, archways, bamboo floors, eat-in kitchen and peek-a-boo downtown views. A private patio off the bedroom is complemented by a front sitting porch overlooking the garden, making this the perfect spot for an owner/user. The second building is a grand 4-plex, loaded with architectural detail and period design. Each of the one-bedroom/one bath units opens to a large living room with expansive windows, crown molding, high ceilings, and decorative Batchelder fireplaces. Original wood floors expand into oversized dining rooms with built-in hutches and center walk-in closets that are large enough to double as home-offices. Kitchens feature ample storage and lead to hallways with bathrooms and separate laundry hook-ups. All of the units open to a center garden with mature bougainvillea, cascading wisteria, rose bushes, and ample space for al fresco dining and entertaining. If the building itself isn't enough to make your imagination run wild, with the possibility of living for free with tenants paying your mortgage, then the location will seal the deal. Located in the heart of Silver Lake on the iconic Mohawk Street, just steps from the eclectic boutiques, eateries and artisan coffee shops of Sunset Blvd, this property will deliver the easy neighborhood living you've been craving. A total of three units are vacant (the detached house and the two lower units of the 4-plex), providing enormous upside rental potential. Square footage of living space is 4,518 s/f on a 7,500 s/f lot with up to 5 parking spots. The two upper units of the 4-plex will be delivered with existing tenants. .Next open is Tuesday March 22nd from 11a-2p. Please do not go direct or walk property. Offers will be reviewed starting Thursday March 24th after 2:00pm. Please see offer guidelines under Docs. Please do not go direct.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,695,000
- 2 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- \$99684 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator, Gas Oven
- Other Interior Features: Crown Molding, High Ceilings

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$37,200
- Insurance:

- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,500	\$1,500	\$2,950
2:	1	1	1		Unfurnished	\$1,007	\$1,007	\$2,950
3:	1	1	1		Unfurnished	\$0	\$0	\$2,800
4:	1	1	1		Unfurnished	\$0	\$0	\$2,800
5:	1	1	1		Unfurnished	\$0	\$0	\$3,300
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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5402034005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

List / Sold:

\$1,299,995/\$1,250,000 ↓

105 days on the market

Listing ID: IV21236647

124 N Gage Ave • Los Angeles 90063

5 units • **\$259,999/unit** • **3,604 sqft** • **7,417 sqft lot** • **\$346.84/sqft** •
Built in 1908

North off of 60fwy on Gage Ave.



TURNKEY PROPERTY!!! Perfect for anyone looking to live in Front House and rent the back 4 units or any investor. The front house has 2 bedrooms and 1 bathroom. Follow the long driveway to the back 2 story building with 4 units. 2 of the units have 2 bedrooms and 1 bathroom each, and the other 2 units are 1 bedroom and 1 bathrooms each. Each of the units have their own Gas meter, Electric meter and water heater. Parking spaces are assigned in the back, plus additional street parking. Owner has taken the time to keep the units well maintained and has done several renovations to all the units. Property is centrally located to public transportation, grocery stores, laundromats, schools, freeways, bakeries, banks, and restaurants. Please do not disturb tenants.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$1,325,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$2,384 (Estimated)
- Laundry: Inside, See Remarks
- \$88060 Gross Scheduled Income
- \$79013.37 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Utilities - Overhead, Yard
- Security Features: 24 Hour Security, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$20,647
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$2,217
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,941

- Cable TV: 01280398
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,716	\$1,716	\$2,200
2:	1	2	1	0	Unfurnished	\$1,508	\$1,508	\$2,100
3:	1	2	1	0	Unfurnished	\$1,508	\$1,508	\$2,100
4:	1	1	1	0	Unfurnished	\$1,144	\$1,144	\$1,900
5:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5233008023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,999,000/\$2,273,000 ↑

41 days on the market

Listing ID: 22121328

38 DUDLEY Ave • Venice 90291

5 units • **\$399,800/unit** • **2,943 sqft** • **3,751 sqft lot** • **\$772.34/sqft** •

Built in 1921

From Pacific Ave Turn West on Dudley Ct. From Speedway turn East on Dudley Ct. South of Rose North of Sunset.



