

Cross Property Customer 1 Line

Listing_ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	DW22252320	S	1037 E 65th ST	ING	101	STD	2	\$0	\$995,000 ↓	\$351.22	2833	2008/ASR	5,598/0.1285
2	PW23056453	S	1922 W 182nd ST	TORR	133	STD,TRUS	2	\$0	\$1,000,000 ↓	\$443.46	2255	1960/ASR	6,002/0.1378
3	23244406	S	832 16th ST	HMB	150	STD	2	\$0	\$2,050,000 ↓	\$732.67	2798/A	1975/ASR	3,801/0.08
4	AR23056961	S	426 N Alhambra AVE	MP	641	STD	2	\$0	\$1,395,000	\$666.19	2094	1915/ASR	14,747/0.3385
5	AR23056972	S	430 N Alhambra AVE	MP	641	STD	2	\$0	\$2,770,000	\$677.92	4086	1919/ASR	29,545/0.6783
6	PF23005438	S	1453 E Elizabeth ST	PAS	646	STD	2	\$0	\$1,000,000 ↓	\$648.93	1541	1923/ASR	8,037/0.1845
7	PI-13215	S	87 S San Marino AVE	PAS	648	STD	2	\$39,992	\$1,050,000 ↑	\$828.08	1268	1921/ASR	8,340/0.19
8	AR23039586	S	7015 La Palma LN	SGAB	654	STD	2	\$54,000	\$895,000 ↓	\$490.68	1824	1969/ASR	6,740/0.1547
9	23266391	S	4400 Berenice AVE	LA	679	STD	2	\$0	\$1,175,000	\$844.11	1392	1922	5,199/0.1194
10	TR23041783	S	580 E 12th ST	POM	687	STD	2	\$54,000	\$930,000	\$286.15	3250	2015/SEE	9,040/0.2075
11	RS23023056	S	232 W 85th PL	LA	699	STD	2	\$2,250	\$515,000	\$324.72	1586	1921/ASR	5,401/0.124
12	QC23025768	S	16403 S Harris AVE	CMP	699	STD	2	\$0	\$630,000 ↑	\$420.00	1500	1944/EST	7,676/0.1762
13	DW22256103	S	6626 Benson ST	HNP	699	STD	2	\$0	\$689,000 ↓	\$361.20	1938	1954/ASR	5,481/0.1258
14	DW23006485	S	15114 San Jose AVE	PAR	699	STD	2	\$0	\$700,000	\$1,280.25	1777/A	1923/ASR	3,877/0.08
15	23243785	S	1654 Electric AVE	VEN	C11	STD	2	\$0	\$2,275,000 ↓	\$713.21	1332	1966/EST	4,798/0.1101
16	SB23030132	S	5534 Geer AVE	LA	C16	STD	2	\$57,480	\$950,000 ↓	\$474.31	3044	1926	5,599/0.12
17	23252197	S	1335 S Sycamore AVE	LA	C19	STD	2	\$0	\$1,443,800 ↓	\$605.03	2066	1957/ASR	5,771/0.1325
18	PW23052439	S	1636 Redcliff ST	LA	671	STD	2	\$0	\$1,250,000 ↓	\$357.14	2380	1923	6,845/0.15
19	23250709	S	1121 W 46th ST	LA	C34	STD	2	\$0	\$850,000 ↓	\$266.67	3000	2006/ASR	5,200/0.1194
20	DW23022038	S	5859 Bonsallo AVE	LA	C36	TRUS	2	\$0	\$800,000 ↓	\$466.65	1808	1947/PUB	6,008/0.1379
21	DW23042404	S	2115 W 103rd PL	LA	C36	PRO	2	\$70,382	\$843,700 ↑	\$312.11	1586	1911/ASR	4,700/0.1079
22	BB23007196	S	657 E Vernon AVE	LA	C42	TRUS	2	\$50,400	\$495,000 ↓	\$413.64	2200	1905/ASR	4,993/0.1146
23	DW23036090	S	1623 E 32nd ST	LA	C42	STD	2	\$0	\$910,000 ↓	\$297.97	3356	2013/ASR	5,402/0.124
24	TR22252207	S	151 E 65th ST	LA	C42	STD	2	\$0	\$1,000,000 ↓	\$431.31	1878	1953/PUB	6,744/0.1548
25	SR23050938	S	7756 Zelzah AVE	RES	RES	STD	2	\$0	\$810,000 ↑	\$465.73	1707	1947/ASR	6,248/0.1434
26	PW23051776	S	304 S Amantha AVE	CMP	RQ	STD	2	\$69,600	\$795,000 ↑	\$370.42	3712	1952/ASR	7,731/0.1775
27	SB23047739	S	5916 La Tijera BLVD	LADH	103	STD,TRUS	3	\$47,424	\$1,375,000 ↑	\$565.77	2828	1967/ASR	7,472/0.1715
28	SB23031985	S	2120 Huntington LN	REDO	152	STD	3	\$91,920	\$1,600,000 ↓	\$565.65	2696	1958/OTH	15,034/0.3451
29	AR23003164	S	5322 Encinita AVE	TMPL	661	PRO	3	\$0	\$1,525,000 ↑	\$296	2996	1914/PUB	8,399/0.1928
30	IG22256402	S	2439 E 7th ST	LA	BOYH	STD	3	\$51,000	\$94,643,387 ↑	\$698.76	1932	1930	7,504/0.17
31	23232419	S	1813 11th ST	SM	C14	STD	3	\$0	\$1,350,000 ↓	\$290.37	2118	1922/ASR	5,727/0.1315
32	CV22085784	S	929 W 79th ST	LA	C37	TPAP,TRUS	3	\$0	\$615,000 ↓	\$490.28	3549	1947/ASR	15,953/0.3662
33	SR23025648	S	7960 Amestoy AVE	LKBL	LKBL	STD	3	\$135,600	\$1,740,000 ↓	\$438.69	1892	1925/ASR	7,476/0.1716
34	IN23033689	S	216 W Raymond ST	CMP	RP	STD	3	\$73,200	\$830,000 ↓	\$361.71	1797	1954/PUB	4,185/0.0961
35	LG23031278	S	9230 California AVE #C	SOG	T2	STD	3	\$45,600	\$650,000 ↓	\$325.13	3537	1962	5,723/0.13
36	23251891	S	911 Rosewood AVE	ING	102	STD	4	\$0	\$1,150,000 ↓	\$270.06	5184/E	1989/EST	9,246/0.21
37	23248433	S	15411 S Berendo AVE	GR	119	STD	4	\$0	\$1,400,000 ↓	\$325.47	4111	1953/ASR	5,452/0.1252
38	PW23040710	S	311 E Pomona BLVD	MP	641	STD	4	\$0	\$1,338,000 ↓	\$358.02	4050	1977/ASR	9,593/0.2202
39	AR23001795	S	2402 Nina ST	WCOV	669	STD	4	\$78,204	\$1,450,000 ↓	\$418.33	2008	1928/ASR	5,353/0.1229
40	PW22156988	S	7940 Milton AVE	WH	670	STD	4	\$3,800	\$840,000 ↓	\$292.42	3300	1963/ASR	5,812/0.1334
41	SB23000134	S	1626 E 85th ST	LA	C34	STD	4	\$5,400	\$965,000 ↑	\$270.83	2400	1923/ASR	6,477/0.1487
42	AR22253287	S	1824 E 66th ST	LA	C37	STD	4	\$6,862	\$650,000 ↓	\$263.04	4448	1950/ASR	6,264/0.1438
43	GD23046387	S	7100 Coldwater Canyon AVE	NHLW	NHO	STD	4	\$61,476	\$1,170,000 ↑	\$356.22	3088	1960/ASR	9,793/0.2248
44	DW23001861	S	7817 Gilliland AVE	BG	T3	STD	4	\$92,400	\$1,100,000 ↓	\$223.14	6050/A	1963/ASR	7,000/0.16
45	23251901	S	11529 York AVE	HAWT	108	STD	5	\$0	\$1,350,000 ↓	\$452.60	4430	1959/ASR	10,086/0.2315
46	WS23013582	S	1716 Vine ST	ALH	601	STD	5	\$0	\$2,005,000 ↓	\$431.48	3729	1963	8,082/0.18
47	23253495	S	502 Bay ST	SM	C14	STD	5	\$0	\$1,609,000 ↓	\$236.39	5711	1913/ASR	6,797/0.156
48	TR22236596	S	1458 W 36th ST	LA	C34	STD	5	\$92,235	\$1,350,000 ↓	\$280.32	6778	1976/ASR	6,752/0.155
49	SB21244079	S	660 W 11th ST	SP	185	STD	7	\$117,204	\$1,900,000 ↓	\$229.54	6317	1964/PUB	9,252/0.2124
50	PW23035999	S	102 E Indigo ST	CMP	RP	STD	7	\$144,000	\$1,450,000 ↓	\$398.21	6027	1958	7,381/0.16
51	22223746	S	1338 S Carmelina AVE	LA	WLA	STD	8	\$0	\$2,400,000 ↓	\$396.76	6175	1956/ASR	17,049/0.3914
52	DW23044701	S	10440 Downey AVE	DOW	D1	TRUS	11	\$0	\$2,450,000 ↓	\$481.10	5820/A	1957	8,456/0.19
53	23241629	S	1711 Purdue AVE	LA	WLA	STD	11	\$0	\$2,800,000 ↓	\$235.25	11052/A	1957	11,062/0.25
54	23236545	S	4850 Van Noord AVE	SO	SO	STD	12	\$0	\$2,600,000 ↓	\$199.12	11852	1983/ASR	21,400/0.4913
55	SR23049576	S	38113 10th ST E	PDL	PLM	STD	13	\$217,872	\$2,360,000 ↓	\$199.12	11852	1983/ASR	21,400/0.4913

Closed • Duplex

List / Sold: **\$999,000/\$995,000** ↓

1037 E 65th St • Inglewood 90302

115 days on the market

2 units • \$499,500/unit • **2,833 sqft** • **5,598 sqft lot** • **\$351.22/sqft** • **Built in 2008**

Listing ID: DW22252320

North Long Street and East hide park Blvd



Huge Price Reduction! Motivate Seller! Great opportunity for any qualified buyer that's looking for 2 properties on 1 lot. Live in 1 and rent the other. Not your average duplex, this one features (2) separate houses. House #1 features 3 bedrooms 3 bathrooms measuring 1,841 square feet and built in 2008. House #2 was built in 1964 and measures approximately 992 square feet with 2 bedrooms 1 bathroom. Both units have their own garages and separate addresses. Centrally located in the City of Inglewood just about 3 miles from local landmarks such as Sofi Stadium, the Kia Forum, The YouTube theater and 7 miles to LAX airport. Local freeways are 405 fwy and 105 fwy. Don't let this opportunity pass you by, great addition to any real estate portfolio.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$614 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- 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	3	2	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$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
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4013013024

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

\$1,199,000/\$1,000,000 ↓

13 days on the market

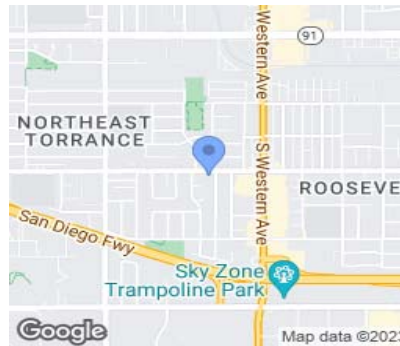
Listing ID: PW23056453

Closed • Duplex

1922 W 182nd St • Torrance 90504

2 units • \$599,500/unit • 2,255 sqft • 6,002 sqft lot • \$443.46/sqft • Built in 1960

North on Western (North of 405 fwy), Left on 182nd St



Nestled in the heart of North Torrance lies a hidden gem, a duplex that exudes an irresistible charm and boasts a plethora of opportunities for the savvy investor or discerning homeowner. As you approach this spacious duplex, you'll immediately notice the meticulous attention to detail that has been given to its exterior, from the manicured draught resistant landscaping in the front and back to the elegant façade. Upon entering the front unit, you'll be greeted by an spacious living room that flows seamlessly to two bedrooms, full bathroom and kitchen. With vision, this front unit would make a great rental home with it's own distinct character. As you make your way to the back unit, you'll be delighted by the spaciousness of the three bedrooms, 1.75 bathrooms and the unassuming open layout of the kitchen. The newer HVAC system for the back unit ensures a comfortable climate throughout the year. The possibilities for this space are endless, whether you envision it as a cozy family home with a rental to help with the monthly mortgage or a lucrative investment property. The proximity to the 405 freeway makes commuting a breeze, while the local dining scene provides a tempting array of cuisine for foodies and gourmands alike. In short, this duplex is a rare find that offers an incredible opportunity for investors or homeowners looking for an additional space to rent. With its location, impeccable landscaping and versatile floor plan, 1922-1924 W 182nd is a property that's sure to capture your imagination and leave you dreaming of the possibilities. So bring your paint brush and your vision, and prepare to make your mark on this beautiful income property.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$529 (Public Records)
- Laundry: Common Area, Community, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Laundry
- Floor: Carpet, Vinyl
- Appliances: Electric Oven, Electric Range
- Other Interior Features: Copper Plumbing Full, Tile Counters, Wood Product Walls

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Sprinklers In Rear, Yard
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$550
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher: 21
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- Standard, Trust sale
- 133 - N Torrance - East area
- Los Angeles County
- Parcel # 4096021023

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: PW23056453

Printed: 05/07/2023 10:47:09 AM

List / Sold:

\$2,299,000/\$2,050,000 ↓

34 days on the market

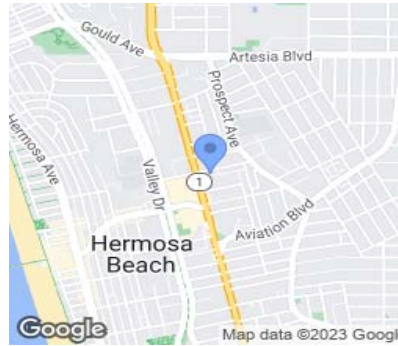
Listing ID: 23244406

Closed

832 16th St • Hermosa Beach 90254

2 units • \$1,149,500/unit • 2,798 sqft • 3,801 sqft lot • \$732.67/sqft • Built in 1975

East of Pacific Coast Highway.