This 1920's Venice Beach Walk street Craftsman is ready to be rejuvenated and have income from the back 4 units as a bonus. Nestled in the North Venice Walk Street Historic District this Craftsman-style beach cottage is located a few properties from the sand. The main house is 4 bedrooms 2 bathrooms with shaker style siding, exposed wood beams, wood wainscoting, and a few original stained glass windows. The downstairs has 2 bedrooms, 1 bathroom and upstairs has 2 bedrooms, 1 bathroom, a nice sized front yard, and a large front porch. The back building is 4 single units, each with full kitchens and baths. Two parking spaces in between buildings in the back, plus extra parking on a long driveway. Amazing beach location! House is vacant, and the units are all tenant-occupied. Two utility meters on the property one for the house and one for the back building. The landlord pays all utilities currently.

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$1,999,000
- 2 Buildings
- Levels: Two
- Heating: Baseboard
- \$142812 Net Operating Income

Interior

- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$52,788
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$0	\$0	\$7,500

2:	1	0	1	Unfurnished	\$945	\$945	\$2,200
3:	1	0	1	Unfurnished	\$1,060	\$1,060	\$2,200
4:	1	0	1	Unfurnished	\$911	\$911	\$2,200
5:	1	0	1	Unfurnished	\$878	\$878	\$2,200
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4286021015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22121328

Printed: 04/10/2022 12:04:02 PM

Closed • **Apartment**

List / Sold: **\$795,000/\$725,000** ↓

4309 Crocker St • Los Angeles 90011

35 days on the market

5 units • **\$159,000/unit** • **3,780 sqft** • **5,120 sqft lot** • **\$191.80/sqft** •
Built in 1907

Listing ID: SB21241236

110 FWY North Exit 19 Vernon East (Rt) go .2 miles Turn Left north to Crocker Sy. 500 feet Duplex is on West Side (left)



GREAT PRICE REAL SELLERS!!! \$210 a foot & \$159,000 per unit!! Upside in rents! Large 1320 sq ft Classic Craftsman WHICH ADDRESS IS 282 E. 43RD ST., 1907 bld per assessors records 2 bed SFR + DEN (perhaps a 3rd bedroom) & newer detached 2 story, 2460sq ft 4plex 4 1beds in good shape on 40x128 corner lot. The property 4 unit & home appear to be on 1 parcel which assessors show 3780 total bldg sq ft. along with separate gas & electric meters. The 4 unit building had a full copper re-pipe in 2015 and all main lines in that building too in copper, plus owner relaced 2 water heaters since 2015 purchase. Quiet street, 1 block from Lindsay Park. Easy-rent area 1 mile from Coliseum & USC. All units are in pretty good condition with no city violations. Passed recent Inspection with City of LA. Add Value deal to work with tenants on the rent & improvement's. Street Parking & all units have their own 40 gallon water heater. Rents are 70%-100% below market. Lowest price 5 units at \$159,000 cos per unit & \$210 a foot with upside! Property is under LA City Rent Control. All tenants have paid rent with no late rent due to Covid. Rents are \$573, \$565, \$1,200, \$551, & \$988, Total is \$3,861 a month. With market rents the the property could be a huge cash flow deal. *Best & Final Offers Due 11/17/2021 4:00 pm.*

Facts & Features

- Sold On 04/04/2022
- Original List Price of \$795,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$541 (Estimated)
- Cap Rate: 3.4
- \$46332 Gross Scheduled Income
- \$27427 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,728
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Insurance: \$1,465
- Maintenance: \$1,852
- Workman's Comp:
- Professional Management: 2407
- Water/Sewer: \$2,226

- Cable TV: 01914040
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$573	\$573	\$1,450
2:	1	1	1	0	Unfurnished	\$565	\$565	\$1,450
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,450
4:	1	1	1	0	Unfurnished	\$535	\$535	\$1,450
5:	1	1	1	0	Unfurnished	\$988	\$988	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5113009024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21241236