Perched on a desirable street in Hermosa Beach with peek-a-boo ocean views, this 5-bedroom duplex offers a great opportunity for investors, owner users or as a 1031 exchange. Consisting of two back-to-back units identified as 832 16th Street & 833 15th Place. The front unit (832) is a large three bedroom, two bath unit with laundry and access to a large private deck with partial ocean views. The back unit (833) has two bedrooms, two baths, laundry and a large private deck. Both units have central heat and air conditioning, and each have their own direct access two-car garages. Great proximity to beaches, bike paths, restaurants, award-winning schools and all that the Beach Cities have to offer. Trust sale.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$2,299,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Closet
- \$30944 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$49,456
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,500	\$3,500	\$5,500
2:	1	2	2		Unfurnished	\$3,200	\$3,200	\$5,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 150 - Hermosa Bch East area
- Los Angeles County
- Parcel # 4185006004

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: 23244406

Printed: 05/07/2023 10:47:09 AM

List / Sold:

\$1,395,000/\$1,395,000

6 days on the market

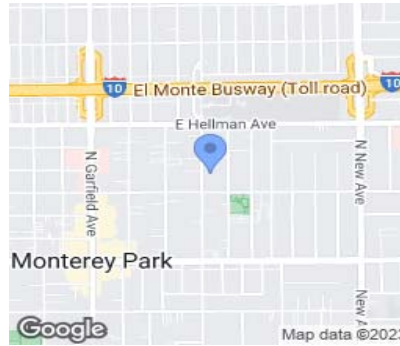
Listing ID: AR23056961

Closed • Duplex

426 N Alhambra Ave • Monterey Park 91755

2 units • \$697,500/unit • 2,094 sqft • 14,747 sqft lot • \$666.19/sqft • Built in 1915

South of E Hellman Ave/ E of Garfield Ave



Fantastic opportunity! R3 flat lot close to 15,000 square feet in the heart of Monterey Park. Perfect opportunity for a developer or buyers looking to build their dream home! Also, a potentially great income property to collect rent. Prime location close to Excellent Mark Keppel High School, parks, stores, Atlantic Square, and transportation. Conveniently near DTLA with easy access to 10-FWY, 710-FWY and 60-FWY. Properties next door at 430 N Alhambra Ave is also available individually.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,395,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

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: 01379606
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	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
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258008004

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

List / Sold:

\$2,770,000/\$2,770,000

6 days on the market

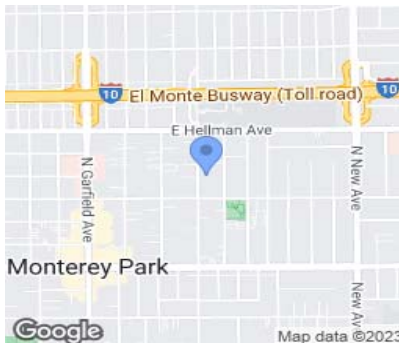
Listing ID: AR23056972

Closed • Duplex

430 N Alhambra Ave • Monterey Park 91755

2 units • \$1,385,000/unit • 4,086 sqft • 29,545 sqft lot • \$677.92/sqft • Built in 1919

South of E Hellman Ave



Fantastic opportunity! R3 flat lot close to 30,000 square feet (430 & 426 N Alhambra Ave combined) in the heart of Monterey Park. Perfect opportunity for a developer or buyers looking to build their dream home! Also, a potentially great income property to collect rent. Prime location close to Excellent Mark Keppel High School, parks, stores, Atlantic Square, and transportation. Conveniently near DTLA with easy access to 10-FWY, 710-FWY and 60-FWY. Properties (426 & 430 N. Alhambra) are also available individually.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$2,770,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5258008003

Michael Lembeck

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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

List / Sold:

\$1,095,000/\$1,000,000 ↓

14 days on the market

Listing ID: PF23005438

Closed • Duplex

1453 E Elizabeth St • Pasadena 91104

2 units • \$547,500/unit • 1,541 sqft • 8,037 sqft lot • \$648.93/sqft • Built in 1923

North of Washington and East Of Hill



Two single story homes on one lot Located on a tree lined street. Convenient location within a few blocks of fine eateries in Washington Village. Front home has two bedrooms and one bath. Shower over the tub. Living room with laminate floors. Central air conditioning and heating linen closet. Kitchen with stove, refrigerator and dishwasher. Stainless steel sink. Formica countertops. Dining area in kitchen. Laminate floors in kitchen. Back door. Independent separate laundry room. Rear home has two bedrooms and one bath. Bathroom has a shower over the tub. Laminate flooring. Central heat and air. Newer windows. French doors leading to backyard. High ceilings. Laundry room. Fruit trees. Basement. Small separate structure for storage/ office?? Garage door opener.Two car garage attached. Fruit trees and 2 avocado trees. Separate yards for each .

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$511 (Estimated)
- Laundry: Individual Room, See Remarks
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator
- Other Interior Features: High Ceilings, Laminate Counters

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot
- Security Features: Smoke Detector(s)
- Fencing: Block, Vinyl, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850011017

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: **\$898,000/\$1,050,000** ↑

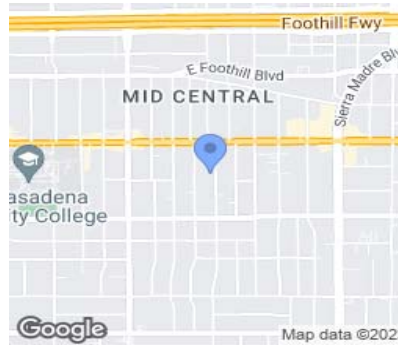
87 S San Marino Ave • Pasadena

0 days on the market

2 units • **\$449,000/unit** • **1,268 sqft** • **8,340 sqft lot** • **\$828.08/sqft** • **Built in 1921**

Listing ID: P1-13215

One block S. of Colorado.



This adorable Craftsman bungalow has two units under one roof. You enter the front unit via the living room, which is bathed in natural light and features a cozy fireplace surrounded by built-in bookshelves and a mantel piece. The dining room has a Craftsman built-in buffet and French doors leading to the front sitting porch. The period kitchen is light and bright with laminate counters, vinyl flooring, and cabinets that stretch to the ceiling. Off the central hallway are two nice-sized bedrooms with good closet space. The full bath has a built-in Craftsman-style vanity with a medicine cabinet and two windows for lots of sunlight. There are laundry hookups just off the kitchen, leading to the back door. The back studio unit has its own entrance off the driveway and consists of a nice living area with lots of windows, a charming efficiency kitchen and a sunny 3/4 bath. The large backyard has a nice brick patio under a canopy of trees. The detached 1 1/2 car garage with sliding barn door has a workshop in the back. Great opportunity for a rental or convert to a three bedroom two bath single family home. Do not walk on property. Drive by only.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$898,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Inside, Gas Dryer Hookup, Washer Hookup
- \$39992 Gross Scheduled Income
- \$33192 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl, Wood
- Appliances: Refrigerator, Gas Range, Gas Water Heater
- Other Interior Features: Crown Molding, Tile Counters

Exterior

- Lot Features: Sprinklers None
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,800
- Electric:
- Gas: \$720
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2	Unfurnished	\$2,167	\$2,167	\$1
2:		1	1	0	Unfurnished	\$1,166	\$1,166	
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

5/7/23, 10:47 AM

Matrix

- Standard sale
- Rent Controlled

- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5747014046

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: P1-13215

Printed: 05/07/2023 10:47:09 AM

Closed • Duplex

List / Sold: **\$899,000/\$895,000** ↓

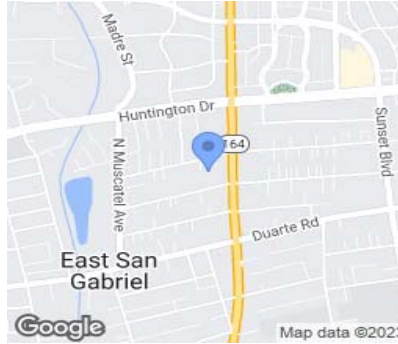
7015 La Palma Ln • San Gabriel 91775

10 days on the market

2 units • \$449,500/unit • 1,824 sqft • 6,740 sqft lot • \$490.68/sqft • Built in 1969

Listing ID: AR23039586

South of Huntington Dr & just West of Rosemead Blvd - in on (South of) Fairview Ave



Desirable 2 unit building located in a convenient North San Gabriel LA County area with strong rental demand. Good for Investment, Owner occupancy or Extended family use. Property is on a private street of similar units. 7015 is a 2 BR - 1 Bath single level upstairs (over garages) unit that has central A/C and comes with a private rear yard and laundry room. 7017 is a 2 story 2 BR with 1.5 Baths (both bedrooms are upstairs)- this unit has a larger fenced and private rear yard with covered patio off dining area and unit also has a laundry room. Large concrete parking area in front of 2 car and 1 car garages. Property could use some fix-up, painting and updating but offers many possibilities and tremendous potential. This is an excellent opportunity - Don't delay - LOCATION, VALUE & PRICED RIGHT for a quick, clean and easy "AS-IS" sale.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$54000 Gross Scheduled Income
- \$38385 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,615
- Electric:
- Gas:
- Furniture Replacement: \$1,200
- Trash: \$360
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,055
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100
2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5379012049

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

List / Sold:

\$1,175,000/\$1,175,000

0 days on the market

Listing ID: 23266391

Closed

4400 Berenice Ave • Los Angeles 90031

2 units • \$587,500/unit • 1,392 sqft • 5,199 sqft lot • \$844.11/sqft • Built in 1922

Going north on Figueroa- east on Ave 43, left onto Berenice



Two renovated homes on a lot both delivered vacant. Stylish design with great outdoor spaces in the heart of Montecito Heights.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,175,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- 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	0		Unfurnished	\$0	\$0	\$0
2:	1	2	0		Unfurnished	\$0	\$0	\$0
3:			0					
4:			0					
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5303007026

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

List / Sold: **\$930,000/\$930,000**

580 E 12th St • Pomona 91766

3 days on the market

2 units • **\$465,000/unit** • **3,250 sqft** • **9,040 sqft lot** • **\$286.15/sqft** • **Built in 2015**

Listing ID: TR23041783

From 60 Fwy exit Garey toward north right turn at 12th Street.