Printed: 04/10/2022 12:04:02 PM

Closed •

List / Sold: **\$2,250,000/\$2,250,000**

14508 Clark St # 18 • Baldwin Park 91706

4 days on the market

**6 units • \$375,000/unit • 6,813 sqft • 20,648 sqft lot • \$330.25/sqft •
Built in 1977**

Listing ID: TR22052996

North of Ramona Blvd & East of Maine Ave



A 6-unit townhouse style income property located in the City of Baldwin Park. The property was built in 1977 and consists of 6 single-story townhouse style units with a total footage of 6813 sqft. Beautiful front lawn with maintenance fee artificial grass. All units have 2BR/2BA with central Air-conditioning and Heating. Newer copper plumbing, and 5 out of the 6 units have vinyl/plank flooring. Amenities including large patios with concrete slabs, central A/C & heat, washer/dryer hookups and fireplaces. Each unit has a 2-car direct access garage along with 18 onsite parking spaces. Tenants are responsible for paying all utilities including water & trash. Convenient location, close proximity to Downtown Baldwin Park. Great Investment Opportunity.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$2,250,000
- 1 Buildings
- 30 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$129780 Gross Scheduled Income
- \$80746 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,867
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01121690
- Gardener:
- Licenses:
- Insurance: \$3,129
- Maintenance: \$1,558
- Workman's Comp:
- Professional Management: 4180
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	2	2	Unfurnished	\$1,775	\$5,325	\$5,700

2:	2	2	2	2	Unfurnished	\$1,845	\$3,690	\$3,800
3:	1	2	2	2	Unfurnished	\$1,800	\$1,800	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8437003032

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: TR22052996

Printed: 04/10/2022 12:04:03 PM

Closed •

7506 NORTON Ave • West Hollywood 90046

6 units • \$283,333/unit • 2,665 sqft • 6,120 sqft lot • \$628.52/sqft • Built in 1924

Near the corner of Norton Ave and N Gardener Street.



List / Sold:
\$1,700,000/\$1,675,000 ↓

23 days on the market

Listing ID: 22117975

We are pleased to present for sale 7506 Norton Ave, a Bungalow Style property built in 1924, located in a desirable West Hollywood neighborhood. Situated on a 7,703 sq ft lot, the property consists of 2,665 rentable square feet and features a total of Six (6) 1 Bed/ 1 Bath units. Located just off Vista Street and Santa Monica Blvd and rated 92 on Walkscore, residents can enjoy convenient access to an array of restaurants, grocery stores, parks and high-end entertainment, as well as excellent schools nearby rated 9/10 (rating by GreatSchools.org). This property has been under the same ownership for over 32 years and is an excellent opportunity for investors looking for significant upside potential; by repositioning the asset through renovations of both the interior and exterior, buyers will be able to significantly drive rents up all whilst establishing a higher value of the property.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$1,700,000
- 1 Buildings
- 5 Total parking spaces
- \$71039 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$39,976
- 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:	6	1	1		Unfurnished	\$1,433	\$8,599	\$12,000
2:								
3:								
4:								

5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530010011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22117975

Printed: 04/10/2022 12:04:03 PM

Closed •

1024 N STANLEY Ave • West Hollywood 90046

6 units • \$380,000/unit • 5,589 sqft • 6,684 sqft lot • \$383.79/sqft • Built in 1957

Near the corner of N. Stanley and Romaine Street.



List / Sold:
\$2,280,000/\$2,145,000 ↓

13 days on the market

Listing ID: 22123421

We are pleased to present for sale 1024 N. Stanley Ave, a 6-unit apartment building built in 1957 and located in a highly desirable West Hollywood location. Situated on a 6,684 Sq Ft lot, the property consists of 5,589 rentable Sq. Ft and features a total of six (6) 2 bedrooms/1 bath units. Located right off Santa Monica Blvd and rated a 94 on Walkscore.com, residents can enjoy convenient access to an array of popular shops and restaurants. This property has been under the same ownership for over 50 years and is the perfect opportunity for an investor looking to acquire a well-located property with significant upside potential.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$2,280,000
- 1 Buildings
- \$85059 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$49,185
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,600
2:	1	2	1		Unfurnished	\$2,195	\$2,195	\$2,600
3:	1	2	1		Unfurnished	\$2,102	\$2,102	\$2,600
4:	1	2	1		Unfurnished	\$1,402	\$1,402	\$2,600
5:	1	2	1		Unfurnished	\$1,639	\$1,639	\$2,600
6:	1	2	1		Unfurnished	\$2,095	\$2,095	\$2,600
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

- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530017012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22123421

Printed: 04/10/2022 12:04:03 PM

Closed •

List / Sold:

\$2,299,000/\$2,170,000 ↓

8 days on the market

8944 READING Ave • Los Angeles 90045

**6 units • \$383,167/unit • 6,038 sqft • 7,688 sqft lot • \$359.39/sqft •
Built in 1963**

Listing ID: 22130531

One block South of Manchester Avenue between Bellanca Avenue & Airport Boulevard.



8944 Reading Avenue offers a unique opportunity to acquire a one-of-a-kind six unit multifamily asset located in the highly sought after submarket of Westchester. Westchester has experienced dramatic rental appreciation in recent years due to its limited supply, strategic location adjacent to tech centers such as El Segundo, West LA & Culver City, its temperate climate, and nearby beaches. The property boasts above standard sized units and provides a diverse mix consisting of one (1) - 2 bedroom/2 bath, one (1) - 2 bedroom/1 bath, and four (4) - 1 bedroom & 1 baths creating a diverse tenant pool for an owner to draw from. Two of the six units have been recently remodeled, one of which (2 bedroom/2 bath) features custom concrete poured flooring, new stainless steel appliances, washer & dryer, HVAC split unit & private garage. Additionally, with its R3 zoning and oversized lot the property could potentially allow a savvy investor the ability to add value by new development, addition of units, or increased cash flow with turnover and renovation as rents are well below market rates. 8944 Reading Avenue and the surrounding area afford residents easy access to major amenities such as Trader Joe's, Ralphs Market, Westchester Golf Course and Driving Range, LMU, SOFI Stadium, The Forum, eateries and entertainment such as Truxton's American Bistro, The Coffee Company, Starbucks and In & Out, and easy access to all major freeways. Do not disturb tenants. All showings conducted upon accepted offer. Broker/Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property. Buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals to satisfy themselves.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$2,299,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 5 Total carport spaces

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash:
- Cable TV:
- Gardener:
- Licenses:

- 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	\$2,650	\$31,800	\$42,000
2:	1	2	1		Unfurnished	\$0	\$0	\$31,200
3:	1	1	1		Unfurnished	\$1,745	\$20,940	\$22,740
4:	1	1	1		Unfurnished	\$1,595	\$19,140	\$22,740
5:	1	1	1		Unfurnished	\$1,495	\$17,940	\$22,740
6:	1	1	1		Unfurnished	\$1,236	\$14,832	\$22,740
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

- C29 - Westchester area
- Los Angeles County
- Parcel # 4125011049

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1215 N ORANGE GROVE Ave • West Hollywood 90046
8 units • **\$353,750/unit** • **6,322 sqft** • **7,490 sqft lot** • **\$434.20/sqft** •
Built in 1954
Near the corner of N. Orange Grove Ave and Fountain Ave.

List / Sold:
\$2,830,000/\$2,745,000 ↓
13 days on the market
Listing ID: 22123599