A very nice duplex conveniently located in the heart of Pomona. close to freeways and shopping .This duplex provided two units ack to back. Each unit with 4 bedrooms and 3 baths. The total of 8 bedrooms and 6 bathroom. The units are mirror images of each other with a common wall. It has a bedroom and full bathroom downstairs. The entire duplex is enclosed and gated with 2 car garage for each unit and extra long driveway.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$930,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Natural Gas
- \$361 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Upper Level, Washer Hookup
- \$54000 Gross Scheduled Income
- \$54000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room, Main Floor Bedroom, Master Suite

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Wrought Iron
- 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	4	3	2	Unfurnished	\$2,250	\$2,250	\$2,500
2:	1	4	3	2	Unfurnished	\$2,250	\$2,250	\$2,500

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333013005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Single Family Residence**

List / Sold: **\$515,000/\$515,000**

232 W 85th Pl • Los Angeles 90003

19 days on the market

2 units • **\$257,500/unit** • **1,586 sqft** • **5,401 sqft lot** • **\$324.72/sqft** • **Built in 1921**

Listing ID: RS23023056

Near 110fwy, between Broadway and Main



Two units located within a short walking distance to major transportation corridors. Can easily add an ADU and generate more income. Great opportunity as investment property or a wonderful chance for owner to occupy one unit and to earn extra income and help decrease expenses. Property sold AS IS.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$515,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$298 (Estimated)
- Laundry: Outside
- \$2250 Gross Scheduled Income
- \$2250 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,165
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01751736
- Gardener:
- Licenses:
- Insurance: \$1,165
- 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	1		\$2,250	\$2,250	\$2,600
2:	1	1	1					\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6040010004

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: **\$595,000/\$630,000** ↑

16403 S Harris Ave • Compton 90221

17 days on the market

2 units • \$297,500/unit • 1,500 sqft • 7,676 sqft lot • \$420.00/sqft • Built in 1944

Listing ID: OC23025768

Cross Streets: Pauline & Harris



BACK ON THE MARKET SUBJECT TO CANCELLATION OF CURRENT ESCROW - Newly renovated duplex located on a corner lot across from Kelly Park! Great investment opportunity you do not want to miss. The front home has over 1,500 square feet of living space featuring upgrades throughout including hard surface flooring, ceiling fans, countertops and so much more all completed in 2016! The home has been upgraded to four bedrooms all with large closets, and 2 full bathrooms without permits. The open floor plan of the home centers around the kitchen featuring a gas stove, refrigerator, and upgraded fixtures and countertops. The back ADU was recently COMPLETELY remodeled from top to bottom and features two bedrooms and one bathroom, without permits. The home has a detached 2-car garage with washer/dryer hookups and a gated driveway with room to fit 3 more cars! Great investment opportunity you do not want to miss! Front Unit qualifies for Section 8. PLEASE DO NOT DISTURB TENANTS!

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$595,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Central
- Laundry: See Remarks, Washer Hookup
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Family Room, Kitchen, Master Bathroom
- Floor: Tile
- Appliances: Dishwasher, Disposal, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Crown Molding, Granite Counters, Open Floorplan, Unfurnished

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526567
- 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	1	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7301019012

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: **\$785,000/\$689,000** ↓

6626 Benson St • Huntington Park 90255

12 days on the market

2 units • \$392,500/unit • 1 sqft • 5,628 sqft lot • No \$/Sqft data • Built in 1916

Listing ID: DW22256103

710 S to Atlantic, Left. Right on Gage, Left on Hood, Right on Zoe.



Two units, both units are currently rented and are in a month to month agreement. Front unit is 3 bedrooms 2 baths, and 2nd unit is 1 bedroom 1 bath. 2 car detached garage, 2nd unit is built over the garage. These properties are close to schools shops transportation and major freeways. One unit can be vacant at close of escrow with the intention of living in one. Rents are as follows . 3 bedroom is rented for 2,285.00 and 1 bedroom is rented for 1,670.00. Thanks for showing and good luck!

Facts & Features

- Sold On 04/30/2023
- Original List Price of \$785,000
- 1 Buildings
- 0 Total parking spaces
- \$828 (Estimated)
- Laundry: See Remarks
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- 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:	2	4	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6323029001

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

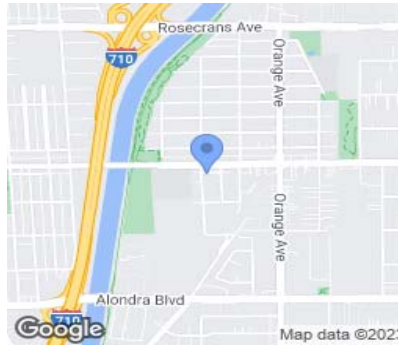
15114 San Jose Ave • Paramount 90723

55 days on the market

2 units • \$350,000/unit • 1,938 sqft • 5,481 sqft lot • \$361.20/sqft • Built in 1954

Listing ID: DW23006485

Near somerset Blvd and Orange Ave.



NICE 2 UNITS...AMAZING OPPORTUNITY FOR INVESTORS.. FRONT HOUSE 2 BEDROOMS AND ONE BATH, REAR HOUSE 3 BEDROOMS AND 2 BATHS. LOCATED IN A VERY NICE AREA OF PARAMOUNT. CLOSE TO SCHOOLS, TRANSPORTATION,SHOPPING CENTERS,FWYS AND MUCH MORE.

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: See Remarks
- \$725 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,700	\$1,700	\$3,200
2:	1	2	1	1	Unfurnished	\$2,800	\$2,800	\$2,900

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6239005013

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

List / Sold:

\$2,450,000/\$2,275,000 ↓

32 days on the market

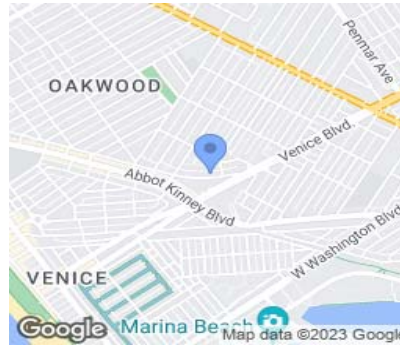
Listing ID: 23243785

Closed

1654 Electric Ave • Venice 90291

2 units • \$1,225,000/unit • 1,777 sqft • 3,877 sqft lot • \$1280.25/sqft • Built in 1923

N. of Venice Blvd, W. of Lincoln, S. of California Ave -- Located Behind Abbot Kinney!



Incredible value nestled just off Abbot Kinney! Tucked away in a private, serene setting lies one of the most magical opportunities in Venice! This is a modern, warm, and soulful duplex that offers tons of upside potential with both units being delivered vacant. Extensively remodeled, with every detail thought of this beautiful setting offers you endless options in a premiere location - rent both units for a prime investment opportunity, move in and host family and friends in their own space, or live in one and rent one of the units out for passive income. //About this home: Seamlessly blending original charm with modern refinements, this minimalist home will transcend you into the perfect urban escape. As you enter the front 1 Bdrm/1 Bath front house, you will immediately be taken by the stunning design aesthetic. Enjoy Mafi-engineered wide plank hardwood floors throughout, a spacious open living/dining area, a cozy fireplace, and a tranquil front yard retreat that is separate are private from the front space. The rear 2 Bdrm/1 Bath home also features beautiful Mafi hardwood floors, a sleek gourmet kitchen space, and bi-fold doors that open out to the attached deck that gives you a balance of indoor/outdoor living - ideal for dining al fresco under the stars, sitting by a firepit, or just taking in the ocean breeze. Head up the stairs in the main entry that has soaring ceilings, and an abundance of natural light. The staircase leads you up to your primary bedroom surrounded by picturesque windows and exposed beam ceilings. You will also love the huge walk-in closet, and an additional room downstairs ready for another bedroom, or for your home office/creative haven. Other features include an outdoor fireplace, an electric car charger, vaulted ceilings, and an oversized deck, and a tankless water heater to name a few // The Neighborhood: Situated in the heart of Venice, this location steps off Abbot Kinney! If it's dining you want, look no further than the Tasting kitchen, Piccolos, Gjelina, Butcher's Daughter, Cafe Gratitude, and Paloma. With Erewhon market around the corner, and Rose Ave, the Venice Canals, and the Beach are minutes away, all you need is here!

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$2,675,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Rooms: Family Room, Walk-In Closet
- Floor: Tile
- Appliances: Microwave, Refrigerator, Oven, Built-In
- Other Interior Features: Recessed Lighting, Two Story Ceilings, High Ceilings, Living Room Deck Attached, Open Floorplan

Exterior

- Lot Features: Front Yard
- Security Features: Gated Community, Carbon Monoxide Detector(s)
- Sewer: Other

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	\$4,000
2:	2	2	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
- C11 - Venice area
- Los Angeles County
- Parcel # 4241013021

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: 23243785

Printed: 05/07/2023 10:47:09 AM

Closed • Duplex

List / Sold: **\$1,025,000/\$950,000** ↓

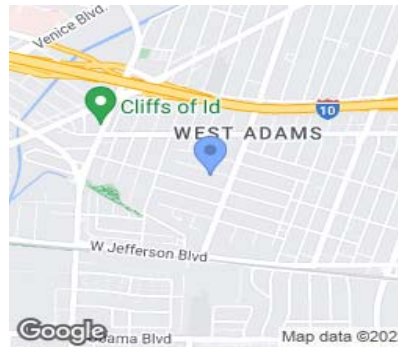
5534 Geer Ave • Los Angeles 90016

35 days on the market

2 units • \$512,500/unit • 1,332 sqft • 4,798 sqft lot • \$713.21/sqft • Built in 1966

Listing ID: SB23030132

Off of Hauser Blvd between Adams & Jefferson



We are pleased to exclusively offer for sale this sleek Duplex located in the lively West Adams neighborhood of Los Angeles. This 4,798 SF Tier 3 TOC Lot runs adjacent to Culver City and is strategically positioned near Amazon Studios, HBO Headquarters, and the La Cienega/Jefferson & Expo/La Brea Transit Stations. The building features a Fully Remodeled Owner's Unit in the back that will be delivered VACANT. This beautifully designed unit boasts a well-lit and open floor plan, new stainless steel appliances and HVAC system, tasteful finishes and fixtures in both the kitchen and bathroom, and new hardwood/tile flooring throughout. This 793 SF, 1 Bed/1 Bath structure is accompanied by an attached ~160 SF addition (with all the same finishes) that can double as an Office or a 2nd Bdrm. Further, this Back Unit is served by a gated perimeter that provides its occupant w/ a privately secluded, outdoor oasis that is lush with ample outdoor living space, a hip lounge/fireplace area, and gorgeous greenery throughout. In the front half of the lot, there is a detached, 1 Bed/1 Bath Unit that's been recently renovated and features an open floor plan, laminate flooring, and a large kitchen w/ a breakfast bar and abundant cabinet space. In addition, the tenants have access to a 2-Car Carport and (6) Total Parking Spaces on site, which is especially significant in this parking impacted submarket. Also, there are (2) detached, ~80 SF Storage Units that can most certainly be leveraged for additional income. All in all, the building's close proximity to USC, DTLA, etc provides much optimism for continued rent growth and appreciation within the submarket in both the near and distant future, especially as it falls in an "Opportunity Zone".

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,100,000
- 2 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (See Remarks)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3.39
- \$57480 Gross Scheduled Income
- \$37281 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Kitchen, Living Room, Office, Walk-In Closet
- Floor: Wood
- Appliances: Freezer, Disposal, Gas Oven, Gas Cooktop, Microwave, Refrigerator
- Other Interior Features: Beamed Ceilings, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, Near Public Transit, Paved, Rocks, Sprinkler System, Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s), Card/Code Access, Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$16,632
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$799
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$2,450
2:	1	2	1	0	Unfurnished	\$3,150	\$3,150	\$3,150

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
- C16 - Mid Los Angeles area

5/7/23, 10:47 AM

Matrix

- Rent Controlled

- Los Angeles County
- Parcel # 5048024009

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: SB23030132

Printed: 05/07/2023 10:47:09 AM

\$1,499,000/\$1,443,800 ↓

12 days on the market

Listing ID: 23252197

Closed •

1335 S Sycamore Ave • Los Angeles 90019

2 units • \$749,500/unit • 3,044 sqft • 5,599 sqft lot • \$474.31/sqft • Built in 1926

Between San Vicente and Pico Blvd. West of La Brea and just east of Redondo.



VERY RARE FIND: 2 VACANT UNITS IN MIRACLE MILE. UPPER UNIT VACANT NOW & TENANT IN BOTTOM UNIT WILL VACATE BY APRIL 30, 2023/CLOSE OF ESCROW. Situated on the southern end of Miracle Mile, this beautiful Spanish Duplex has been renovated and updated with all the modern amenities. 1335-1337 S Sycamore Ave. is an excellent option for an owner/user who wants extra monthly rental income to offset a mortgage or for a savvy, long term investor who's interested in purchasing an asset with much upside potential. In addition to the opportunity of procuring market rents, there's a detached, 3 car garage that can likely be turned into an ADU. The upper unit (1335) is VACANT, remodeled, freshly painted, flooded with natural light and original, hardwood floors. When stepping into the living room, the huge picture window highlights the lush green trees outside and gives the space an open and airy feeling. There is a formal dining room and a separate kitchen with newer appliances, granite counter tops and an eat in breakfast area. A bonus room with charming French doors rounds out the space and can be used as an office, cozy den or workout spot. The two, bright + spacious bedrooms have ample closet space and privacy as they are at opposite sides of the hallway and separated by a full bathroom. The lower unit (1337) has the same foot print and includes both improvements and original character. The current tenant has lived there for 8 years and is being bought out of her lease. **In both units, the laundry room is located off of the kitchen and there's enough space to possibly build a 2nd bathroom. The backyard is fenced and gated with mature trees, a grass area; space for outdoor entertaining; a 3 car garage/potential ADU. The owners have taken meticulous care of the property. Upgrades include: HVACs in both units; foundation bolting; upgraded electrical panel; new roof (2018); copper piping throughout the building and recently replaced water heaters. While the property is situated on a serene, treelined street, it's also in close proximity to Pico Blvd; La Brea; Fairfax, Olympic and plenty of shopping, eateries, entertainment and public transportation. Upper Unit is no longer staged. Property sold as is.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,499,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Wood, Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Gas Cooktop, Range Hood
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Yard, Utilities - Overhead, Lawn, Rectangular Lot, Back Yard
- Security Features: Gated Community, Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$23,950
- 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	\$0
2:	2	2	1		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								

12:

13:

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

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5070006010

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: 23252197

Printed: 05/07/2023 10:47:09 AM

List / Sold:

\$1,350,000/\$1,250,000 ↓

0 days on the market

Listing ID: PW23052439

Closed • Single Family Residence

1636 Redcliff St • Los Angeles 90026

2 units • \$675,000/unit • 2,066 sqft • 5,771 sqft lot • \$605.03/sqft •

Built in 1957

1636 Redcliff St



BACK ON MARKET!! Pristine character-filled Mid Century Modern duplex... perfect for owner-user or investor, development/value add! Located in a coveted pocket of Silver Lake area with DTLA views! The light-filled upper unit flows graciously from spacious living room, to the dining room, to the charming vintage-tiled kitchen complete with built-in vintage stove and cooktop. All one level with 3 spacious bedrooms and 2 bathrooms. Laundry room located in enclosed space off of the covered patio area. The light-filled lower unit is updated with 2 bedrooms and 1 full bath. This unit flows graciously from the spacious living room, to the charming kitchen with the a matching built-in vintage stove and cooktop, refinished hardwood floors, and ample patio space. There is a ton of potential for these units as you will see. Highlights include 3 car attached garage with 2 cars designated to the upper unit, and 1 car designated to the lower unit, new interior and exterior paint, refinished hardwood floors in lower unit, newer carpeting in upper unit, washer/dryers hookups in enclosed closet area off of patio of upper unit, space for washer/dryer hook up installation in enclosed closet area off of the patio of lower unit, designated utility metered. Views of Hollywood Hills, DTLA, Griffith Observatory, etc. This neighborhood is special, with easy access to the Silver Lake reservoir, secret stairs of Silver Lake, shops, restaurants, Dodger Stadium, Staple Center and close to 2, 5, 101, 110, 10 Fwys for easy commuting.

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- \$244 (Estimated)
- Laundry: In Closet, Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft, Treed Lot, Up Slope from Street
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01413463
- 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	\$1,124	\$1,124	\$4,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5425013016

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: PW23052439

Printed: 05/07/2023 10:47:09 AM

Closed

List / Sold: **\$859,000/\$850,000** ↓

1121 W 46th St • Los Angeles 90037

27 days on the market

2 units • \$429,500/unit • **2,380 sqft** • **6,845 sqft lot** • **\$357.14/sqft** • **Built in 1923**

Listing ID: 23250709

West of Vermont Ave/East of Budlong Ave



Recently remodeled side by side attached duplex sitting on a large lot (6,845 sq ft) with the possibility to build an ADU (Buyer to verify) located in the Vermont Avenue Square. Near USC, Los Angeles Memorial Coliseum, BMO soccer stadium. Minutes to DTLA/Live LA, Staples, shopping, Restaurants, National History Museum, transportation. Each duplex features 3 bedrooms 2 full baths, Owner's unit features spacious living room opens to dining/breakfast area and kitchen with gleaming cabinetry, stainless steel appliances, quartz countertops and gorgeous mosaic back splash. Recessed lighting, water proof vinyl flooring throughout, tiled bathrooms with Quartz counter tops. Each unit has its own water, gas & electric meter. Newer copper plumbing, gas & sewer lines, electrical wiring & panels, tankless water heater, Primary bedroom with en-suite bath, shaker cabinets. 2 car garage. Large back Yard. Live in one unit rent the other one.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$859,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room, Master Bathroom
- Appliances: Disposal, Microwave, Refrigerator, Gas Range, Oven, Gas Oven
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Open Floorplan

Exterior

- Lot Features: Back Yard, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,400	\$2,400	\$3,100
2:	1	3	2		Unfurnished	\$0	\$0	\$3,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- C34 - Los Angeles Southwest area
- Los Angeles County

- Parcel # 5017018011

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: 23250709

Printed: 05/07/2023 10:47:09 AM

Closed • Duplex

List / Sold: **\$899,000/\$800,000** ↓

5859 Bonsallo Ave • Los Angeles 90044

51 days on the market

2 units • \$449,500/unit • 3,000 sqft • 5,200 sqft lot • \$266.67/sqft • Built in 2006

Listing ID: DW23022038

Hoover



Great property with lots of potential. No rent control

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$397 (Estimated)
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01275057
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6004032022

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: **\$799,000/\$843,700** ↑

2115 W 103rd Pl • Los Angeles 90047

7 days on the market

2 units • \$399,500/unit • 1,808 sqft • 6,008 sqft lot • \$466.65/sqft • Built in 1947

Listing ID: DW23042404

From 105 W. Fwy exit El Segundo then right on Vermont Ave. Then left on Imperial Hwy. then right on S. Van Ness Ave then right on 104th then left on Haas then left on 103rd Street



Opportunity knocks twice!!! These two units on one lot were recently renovated. Come see this two bedroom one bath home times two. The proud and lucky buyer of this great investment opportunity will be pleased to know, they have the nicest home on the block. The options are endless with this property, the buyer can live in one of the units and long-term or short rent the other unit which also has two bedrooms and one bath. Each of the units has its washer and dryer hookup. Some of the other features of this beautiful property are a driveway that fits three cars easily with a two-car garage in front. The backyard is very relaxing and inviting. It is also spacious for social gatherings of friends and family. The property is centrally located in the city of Los Angeles and a few minutes away from the newly built SO-FI Stadium, The Forum, and the under-construction LA Clipper Basketball Arena. This property is not expected to be on the market for long.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,073 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Individual Room, Inside
- \$70382 Gross Scheduled Income
- \$64082 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Line to Refrigerator
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Partially Furnished

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinkler System, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$5,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	Furnished	\$0	\$0	\$2,666
2:	1	2	1	1	Furnished	\$0	\$0	\$2,666

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6058013015

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: DW23042404

Printed: 05/07/2023 10:47:09 AM

Closed • Duplex

List / Sold: **\$499,000/\$495,000** ↓

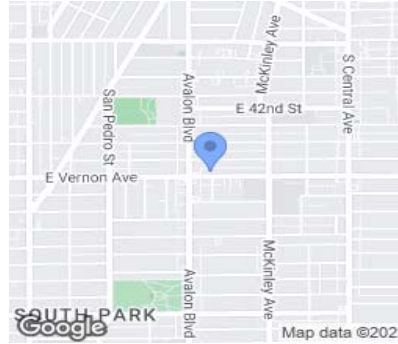
657 E Vernon Ave • Los Angeles 90011

79 days on the market

2 units • \$249,500/unit • **1,586 sqft** • **4,700 sqft lot** • **\$312.11/sqft** • **Built in 1911**

Listing ID: BB23007196

East of Avalon



Investment opportunity in South Los Angeles! This Duplex with a 3 bedroom, 2 bath and 1 bedroom, 1 bathroom, near schools, parks, restaurants, and shopping centers plus easy access to the 105 and 110 freeways. Located in a diverse community that champions economic viability for all, this property would make a perfect addition, or start, to your rental portfolio. Do not miss this fantastic opportunity!

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$549,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$348 (Estimated)
- Laundry: Inside
- \$50400 Gross Scheduled Income
- \$33714 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,679
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 1416
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,200	\$2,200	\$2,400
2:	1	1	1	0	Furnished	\$750	\$750	\$1,800

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5115011019

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: **\$899,000/\$910,000** ↑

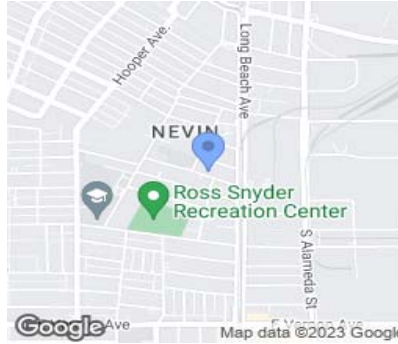
1623 E 32nd St • Los Angeles 90011

26 days on the market

2 units • \$449,500/unit • 2,200 sqft • 4,993 sqft lot • \$413.64/sqft • Built in 1905

Listing ID: DW23036090

Between Long Beach Ave. and Compton Ave.



****Fully Remodeled inside and out!!** BEAUTIFULLY Remodeled 2 Unit on a Lot with 2,200SqFt of living area. Front Unit has 1,046 Sq. Ft. and the Back Unit has 1,154 Sq. Ft. Each unit offers 3 bedrooms and 2 bathrooms that includes master bedroom. The newly remodeled living room is spacious and has an open floor plan. The Brand-New Kitchen comes with NEW Cabinets and quartz countertops with a tile back splash. Appliances for each unit include: Stove, Refrigerator and Micro wave. Both Units have Central Air/Heating. There is a long driveway which gives plenty of space for both units & a Security gate. New Water proof Vinyl throughout each unit. The property is conveniently Near the 5, 10 and 110 Freeway. 12 Minutes away from Exposition Park Museums, Coliseum and USC, Metro station, close to hospitals, and grocery stores. This home will not last! Hurry! You do not want to miss out on this GREAT investment opportunity!**

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Refrigerator, Water Heater, Water Line to Refrigerator
- Floor: See Remarks, Tile, Vinyl
- Other Interior Features: Open Floorplan, Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 5117004025

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

List / Sold:

\$1,040,000/\$1,000,000 ↓

33 days on the market

Listing ID: TR22252207

Closed • Duplex

151 E 65th St • Los Angeles 90003

2 units • \$520,000/unit • 3,356 sqft • 5,402 sqft lot • \$297.97/sqft • Built in 2013

Main street / West Gage Ave



The fantastic duplex is in a great location. It is close to shopping, restaurants and schools - only a few miles to USC and easy access to 110 freeway. About 30 minutes to LAX Airport. Front and rear units are identical. Upon entrance, you are warmly greeted by wood floors, fresh paint, bright and open floor plan smoothly connecting the kitchen to the living room. There is a master suite plus a large powder room with an attached cabinet table downstairs. Four bedrooms include a suite, a guest bathroom and the laundry area are on the second level. Spacious detached two car garage has potential to become ADU-Please check with the city's guideline. Backyard has enough space to park cars and put a shed-outdoor storage. Security gate in the front of the property. Tankless water heaters were installed on the side of the building. You can live in one unit while renting the other one to offset your expenses or rent both units that generate passive income to unlock your financial freedom. Hurry up! Don't miss the great opportunity to achieve your goal.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central
- \$417 (Estimated)
- Laundry: Upper Level
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Appliances: Disposal, Gas Range
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01231306
- 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	5	4	1	Unfurnished	\$0	\$0	\$4,000
2:	1	5	4	1	Unfurnished	\$2,515	\$2,515	\$4,000

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6006015019

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: TR22252207

Printed: 05/07/2023 10:47:09 AM

Closed • Duplex

List / Sold: **\$799,000/\$810,000** ↑

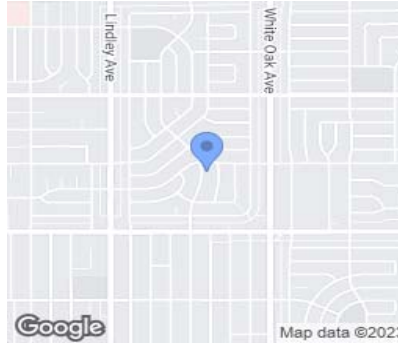
7756 Zelzah Ave • Reseda 91335

3 days on the market

2 units • **\$399,500/unit** • **1,878 sqft** • **6,744 sqft lot** • **\$431.31/sqft** • **Built in 1953**

Listing ID: SR23050938

Navigation



Beautiful and renovated Duplex in the heart of Reseda. Large kitchen and living room area, huge backyard, plenty of space with extra space for storage and enclosed spa. Main house features 3 bedrooms and 2 bathrooms, ADU is a studio with 1 bathroom. Located in a great location and in a quiet street. Property has two legal addresses. According to an architect, an additional unit can be build and there is plenty of space for that.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$363 (Estimated)
- Laundry: Common Area
- 1 electric meters available
- 1 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:
- 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	Partially	\$0	\$0	\$3,750
2:	1	0	1	0	Partially	\$0	\$0	\$1,750

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
- RES - Reseda area
- Los Angeles County
- Parcel # 2120007016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Single Family Residence