We are pleased to present for sale 1215 N. Orange Grove, an 8-unit apartment building built in 1954 and located in a highly desirable West Hollywood neighborhood. Situated on a 7,490 Sq Ft lot, the property consists of 6,322 rentable Sq Ft and features a total of 8 units, including five (5) 1 Bed/1 Bath and three (3) 2 beds/1 bath units. Located between Santa Monica and Sunset and rated 95 on Walkscore.com, residents are just a short walk away from an array of popular shops and restaurants, including Whole Foods Market which is just down the street from the property. This property has been under the same ownership for over 50 years, which makes this an excellent opportunity for investors looking to acquire an investment property with excellent and stable income and significant upside potential.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$2,830,000
- 1 Buildings
- \$110006 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$62,092
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,995	\$1,995	\$2,600
2:	1	1	1		Unfurnished	\$1,366	\$1,366	\$2,100
3:	1	1	1		Unfurnished	\$1,608	\$1,608	\$2,100
4:	1	1	1		Unfurnished	\$1,795	\$1,795	\$2,100
5:	1	2	1		Unfurnished	\$2,218	\$2,218	\$2,600
6:	1	1	1		Unfurnished	\$1,613	\$1,613	\$2,100

7:	1	1	1	Unfurnished	\$1,995	\$1,995	\$2,100
8:	1	2	1	Unfurnished	\$2,195	\$2,195	\$2,600
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C10 - West Hollywood Vicinity area • Los Angeles County • Parcel # 5530001029 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22123599

Printed: 04/10/2022 12:04:03 PM

Closed •

List / Sold:

\$2,745,000/\$2,685,000 ↓

20 days on the market

Listing ID: 22119695

1509 S ORANGE GROVE Ave • Los Angeles 90019

8 units • **\$343,125/unit** • **6,154 sqft** • **6,886 sqft lot** • **\$436.30/sqft** •

Built in 1955

South Of Pico, East Of Fairfax



We are pleased to present Villa Orange Grove. Located Just South of Pico Boulevard, and just East of Fairfax, Villa Orange Grove offers its residents a uniquely convenient, strategic location, offering its residences a very short drive to Beverly Hills, West Hollywood, Culver City & West LA. Villa Orange Grove consists of (3) two bedroom one bathroom residences, (4) one bedroom one bathroom residences & (1) studio residence. There is a quiet common area back patio, offering the residents outdoor space to enjoy within their own community. Mandated seismic work has already been completed. The astute investor will quickly recognize that Villa Orange Grove provides its occupants well appointed housing, in a warm, secure setting, and a second to none, easily get anywhere location. This is a unique opportunity to own a charming asset with rental upside in an great Wilshire Vista/Picfair location. Wilshire Vista/Picfair is known for its charming, high character real estate, its convenient location, and abundance of Los Angeles Culture.

Facts & Features

- Sold On 04/07/2022
- Original List Price of \$2,745,000
- 1 Buildings
- 4 Total parking spaces
- \$101430 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$65,361
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,350	\$1,350	\$1,595

2:	2	1	1	Unfurnished	\$1,695	\$1,695	\$2,045
3:	3	1	1	Unfurnished	\$1,003	\$1,003	\$2,045
4:	4	2	1	Unfurnished	\$2,395	\$2,395	\$2,695
5:	5	1	1	Unfurnished	\$1,558	\$1,558	\$2,045
6:	6	2	1	Unfurnished	\$1,584	\$1,584	\$2,695
7:	7	1	1	Unfurnished	\$1,895	\$1,895	\$2,045
8:	8	2	1	Unfurnished	\$2,695	\$2,695	\$2,695

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5068023023

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22119695

Printed: 04/10/2022 12:04:03 PM

Closed •

List / Sold: **\$1,975,000/\$1,975,000**

11102 Bonwood Rd • El Monte 91733

5 days on the market

**10 units • \$197,500/unit • 5,188 sqft • 6,075 sqft lot • \$380.69/sqft •
Built in 1959**

Listing ID: WS22017662

Around Peck Rd / Klingerman Street



Great Investment opportunity!!! Fully occupied 10 unit residential income property in the city of El Monte. The property consists of Nine - 1-bedroom/1-bath units and one bachelor/Studio unit. There is plenty of parking available on the property, 5 covered parking spaces with an additional 5 parking spaces and 2 car garages for 4 cars. Some units have upgraded vinyl plank flooring. Long term tenants.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$1,975,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- 5 Total carport spaces
- \$23,534 (Assessor)
- Laundry: Common Area
- \$139176 Gross Scheduled Income
- \$131176 Net Operating Income
- 0 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV: 01931901
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	10	10	4	Unfurnished	\$11,598	\$11,598	\$11,598

Of Units With:

- Separate Electric: 0
- Gas Meters: 10
- Drapes:
- Patio:

- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 619 - El Monte area
- Los Angeles County
- Parcel # 8105019030

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22017662

Printed: 04/10/2022 12:04:03 PM

Closed •

List / Sold:

\$5,750,000/\$5,800,000 ↑

2 days on the market

Listing ID: 22123637

3644 KEYSTONE Ave • Los Angeles 90034

10 units • **\$575,000/unit** • **9,443 sqft** • **7,499 sqft lot** • **\$614.21/sqft** •
Built in 2003

1 block east of Overland Blvd., 2 blocks south of Palms Blvd.



Extremely well-maintained 10-unit apartment building built in 2003. Original owner. Luxury townhouse-style apartment building. Eight 2BR/2.5BA and two 1BR+Loft/.5BA townhouse-style apartments, each with its own private roof deck and washer/dryer. Security building with intercom access and gated garage. All units have central AC, dishwasher, stove, microwave, refrigerator, washer & dryer, garbage disposal, ceiling fan and tiled floors in kitchens, baths and laundry room. Seller owns all appliances, including washer/dryers and refrigerators. Beautiful building. True pride of ownership.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$5,750,000
- 1 Buildings
- Levels: Multi/Split
- 18 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$254349 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$46,966
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	2		Unfurnished	\$2,764	\$22,115	\$23,675
2:	2	1	1		Unfurnished	\$1,745	\$3,490	\$5,150

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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314009028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$3,150,000/\$3,450,000 ↑

14033 Paramount Blvd • Paramount 90723

23 days on the market

**12 units • \$262,500/unit • 11,249 sqft • 17,540 sqft lot • \$306.69/sqft •
Built in 1990**

Listing ID: PW22005840

Going N on Paramount Blvd it is on the Left just after Rose St



We are pleased to present 14033 Paramount Blvd, a 12 unit mutli-family property located in Paramount, California. Built in 1990, the subject property consists of 11,249 rentable square feet spread throughout a .4 acre lot. The building consists of (4) 1-Bedrooms / 1-Bathroom and (8) 2-Bedroom / 2-Bathroom units. There is a shared laundry and ample covered and open parking spaces available for tenant convenience. The property is in a great location, tenants benefit from quick access to the 105 FWY which makes commutes to large employment centers much easier. The length and means of one's commute to work and how much of your day it takes to do so is a large quality of life. That said, within 2 miles there is the Lakewood Green Line Station with parking for an easy means to travel to Downtown Los Angeles. The city of Paramount is promoting development, creation of business, and local events to create a tight knit-community. Paramount is a strong rental market which has had an annual rent growth of 4.6%, mainly because of the city's central location near large employment centers. This is a tight market with zero units delivered within the last 12 months and a vacancy rate of 2.1%. This is an absolutely incredible opportunity to acquire a highly desirable multi-family asset in one of the most accessible locations in the city and would be a great addition to any investor's portfolio.

Facts & Features

- Sold On 04/05/2022
- Original List Price of \$3,150,000
- 2 Buildings
- Levels: Two
- 14 Total parking spaces
- 12 Total carport spaces
- \$3,535 (Estimated)
- Laundry: Common Area
- \$208848 Gross Scheduled Income
- \$117037 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$85,546
- Electric: \$3,129.00
- Gas: \$3,129
- Furniture Replacement:
- Trash: \$3,129
- Cable TV: 00000001
- Gardener:
- Insurance: \$6,095
- Maintenance:
- Workman's Comp:
- Professional Management: 8400
- Water/Sewer: \$3,129
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$1,125	\$4,500	\$1,625
2:	8	2	2	8	Unfurnished	\$1,613	\$12,904	\$1,925

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- RL - Paramount North of Somerset area
- Los Angeles County
- Parcel # 6242034004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22005840

Printed: 04/10/2022 12:04:03 PM

Closed •

List / Sold:

\$2,125,000/\$2,200,000 ↑

5 days on the market

Listing ID: 22132610

6514 FLORA Ave • Bell 90201

**12 units • \$177,083/unit • 6,360 sqft • 19,075 sqft lot • \$345.91/sqft •
Built in 1950**

West of the 710 Freeway and north of Florence Avenue.