List / Sold: **\$749,900/\$795,000** ↑

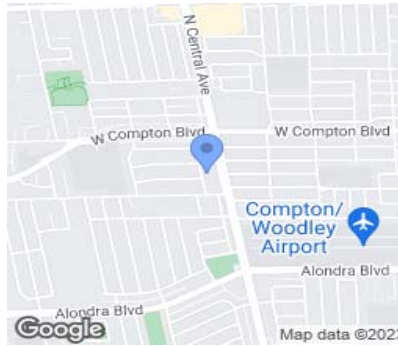
304 S Amantha Ave • Compton 90220

6 days on the market

2 units • \$374,950/unit • 1,707 sqft • 6,248 sqft lot • \$465.73/sqft • Built in 1947

Listing ID: PW23051776

Central & Compton Blvd



STUNNING 3 BED, 1 BATH AND A BRAND NEW 2 BED 1 BATH ADU, COMPTON RESIDENCIES IN MOVE-IN CONDITION, READY FOR THE NEXT OWNER TO MAKE IT THEIR HOME! Live in one and rent the other for additional income! Each unit has their own individual address. This beautifully reimagined Single Family Home and ADU, both have great layouts and are located in a great neighborhood and is NOT to be missed. No matter which home you choose to live in, both homes feature all new laminate flooring throughout the homes and will immediately send your imagination into all the ways in which you can make the spaces uniquely yours. Both homes offers plenty of windows that provide lots of natural lighting. The front home Features Brand New Quartz counter tops and plenty of cabinetry. The spacious kitchen is perfect for creating culinary masterpieces for your loved ones. All 3 bedrooms in the Front Home are nicely sized and offer ample closet space and the bathroom has been tastefully designed. The Brand New ADU is built from the ground up with EVERYTHING NEW! The ADU offers a spacious open layout where the design possibilities are endless. The spacious kitchen also offers Brand New Quartz counter tops and plenty of cabinetry that matches the front unit. Both bedrooms are very spacious and the New full bathroom features a brand new vanity, tub and shower combo. This home also features beautiful landscaping in the front yard and back yard features an environmentally friendly xeriscape landscaping. The front Home also features indoor washer/dryer hookups. This home is located near schools, shopping, easy freeway access and transportation. You do NOT want to miss out on these 2 units. BOTH WILL BE DELIVERED VACANT! SEE THEM!! FALL IN LOVE WITH THEM!! MAKE IT YOURS!! SEE YOU IN ESCOW!! (Home is digitally staged)

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$749,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: See Remarks, Wall Furnace
- \$1,205 (Estimated)
- Laundry: Inside
- \$69600 Gross Scheduled Income
- \$64500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,100
- Electric: \$2,400.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01927637
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- RQ - Compton West of Central area
- Los Angeles County
- Parcel # 6138008021

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: PW23051776

Printed: 05/07/2023 10:47:09 AM

\$1,299,000/\$1,375,000 ↑

12 days on the market

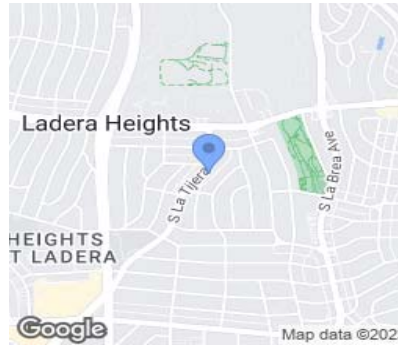
Listing ID: SB23047739

Closed • **Triplex**

5916 La Tijera Blvd • Ladera Heights 90056

3 units • **\$433,000/unit** • **3,712 sqft** • **7,731 sqft lot** • **\$370.42/sqft** • **Built in 1952**

1 Block South of Slauson



PERFECT FOR OWNER OCCUPIED!!! Live in 1 and rent out the others!! Stylish triplex in the sought after Ladera area. Each unit is equipped with air conditioning, forced air heat, hardwood floors, indoor laundry room, separate dining room, dishwashers. All bedrooms, living rooms & dining rooms are ample size. 2 units have been remodeled with dual pane windows, new blinds, updated kitchen cabinets, w/granite counters & tile flooring, crown molding and bathrooms with vanity, tile, fixtures & flooring. Front unit is the largest and has a fireplace. Each have private garage spaces. Long term tenants who care for their units and pay on time.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Individual Room
- \$47424 Gross Scheduled Income
- \$45924 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Wood
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$120
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$60
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$0
- 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:	1	2	1	2	Unfurnished	\$2,288	\$2,288	\$3,200
2:	1	2	1	2	Unfurnished	\$1,664	\$1,664	\$3,000
3:	1	2	1	2	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4001030007

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

List / Sold:

\$1,750,000/\$1,600,000 ↓

13 days on the market

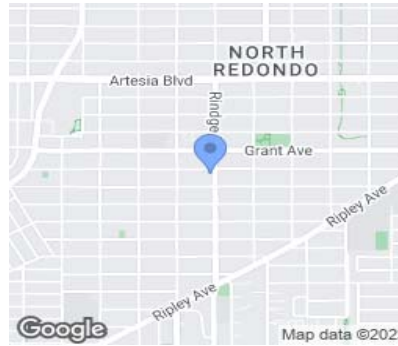
Listing ID: SB23031985

Closed • **Triplex**

2120 Huntington Ln • Redondo Beach 90278

3 units • **\$583,333/unit** • **2,828 sqft** • **7,472 sqft lot** • **\$565.77/sqft** • **Built in 1967**

South of Artesia and West of Rindge



We are pleased to present an excellent investor or owner user opportunity. This 3-unit multifamily property is in a highly desirable Redondo Beach location just 10-minutes from the Beach. Nearby to major employers, popular shopping centers, trendy restaurants, lively entertainment, neighborhood parks, award winning schools, and transportation. This property is comprised of a front single-story 2 -Bedroom/1-Bathroom home with front yard and 1-car garage and two 2-Bedroom/1-Bathroom units, each with a 1-car garage. The property qualifies for residential financing. Redondo Beach has no City Rent Control. There are 5-1-car garages which may present the opportunity for conversion to an ADU, Buyer to verify. The two 2-Bedroom/1-Bath units have had an interior remodeled including being repiped with PEX piping. The front home received an interior update one year ago. All three units have new vinyl windows. The Seller had a pre-listing inspection performed. Please email to request a copy of the inspection report. The property is being sold "As-Is". Offer subject to inspection. Drive by only, please do not disturb the tenants. Thank you.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,750,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Natural Gas, Radiant
- \$2,198 (Assessor)
- Laundry: In Garage
- \$91920 Gross Scheduled Income
- \$61198 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 3 water meters available

Interior

- Floor: Laminate, See Remarks, Tile, Vinyl
- Appliances: Dishwasher, Electric Oven, Free-Standing Range, Disposal, Gas & Electric Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Built-in Features, Crown Molding, Quartz Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Park Nearby, Sprinkler System, Utilities - Overhead
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,964
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,414
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,320
- Other Expense: \$2,198
- Other Expense Description: Assesmts

Unit Details

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

Of Units With:

- Separate Electric: 3
- Gas Meters: 1
- Water Meters: 3
- Carpet:
- Dishwasher: 3
- Disposal: 3
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator: 2
- Wall AC: 9

Additional Information

- Standard sale
- Rent Controlled
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4156024002

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

5/7/23, 10:47 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB23031985

Printed: 05/07/2023 10:47:10 AM

List / Sold:

\$1,320,000/\$1,525,000 ↑

8 days on the market

Listing ID: AR23003164

Closed • **Triplex**

5322 Encinita Ave • Temple City 91780

3 units • **\$440,000/unit** • **2,696 sqft** • **15,034 sqft lot** • **\$565.65/sqft** • **Built in 1958**

Las tunas to Encinita



Probate subject to Court Conformation. Accepted offer is \$1,525,000.00. MINIMUM OVERBID will be \$1,601,750.00 on April 11th, 2023 at 8:30 AM, Department 11 of the Superior Court, 111 N. Hill Street Los Angeles, CA 90012. Calling all investors!! Rare 3-Unit income property in the heart of Temple City on a beautiful, large, 15,034 sq ft lot. The property is centrally located to the 210 and 10 freeways. The front house has 2 bedrooms, 1 full bath, living room, in unit laundry, 2 car carport, a large front yard and private back yard. The middle unit has 2 bedrooms, one full bath, large family room with great natural light, dining area, its own private yard and a one car garage. Unit 3 is a one bedroom, full upper loft that can be used as a bedroom or family room, one full bath, living room, large in unit laundry, 2 car garage and a big front yard. All of the units are separate from each other and share no common walls. Temple City Schools. Sold "AS IS" Probate Sale, subject to overbid and court confirmation hearing

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$1,290,000
- 3 Buildings
- Levels: One, Two
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 3 electric meters available
- 3 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: 01983717
- 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	2	1	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Probate Listing sale
- 661 - Temple City area
- Los Angeles County
- Parcel # 8590001024

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

List / Sold:

\$1,100,000/\$94,643,387 ↑

57 days on the market

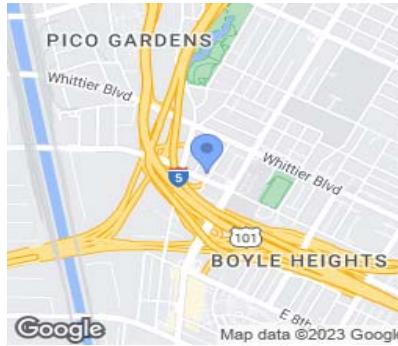
Listing ID: IG22256402

Closed • Triplex

2439 E 7th St • Los Angeles 90023

3 units • \$366,667/unit • 2,996 sqft • 8,399 sqft lot • No \$/Sqft data • Built in 1914

Corner of 7th & Breed St



This is it! The opportunity that you have been looking for!! 3 homes in a lot. YES 3 homes in a lot! PLUS garage converted into an ADU. Front house recently remodeled, offers an open concept floor plan, 3 spacious bedrooms, and two bathrooms. 2nd unit features 2 cozy bedrooms, 1 bathroom and its private entrance. 3rd unit offers an open concept layout, 3 bedrooms with tons of natural light, 1 bathroom and its Private entrance as well. Great location, easy access to freeways, minutes away from down town LA and all surrounding iconic places. Don't miss out this great opportunity, this one won't last!

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$576 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$51000 Gross Scheduled Income
- \$41000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Appliances: Dishwasher, Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

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

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	3	2	0	Unfurnished	\$0	\$0	\$0
2:	1	3	1	0	Unfurnished	\$1,800	\$1,800	\$1,800
3:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5189005024

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

List / Sold:

\$1,675,000/\$1,350,000 ↓

75 days on the market

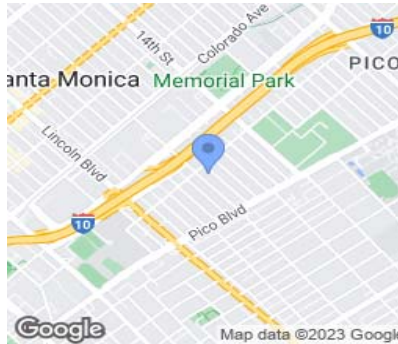
Listing ID: 23232419

Closed

1813 11th St • Santa Monica 90404

3 units • \$558,333/unit • 1,932 sqft • 7,504 sqft lot • \$698.76/sqft • Built in 1930

North of Pico, West of Lincoln.



Opportunity to own an amazing owner-user investment property in Santa Monica! Spanish triplex with charming details throughout including a spacious yard. Complete with hardwood floors and plenty of natural light. Each unit is own detached structure. 2 front units feature hardwood floors, an adorable dining nook with built-ins, galley kitchen and a mud room with washer and dryer. Spacious landscaped yard leads to rear 2 bedroom + 1 bathroom unit. Two 1-car garages off of alley with plenty of storage. One of the front 1+1 units is presently owner-occupied and will be delivered vacant at the close of escrow. One garage (possible ADU) can be delivered vacant. Central to all of the restaurants, shopping, tech and more that Santa Monica has to offer.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,675,000
- 3 Buildings
- 2 Total parking spaces

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- 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	\$884	\$884	\$2,950
2:	1	2	1		Unfurnished	\$1,944	\$1,944	\$3,950
3:	1	1	1		Unfurnished	\$0	\$0	\$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 # 4283025003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: **\$725,000/\$615,000** ↓

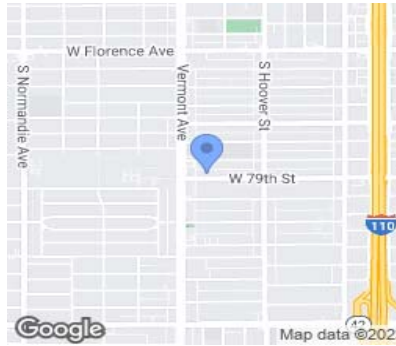
929 W 79th St • Los Angeles 90044

281 days on the market

3 units • \$241,667/unit • 2,118 sqft • 5,727 sqft lot • \$290.37/sqft • Built in 1922

Listing ID: CV22085784

North/Manchester East of Vermont



*3 buildings: Up Front a 2 Story Building (matching 1 Bedrooms W/dining & laundry rooms); Center is a Detached 2 bedroom Single Family. Rear building is a former 3 car garage. Front Building may not be utilizing full setbacks & has covered exterior front porches that could ideally be converted. Check with the City for Zoning (may be RD1.5 and/or T.O.C. Tier 1). ADU & JADU allowances may be possible subject to confirmation of rules. Seller is a 3rd Party Fiduciary acting for a Trust. The original Property Owner, Trustee & Attorney are NO longer with us (none lived in NOR passed away in the property). Title was transferred via. Court Order. The information readily available is little, limited, fuzzy or not-available especially as to income status/history & will not be provided. Neither Pest control report NOR Retrofits if applicable will be provided by seller. Extraneous documents to satisfy Buyer, Broker Lender(s), Association, will NOT be signed by Seller. Access to 1 unit only may be arranged with fully vetted offers. Property is sold AS/IS, where IS under these limiting conditions. On the UPSIDE Units in the area are under construction and selling into the Millions. Area surrounding is undergoing massive change.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$725,000
- 3 Buildings
- 0 Total parking spaces
- \$374 (Estimated)
- Laundry: Inside
- 0 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$9,999.00
- Gas: \$9,999
- Furniture Replacement:
- Trash: \$9,999
- Cable TV: 00993495
- Gardener:
- Licenses:
- Insurance: \$9,999
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,000
- 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	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Third Party Approval, Trust sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6020013026

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

List / Sold:

\$1,774,777/\$1,740,000 ↓

8 days on the market

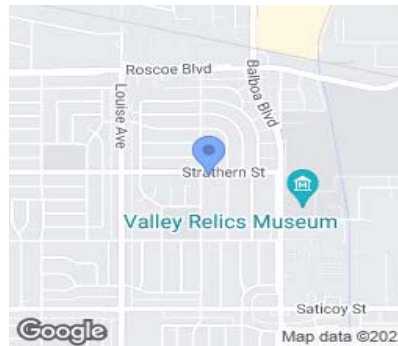
Listing ID: SR23025648

Closed • Single Family Residence

7960 Amestoy Ave • Lake Balboa 91406

3 units • \$591,592/unit • 3,549 sqft • 15,953 sqft lot • \$490.28/sqft • Built in 1947

Refer to GPS for directions



Prime Location !! Lake Balboa Residential Compound With Pool | What an Opportunity | Featuring this 3 Homes in One large Lot Almost 16,000 SQFT | Main House: 7960 Amestoy Ave 3+2with over 1900 Sqft. | Second House : 7956 Amestoy Ave 3+3 Brand New Two Story With 1200 Sqft. | Third Home : 7958 Amestoy Ave Brand New, 1 bedroom 1 bath, kitchen, with 440 Sqft Of Living Space | Remodeled Pool | Main House Offers a Modern Open Floor Concept with Large Kitchen and Abundant Modern Cabinetry Plus A Kitchen Island With Sink | Surrounded with Beautiful Calacatta Gold Quartz | Master bedroom | All Three homes offer Brand New Roof | New Durable Stainless Steel Appliances | Brand New Laminated Wood flooring | Lots of Parking options for Multiple Cars | New Landscape with Automatic Sprinklers | New Double Pane Windows | Recessed LED lighting | The Second House offers its own private entrance | With Newly Built Driveway | Private Backyard | Including the option for RV parking, Plus Endless possibilities for Ample Parking Alternatives | All 3 homes offer its own addresses, Electric Meters and Two Separate Gas Meters|

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,774,777
- 3 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$0 (Other)
- Laundry: Inside
- \$135600 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Master Bedroom
- Other Interior Features: Copper Plumbing Partial

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879309
- 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	Partially	\$0	\$0	\$4,900
2:	1	3	3	0	Partially	\$0	\$0	\$4,400
3:	1	1	1	0	Partially	\$0	\$0	\$2,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2204020001

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold: **\$835,000/\$830,000** ↓

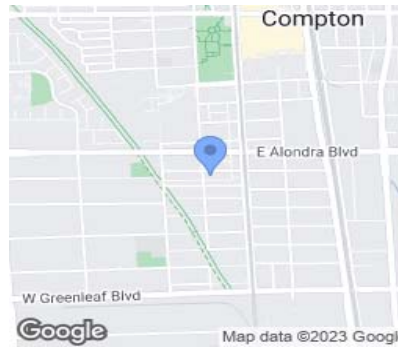
216 W Raymond St • **Compton 90220**

36 days on the market

3 units • **\$278,333/unit** • **1,892 sqft** • **7,476 sqft lot** • **\$438.69/sqft** • **Built in 1925**

Listing ID: IN23033689

91 exit Santa Fe, N on Santa Fe, W on Greenleaf, N on Willowbrook Ave, W on Raymond St



Back on the market with a price improvement! Fell out of previous escrow, buyer could not perform. Great opportunity to own income property with a great size lot in the city of Compton! This 3 unit gated property consist of three 2 bedroom,1 bathroom units. Two units are located downstairs, and 1 upstairs. Each unit is separately metered for gas and electric. There is a 3 car detached garage that can be converted into an ADU. There is plenty of parking in the front driveway, and rear driveway, along with gated access through the rear alley. Yard space in the front, middle, and rear of garages. There is a huge avocado tree, a lemon tree, and a peach tree in the front yard. There is also a laundry room on the premises. This amazing investment property is within walking distance to metro station, and centrally located near 91,105,110, &710 freeways. Near Shopping Centers, Gateway Town Center, Crystal Park Casino, Compton Community College, Target, 24 Hour Fitness, and much more! Perfect for a first time homebuyer to live in 1 unit and rent out the other units, or an investor looking to generate income. Don't miss this amazing investment opportunity!

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$835,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$856 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$73200 Gross Scheduled Income
- \$67880 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile, Vinyl

Exterior

- Lot Features: Lot 6500-9999, Flag Lot, Near Public Transit, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,345
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$967
- Cable TV: 01948605
- Gardener:
- Licenses: 75
- Insurance: \$2,150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,433
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6163016002

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

List / Sold: **\$699,000/\$650,000** ↓

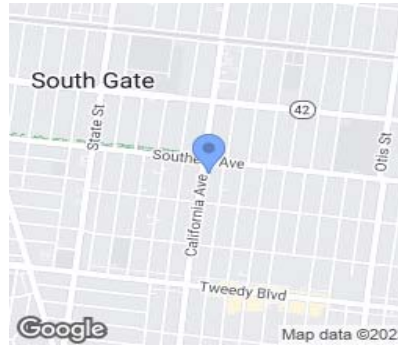
9230 California Ave # C • South Gate 90280

48 days on the market

3 units • \$233,000/unit • 1,797 sqft • 4,185 sqft lot • \$361.71/sqft • Built in 1954

Listing ID: LG23031278

Firestone Blvd turn South on California



\$100,000 PRICE REDUCTION! Great Investment Property! Great Location! Plenty of Parking! This triplex includes a rear unit with 2 bedrooms, 1 bath, plus a garage, middle unit with 1 bedroom 1 bath plus a garage, and a studio with 1 bath and separate kitchen plus a carport. Each unit has 2 parking spaces. This 3 unit home has a brand NEW ROOF, GARAGE DOORS, and full termite clearance.

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 1 Total carport spaces
- \$788 (Estimated)
- \$45600 Gross Scheduled Income
- \$40600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 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: 01473854
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$900	\$900	\$0
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$0
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$0

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
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6209019031

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

List / Sold:

\$1,200,000/\$1,150,000 ↓

4 days on the market

Listing ID: 23251891

Closed •

911 Rosewood Ave • Inglewood 90301

4 units • \$300,000/unit • 3,537 sqft • 5,723 sqft lot • \$325.13/sqft • Built in 1962

East of Inglewood Ave and South of Arbor Vitae



We are pleased to present this 4 unit apartment community located in the heart of Inglewood. The offering consists of great unit mix of studio, 2 bedroom and 3 bedroom units. In total, the buildings sit on a 5,723 sq ft lot and feature 5 covered parking spaces and on-site laundry. Offered at \$300k/unit, this opportunity allows an astute investor to add value to the property as tenants turnover. The property has strong day 1 income operating at a 4.46% Cap Rate & 15.15 GRM. There is rental upside potential to a 6.93% Pro-Forma Cap Rate & 10.93 Pro-Forma GRM. The property is in close proximity to SoFi and LAX making it extremely attractive for renters.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,200,000
- 1 Buildings
- \$53560 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$24,187
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- 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	\$1,195	\$1,195	\$1,450
2:	2	2	1		Unfurnished	\$1,732	\$3,465	\$4,500
3:	1	3	2		Unfurnished	\$1,942	\$1,942	\$3,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4023030004

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

List / Sold:

\$1,495,000/\$1,400,000 ↓

24 days on the market

Listing ID: 23248433

Closed

15411 S Berendo Ave • Gardena 90247

4 units • **\$373,750/unit** • **5,184 sqft** • **9,246 sqft lot** • **\$270.06/sqft** • **Built in 1989**

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



Call for Offers - Offers Due by Wednesday, March 29, 2023 | Highly Desirable Gardena Location - One Block South of Redondo Beach Boulevard | Residential Asset - Perfect Owner-User Opportunity | 1989 Construction | Tremendous Value-Add Opportunity - Approximately 72% in Rental Upside | 6.60% Pro-Forma CAP Rate & 11.23 Pro-Forma GRM | Individual Hot Water Heaters for Each Unit, Three of Which Are Brand New | 5,184-Square Foot Building on a Large 9,246-Square Foot Lot | Desirable Opportunity to Add an ADU (Accessory Dwelling Unit) | Outstanding Unit Mix of Spacious 2-Bedroom & 3-Bedroom Units | Front 3-Bedroom/2.5-Bathroom Townhouse Unit with Washer/Dryer Hook-Ups, Fireplace & Two-Car Garage with Direct Access | 2-Bedroom/1.5-Bathroom Townhouse Unit with Private Yard & Two-Car Garage with Direct Access | On-Site Laundry Facility & Total of Seven Garage Parking Spaces | Located a Half-Mile from the Pacific Square Shopping Center

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,495,000
- 1 Buildings
- 7 Total parking spaces
- Laundry: In Garage, Community
- Cap Rate: 3.02
- \$45156 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,723
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,015	\$2,015	\$3,400
2:	1	2	2		Unfurnished	\$1,600	\$1,600	\$2,450
3:	1	2	2		Unfurnished	\$1,425	\$1,425	\$2,550
4:	1	2	1		Unfurnished	\$1,410	\$1,410	\$2,695
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113036046

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

5/7/23, 10:47 AM

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 23248433

Printed: 05/07/2023 10:47:10 AM

List / Sold:

\$1,350,000/\$1,338,000 ↓

31 days on the market

Listing ID: PW23040710

Closed • **Quadruplex**

311 E Pomona Blvd • Monterey Park 91755

4 units • **\$337,500/unit** • **4,111 sqft** • **5,452 sqft lot** • **\$325.47/sqft** • **Built in 1953**

On the corner of Wilcox and E Pomona



We are pleased to present 311 E Pomona Blvd to market, a large 4 unit property in the city of Monterey Park. Over the past few years, Pomona Blvd has undergone a substantial amount of upgrades including, new roof, paint, windows, and interior upgrades. Each unit averages over 1,000 square feet and the unit mix consists of two 2 bed/1 bath units and two 3 bed/1 bath units. In the rear of the property is a detached garage that has four four parking spaces along with community washer/dryer hookups.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,350,000
- 1 Buildings
- 4 Total parking spaces
- \$14,548 (Assessor)
- Laundry: Common Area
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,927
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,900
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,900
3:	1	3	1	1	Unfurnished	\$0	\$0	\$2,200
4:	1	3	1	1	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5265015005

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

List / Sold:

\$1,450,000/\$1,450,000 ↓

86 days on the market

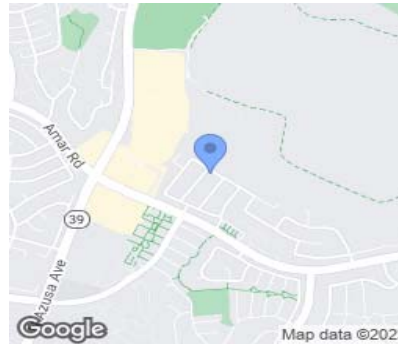
Listing ID: AR23001795

Closed • **Quadruplex**

2402 Nina St • West Covina 91792

4 units • **\$362,500/unit** • **4,050 sqft** • **9,593 sqft lot** • **\$358.02/sqft** • **Built in 1977**

South on Azusa Ave., East on Amar Rd. North on Temple Ave., Left on Natalie Ave., Right on Nina Ave.