We are pleased to present 6514 Flora Avenue in the city of Bell, a 12-unit multi-family asset. The subject property consists of (12) one bedroom, one bathroom units and (12) detached single car garages. With a lot size of 19,075 square feet, the building square footage is 6,360. The location has a walk score of 89 allowing tenants to accomplish most errands on foot. Given the attractive lower cost per unit, desirable single story layout and substantial amount of rental upside, this makes for an outstanding investment opportunity for years to come.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$2,125,000
- 6 Buildings
- 12 Total parking spaces
- Heating: Wall Furnace
- \$57590 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$63,978
- 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:	12	1	1		Unfurnished	\$870	\$10,444	\$18,000
2:								
3:								
4:								
5:								
6:								

7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6325016002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22132610

Printed: 04/10/2022 12:04:03 PM

Closed •

List / Sold:

\$4,100,000/\$4,000,000 ↓

48 days on the market

Listing ID: RS21267138

10736 10742 Barlow Ave • Lynwood 90262

16 units • \$256,250/unit • 13,500 sqft • 17,004 sqft lot • \$296.30/sqft • Built in 1963

West on Martin Luther King Jr. Blvd from Long Beach Blvd the South on Barlow



(2) buildings that have a total of (16) units... (2) 3 bed - 2 bath (12) 2 bed - 1 bath (2) 1 bed - 1 bath. The (2) buildings are on separate parcels. New roofs in 2021. Sellers are licensed in Real Estate. Make offer subject to interior inspection. Request "PROPERTY CONDITION REPORT" (Available soon) from Listing Agent. State and Los Angeles County Rent Control Laws Apply.

Facts & Features

- Sold On 04/06/2022
- Original List Price of \$4,450,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- \$725 (Estimated)
- Laundry: Common Area
- \$26480 Gross Scheduled Income
- \$97060 Net Operating Income
- 16 electric meters available
- 16 gas meters available
- 0 water meters available

Interior

- Floor: Carpet
- Appliances: Disposal

Exterior

- Lot Features: 36-40 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$140,090
- Electric: \$5,610.00
- Gas:
- Furniture Replacement:
- Trash: \$5,890
- Cable TV: 00000001
- Gardener:
- Licenses: 650
- Insurance: \$8,460
- Maintenance: \$22,100
- Workman's Comp: \$830
- Professional Management: 15090
- Water/Sewer: \$8,780
- Other Expense: \$6,900
- Other Expense Description: Prof/Mis

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	1	Unfurnished	\$1,350	\$1,350	\$1,875
2:	1	1	0	0	Unfurnished	\$1,375	\$1,375	\$1,375
3:	2	2	0	0	Unfurnished	\$1,150	\$2,300	\$2,300
4:	1	2	0	0	Unfurnished	\$1,180	\$1,180	\$1,675

5:	2	2	0	0	Unfurnished	\$1,350	\$2,700	\$3,350
6:	1	2	0	1	Unfurnished	\$1,180	\$1,180	\$1,725
7:	1	2	0	0	Unfurnished	\$1,310	\$1,310	\$1,675
8:	1	3	0	1	Unfurnished	\$475	\$475	\$1,925
9:	1	1	0	0	Unfurnished	\$1,200	\$1,200	\$1,375
10:	1	2	0	1	Unfurnished	\$1,250	\$1,250	\$1,725
11:	1	2	0	0	Unfurnished	\$1,305	\$1,305	\$1,675
12:	2	2	0	1	Unfurnished	\$1,230	\$2,460	\$3,450
13:	1	2	0	0	Unfurnished	\$1,125	\$1,125	\$1,675

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RM - Lynwood area
- Los Angeles County
- Parcel # 6170033010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21267138

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