Well maintained 4 unit complex with a NEW roof! Unit 1 offers 3 bedrooms, 1.5 bathrooms, kitchen w/stove and dishwasher, central air/heat, washer and dryer hook-ups and attached 2 car garage. Units 2 & 3 have 2 bedrooms, 1.5 bathrooms, kitchen w/stove and dishwasher, central air/heat, washer and dryer hook-ups, attached 1 car garage and 1 uncovered space. Unit 4 has 2 bedrooms, 1 bathroom, kitchen w/stove and dishwasher, central air/heat, washer and dryer hook-ups, attached 1 car garage and 1 uncovered parking. There is a community pool and clubhouse.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,525,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$78204 Gross Scheduled Income
- \$65531 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Built-In Range, Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,709
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,302
- Cable TV: 01970316
- Gardener:
- Licenses:
- Insurance: \$1,887
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,365
- Other Expense: \$2,400
- Other Expense Description: HOA

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,080	\$2,000	\$2,800
2:	1	2	2	1	Unfurnished	\$1,250	\$1,250	\$2,450
3:	1	2	2	1	Unfurnished	\$1,350	\$1,350	\$2,450
4:	1	2	1	1	Unfurnished	\$1,837	\$1,837	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- \$200 HOA dues Monthly
- 669 - West Covina area
- Los Angeles County
- Parcel # 8735009022

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: **\$899,900/\$840,000** ↓

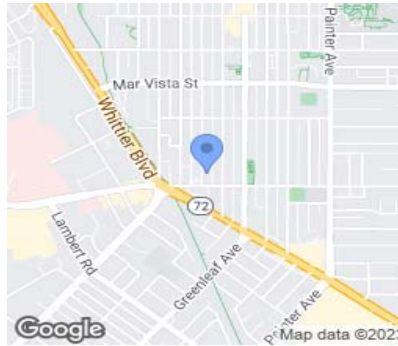
7940 Milton Ave • Whittier 90602

259 days on the market

4 units • \$224,975/unit • 2,008 sqft • 5,353 sqft lot • \$418.33/sqft • Built in 1928

Listing ID: PW22156988

Turn on Milton



Value add property located in Whittier. This four unit building has not been on the market in over 36 years. Property consists of 3 one bedroom one Bathroom units and a detached two bedroom one bathroom House in the back. Property is in the need of some repair and is priced accordingly. Tons of upside.....

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,000,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- \$3800 Gross Scheduled Income
- \$3275 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$525
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$185
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$75
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$265
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$875	\$875	\$1,500
2:	1	1	1	0	Unfurnished	\$875	\$875	\$1,500
3:	1	1	1	0	Unfurnished	\$850	\$850	\$1,500
4:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141025031

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**

List / Sold: **\$959,000/\$965,000** ↑

1626 E 85th St • Los Angeles 90001

59 days on the market

4 units • **\$239,750/unit** • **3,300 sqft** • **5,812 sqft lot** • **\$292.42/sqft** • **Built in 1963**

Listing ID: SB23000134

off firestone and Compton Blvd.



Fourplex available in Los Angeles and this one is NOT under LA rent control. The fourplex features 2 bedroom, 1 bath in each unit with long term tenants and one unit is owner occupied. This is perfect for you live in one and rent the other units. Perfect to help you pay the mortgage. The property features lots of parking about 5 to 6 cars fit in front and 3-5 cars fit in back. 2 big storage rooms and one has a bonus bathroom. The roof was recently updated. View the video Tour link.

Facts & Features

- Sold On 05/01/2023
- Original List Price of \$959,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 3 Total carport spaces
- \$0 (Unknown)
- \$5400 Gross Scheduled Income
- \$4575 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bedroom

Exterior

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

Annual Expenses

- Total Operating Expense: \$825
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- 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	\$1,800
2:	1	2	1	0	Unfurnished	\$1,400	\$16,800	\$1,800
3:	1	2	1	0	Unfurnished	\$1,300	\$15,600	\$1,800
4:	1	2	1	0	Unfurnished	\$1,300	\$15,600	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6027008010

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**

List / Sold: **\$695,000/\$650,000** ↓

1824 E 66th St • Los Angeles 90001

61 days on the market

4 units • **\$173,750/unit** • **2,400 sqft** • **6,477 sqft lot** • **\$270.83/sqft** • **Built in 1923**

Listing ID: AR22253287

E 66th & Holmes



Best deal in town, cap rate over 10%, could be as high as 17% 4 units, 4 Separated buildings! each unit has its own backyard or front yard, No common wall between the tenants. Two units have been completely remodeled. Close to Transportation, Shopping, Schools, Stores, Park and Restaurants easy to 110 Freeway access. Please do not disturb tenants.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$695,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,478 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$6862 Gross Scheduled Income
- \$6862 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,572
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811455
- Gardener:
- Licenses:
- Insurance: \$1,572
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,000	\$0	\$3,045
2:	1	2	1	0	Unfurnished	\$1,100	\$0	\$2,066
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,666
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,099

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6009022009

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

List / Sold:

\$1,150,000/\$1,170,000 ↑

7 days on the market

Listing ID: GD23046387

Closed • Duplex

7100 Coldwater Canyon Ave • North Hollywood 91605

4 units • \$287,500/unit • 4,448 sqft • 6,264 sqft lot • \$263.04/sqft • Built in 1950

See Map



Fourplex * Totaling 4,448sqft * 6,264sqft Lot * 1950 Built * Unit 1- 2Bed/2Bath * Unit 2- 2Bed/1.5Bath * Unit 3-2Bed/1Bath * Unit 4- 2Bed/1Bath * Community Laundry * Below Market Rents

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Forced Air, Wall Furnace
- \$563 (Estimated)
- Laundry: Common Area, Community
- \$61476 Gross Scheduled Income
- \$46476 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01968355
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$12,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,138	\$1,138	\$2,500
2:	1	2	2	1	Unfurnished	\$1,049	\$1,049	\$2,000
3:	1	2	1	1	Unfurnished	\$1,087	\$1,087	\$2,000
4:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$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
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2324007004

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

List / Sold:

\$1,195,000/\$1,100,000 ↓

29 days on the market

Listing ID: DW23001861

Closed • **Quadruplex**

7817 Gilliland Ave • Bell Gardens 90201

4 units • **\$298,750/unit** • **3,088 sqft** • **9,793 sqft lot** • **\$356.22/sqft** • **Built in 1960**

Go North on Garfield turn right on Gallant another right on Gilliland Ave.



Great Investment opportunity with huge upside potential in the great City of Bell Gardens. Back unit is a 3 bedroom 2 full baths with a concrete front yard/patio. In front of the back unit is the 2bedroom one full bath with a car port. The units with 1 bedroom 1 bath are towards the front of the property. This Quadruplex has nice curb appeal, walking distance to "THE NEW AMAZING FORD PARK AQUATIC CENTER" that will surely bring the neighborhood MORE VALUE! walking distance to a nice Golf Course and several shopping centers nearby. Lots of parking spaces and the nearly 10,000 square foot lot has lots of room for expansion. ADU potential or build another 2bedroom one bath unit if desired. Property is situated near the 710 freeway for an easy commute anywhere. Do not miss out on this amazing opportunity.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$1,195,000
- 3 Buildings
- 8 Total parking spaces
- \$2,712 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$92400 Gross Scheduled Income
- \$68187 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom
- Appliances: 6 Burner Stove, Barbecue, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Park Nearby, Paved, Walkstreet, Yard
- Security Features: Resident Manager, Security System
- Fencing: Brick, Fair Condition, Privacy, Security
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$24,213
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,476
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,600
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,600
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,100
4:	1	3	2	0	Unfurnished	\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6230022008

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

List / Sold:

\$1,400,000/\$1,350,000 ↓

3 days on the market

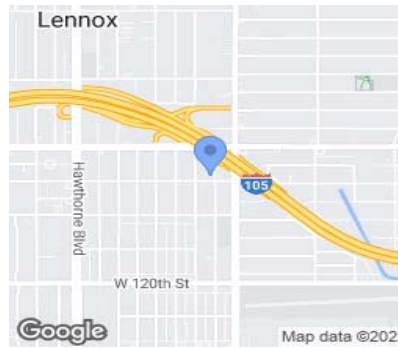
Listing ID: 23251901

Closed

11529 York Ave • Hawthorne 90250

5 units • \$280,000/unit • 6,050 sqft • 7,000 sqft lot • \$223.14/sqft • Built in 1963

South of Imperial and West of Prairie



We are pleased to present this 5 unit apartment community located in the heart of Hawthorne. The offering consists of great unit mix of 2 bedroom and 3 bedroom units. In total, the buildings sit on a 7,000 sq ft lot and feature 6 parking spaces and on-site laundry. Offered at \$231/sq ft, this opportunity allows an astute investor to add value to the property as tenants turnover. The property has strong day 1 income operating at a 5.03 % Cap Rate & 12.83 GRM. There is rental upside potential to a 7.72% Pro-Forma Cap Rate & 9.33 Pro-Forma GRM. The property is in close proximity to SoFi and LAX making it extremely attractive for renters.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,400,000
- 1 Buildings
- \$70479 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,229
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$1,648	\$6,595	\$9,250
2:	1	3	2		Unfurnished	\$2,495	\$2,495	\$3,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047007010

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

List / Sold:

\$2,098,000/\$2,005,000 ↓

50 days on the market

Listing ID: WS23013582

Closed • **Quadruplex**

1716 Vine St • Alhambra 91801

5 units • **\$419,600/unit** • **4,430 sqft** • **10,086 sqft lot** • **\$452.60/sqft** • **Built in 1959**

N. Marengo Ave. & Vine St.



Location. Location. Location. Prime location in great neighborhood of Alhambra, close to major stores, banks, and supermarkets, public transportation is also nearby. Front unit downstairs has 2 bedrooms 1.75 bathrooms with den. Laundry area inside. Front unit upstairs 1 bedroom, 1 bathroom. Middle unit 2 bedroom 1 bathroom with laundry area inside. Back unit B has 1 bed, 1 bathroom. Last back unit has 1 bedroom 1 bathroom with den. Each unit has its own electric and gas meter. Good for investors and developers.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$2,098,000
- 3 Buildings
- 5 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- Laundry: Inside
- 5 electric meters available
- 5 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$0	\$0	\$2,800
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,600
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,600
5:	1	1	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5339021006

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

List / Sold:

\$2,500,000/\$1,609,000 ↓

8 days on the market

Listing ID: 23253495

Closed

502 Bay St • Santa Monica 90405

5 units • \$500,000/unit • 3,729 sqft • 8,082 sqft lot • \$431.48/sqft • Built in 1963

From Downtown Los Angeles - take the I10 west exit 4th st make a left onto 4th st. Take 4th st south to Bay St. and make a left. Follow Bay st to 5th Street. The property is on the corner of 5th st and Bay right side of the street.



Get ready to make this five unit beauty, your very own! Walking distance to the beach, close proximity to Santa Monica College, minutes to UCLA and the Promenade in Santa Monica. This gem is an investment opportunity just south of Pico Blvd. Investors, 1031 or cash buyers, this is it! One parcel, two units, 8000+ lot size. The duplex is on the corner lot with a private fenced yard. The duplex consist of (one) 2 bed / 1 bath and (one) 2 bed / 1 bath. The three units consist of (3) 2 bed/1 baths with laundry hook-up inside the units! Do not contact /disturb tenants!! Seller will need a 1031 exchange at COE. Showing of interior with accepted offer. Contact LA for information. Seller is highly motivated and ready to go to escrow..will consider all offers! LA is related to seller.

Facts & Features

- Sold On 05/04/2023
- Original List Price of \$2,500,000
- 2 Buildings
- 4 Total parking spaces
- 3 Total carport spaces
- Heating: Natural Gas, Wall Furnace
- \$104400 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Lot Features: Yard, Lawn
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$39,600
- 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	\$2,300	\$2,300
2:	2	2	1		Unfurnished	\$2,300	\$2,300	\$2,300
3:	3	2	1		Unfurnished	\$2,100	\$2,100	\$3,300
4:	4	2	1		Unfurnished	\$3,100	\$3,100	\$3,100
5:	5	2	1		Unfurnished	\$3,000	\$3,100	\$3,100
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 lease
- Rent Controlled
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4289009031

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: 23253495

Printed: 05/07/2023 10:47:10 AM

List / Sold:

\$1,390,000/\$1,350,000 ↓

121 days on the market

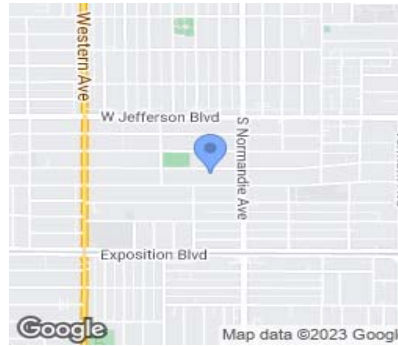
Listing ID: TR22236596

Closed • Apartment

1458 W 36th St • Los Angeles 90018

5 units • \$278,000/unit • **5,711 sqft** • **6,797 sqft lot** • \$236.39/sqft • **Built in 1913**

Cross Streets: W Jefferson & S Normandie



1458-1462 1/2 West 36th Street: Spacious and bright 5 units in high demand rental area & great neighborhood. The offering consists of two buildings with 5,711 sq ft living area on 6,799 sq ft lot. The front building contains 4 units of 1 BR & 1 BA and the rear detached home features 4 BR & 2 BA. This property also includes five parking spaces, three of which are covered parking. Each unit has enormous living/dining room and its own inside laundry hookup & water heater. Updated and very well maintained (wood-look flooring, water heater, sewer, etc). The units are individually metered for gas and electricity, which keeps expenses to a minimum. Fully occupied, lower rent than the current market value, room for rental increase. Close to the park, Senior/recreation center, public transportation, freeways, and just 3 blocks west of the USC. This low-maintenance property is well-positioned to be a competitively sought-after investment. Huge potential with student housing. It is also perfect for the owner to occupy the rear 4 BR house & rent 4 Units. Hard to Find!

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,390,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$1,071 (Estimated)
- Laundry: Inside
- Cap Rate: 4.72
- \$92235 Gross Scheduled Income
- \$65542 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room, Walk-In Closet
- Other Interior Features: Balcony, Living Room Balcony

Exterior

- Lot Features: Back Yard, Lot 6500-9999, Rectangular Lot, Near Public Transit
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$26,693
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$3,148
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,281
- Other Expense: \$533
- Other Expense Description: LAHD

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,399	\$2,399	\$3,950
2:	1	1	1	0	Unfurnished	\$1,075	\$1,075	\$2,050
3:	1	1	1	0	Unfurnished	\$1,445	\$1,445	\$2,050
4:	1	1	1	0	Unfurnished	\$1,373	\$1,373	\$2,050
5:	1	1	1	0	Unfurnished	\$1,394	\$1,394	\$2,050

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5041018026

Michael Lembeck

Re/Max Property Connection

5/7/23, 10:47 AM

Matrix

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

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

CUSTOMER FULL: Residential Income LISTING ID: TR22236596

Printed: 05/07/2023 10:47:10 AM

List / Sold:

\$1,999,000/\$1,900,000 ↓

125 days on the market

Listing ID: SB21244079

Closed •

660 W 11th St • San Pedro 90731

7 units • \$285,571/unit • 6,778 sqft • 6,752 sqft lot • \$280.32/sqft • Built in 1976

On Gaffey make right when coming from 25th



BACK ON THE MARKET - ATTRACTIVE THREE STORY SEVEN (7) UNIT DIVERSE MIX APARTMENT. | APPROXIMATELY 40% IN POTENTIAL RENTAL UPSIDE | MORE UPSIDE WITH MILLIONS OF UPCOMING DEVELOPMENT IN THE AREA INCLUDING THE NEW LA WATERFRONT WHICH WILL PROVIDE AMAZING NEW RESTAURANTS, SHOPS AND LOTS OF ENTERTAINMENT | PROPERTY FEATURES HARBOR BRIDGE VIEWS FROM THE TOP LEVEL, HIGH WALKING SCORE TO DOWNTOWN SAN PEDRO RESTAURANTS, SHOPS, AND LOCAL BUSINESSES | ALSO HOME OF THE FIRST THURSDAY ART WALKS | THE PROPERTY FEATURES THE FOLLOWING SPLIT: (ONE) 3-BEDROOM/2.5 BATH, (TWO) 2-BEDROOM/1 BATH, AND (FOUR) 1-BEDROOM/1 BATH. | BUILDING HAS PLENTY OF PARKING SPACES IN GATED PARKING GARAGE | ON-SITE LAUNDRY FACILITY | VERY LOW AND EASY MAINTENANCE OF COMMON GROUNDS | MINUTES AWAY FROM 110 FREEWAY, FORT MCARTHUR, POINT FERMIN, CABRILLO BEACH, MARINA, HIKING TRAILS AND LOCAL PARKS | PHENOMENAL VALUE ADD OPPORTUNITY!!!!

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$1,999,000
- 1 Buildings
- Levels: Three Or More
- 10 Total parking spaces
- \$1,075 (Estimated)
- \$117204 Gross Scheduled Income
- \$88204 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,000
- 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	2	Unfurnished	\$1,894	\$1,894	\$2,800
2:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$2,000
3:	1	2	1	2	Unfurnished	\$1,365	\$1,365	\$2,000
4:	1	1	1	1	Unfurnished	\$1,058	\$1,058	\$1,700
5:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,700
6:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,700
7:	1	1	1	1	Unfurnished	\$1,550	\$1,550	\$1,700

Of Units With:

- Separate Electric: 7
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 7

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7454013019

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

List / Sold:

\$1,600,000/\$1,450,000 ↓

4 days on the market

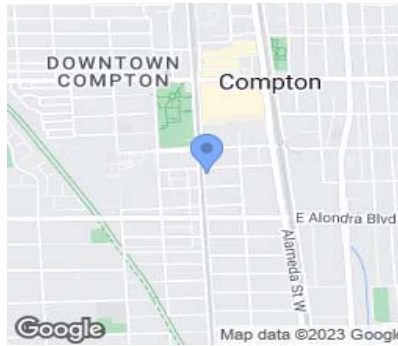
Listing ID: PW23035999

Closed • Commercial/Residential

102 E Indigo St • Compton 90220

7 units • \$228,571/unit • 6,317 sqft • 9,252 sqft lot • \$229.54/sqft • Built in 1964

Willowbrook and Indigo



7 Unit Multi-family building near City Hall - 3 (3) bedrooms - 1 (2) bedroom 2 bath - 3 (1) Bedroom. These are large units and include covered private parking. This is a value add asset with tremendous upside in rents. ** Seller is willing to carry on qualified buyers.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 9 Total carport spaces
- \$2,132 (Estimated)
- Cap Rate: 6.34
- \$144000 Gross Scheduled Income
- \$100007 Net Operating Income
- 7 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,673
- Electric: \$489.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,720
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$5,342
- Maintenance: \$4,550
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,987
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 7
- Gas Meters: 3
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 7
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6160020001

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

List / Sold:

\$2,500,000/\$2,400,000 ↓

50 days on the market

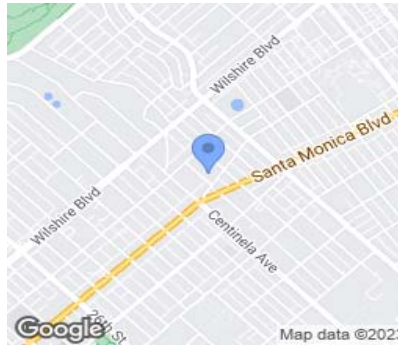
Listing ID: 22223746

Closed

1338 S Carmelina Ave • Los Angeles 90025

8 units • **\$312,500/unit** • **6,027 sqft** • **7,381 sqft lot** • **\$398.21/sqft** • **Built in 1958**

South of Wilshire Blvd. and West of Bundy Drive.



Rare opportunity to purchase a trophy multi-family asset in a prime West Los Angeles location. This building has an excellent unit mix of (4) 1 BR + 1 Bath, (3) 2 BR + 1 Bath and (1) studio unit. The property was constructed in 1958 is approximately 6,027 SqFt of building on a 7,381 SqFt lot. There is substantial rental upside, creating a quintessential "value-add" investment opportunity. The seismic work for the parking structure has been completed. This trophy asset in an undeniable attractive location that will surely pay long term dividends to a savvy investor. The property directly next door at 1352 S. Carmelina Ave. (26 units) is also for sale, and the subject property can be purchased individually or part of a five-property portfolio that also includes, 12415 Texas Ave. (10 units), 12425 Texas Ave., (19 units) & 11600 Rochester Ave. (13 units).

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$3,750,000
- 1 Buildings
- Cap Rate: 4.12
- \$103124 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$71,695
- 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	\$1,288	\$1,288	\$1,695
2:	4	1	1		Unfurnished	\$1,844	\$7,375	\$9,180
3:	3	2	1		Unfurnished	\$1,950	\$5,850	\$7,785
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4267033014

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

List / Sold:

\$2,500,000/\$2,450,000 ↓

0 days on the market

Listing ID: DW23044701

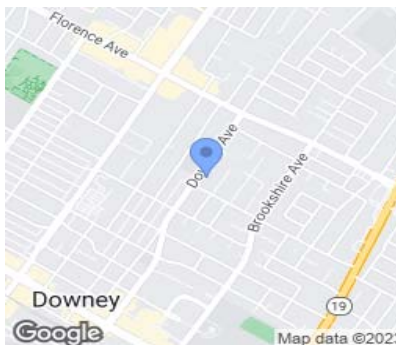
Closed • Commercial/Residential

10440 Downey Ave • Downey 90241

11 units • \$227,273/unit • 6,175 sqft • 17,049 sqft lot • \$396.76/sqft •

Built in 1956

S/Florence



Sold at time of listing.

Facts & Features

- Sold On 05/05/2023
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- \$2,328 (Estimated)
- Laundry: Community, Individual Room
- 11 electric meters available
- 11 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01182091
- 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:	8	0	1	1	Unfurnished	\$0	\$0	\$0
2:	1	5	3	1	Unfurnished	\$0	\$0	\$0
3:	2	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- D1 - Northeast Downey, N of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6252019002

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

List / Sold:

\$2,850,000/\$2,800,000 ↓

15 days on the market

Listing ID: 23241629

Closed

1711 Purdue Ave • Los Angeles 90025

11 units • \$259,091/unit • **5,820 sqft** • **8,456 sqft lot** • **\$481.10/sqft** • **Built in 1957**

South of Santa Monica Blvd. & West of the 405 freeway



Rare multi-family investment opportunity located at 1711 Purdue Avenue in the heart of LA's famed community of West Los Angeles. The subject property consists of 11 units and boasts a great unit mix consisting of (8) spacious 1-bedroom + 1 bath and (3) efficiency units. The building represents a quintessential value-add opportunity rarely available in such a prime location. Each of the units offers an abundance of rental upside. The size of the property is approximately 5,820 sq. ft. and the lot size is 8,456 sq. ft. that is zoned LAR3. Additional property features include on-site parking, an on-site laundry facility, and gated entry. The property still requires seismic work for its parking structure. Priced at a low \$259,000 per unit and a 4.33 CAP rate, these value metrics are rarely seen on the Westside. A quick walk to high-end dining and nightlife, this rare offering presents an astute investor with the unique opportunity to capitalize on higher market rents in one of the best locations of the Westside.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$2,850,000
- 1 Buildings
- \$123535 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$68,501
- 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	\$1,545	\$1,545	\$1,895
2:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,895
3:	1	0	1		Unfurnished	\$940	\$940	\$1,595
4:	1	1	1		Unfurnished	\$1,895	\$1,895	\$1,895
5:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,895
6:	1	1	1		Unfurnished	\$1,129	\$1,129	\$1,595
7:	1	1	1		Unfurnished	\$1,200	\$1,200	\$1,895
8:	1	1	1		Unfurnished	\$1,384	\$1,384	\$1,895
9:	1	0	1		Unfurnished	\$1,164	\$1,164	\$1,595
10:	1	1	1		Unfurnished	\$1,795	\$1,795	\$1,895
11:	1	1	1		Unfurnished	\$1,825	\$1,825	\$1,895
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261016006

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: 23241629

Printed: 05/07/2023 10:47:10 AM

List / Sold:

\$3,599,000/\$2,600,000 ↓

68 days on the market

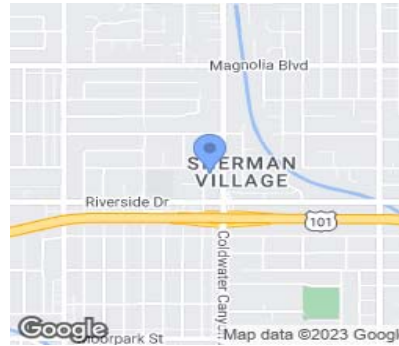
Listing ID: 23236545

Closed •

4850 Van Noord Ave • Sherman Oaks 91423

12 units • \$299,917/unit • 11,052 sqft • 11,062 sqft lot • \$235.25/sqft • Built in 1957

Exit Coldwater Canyon off 101 Freeway. Near the intersection of Coldwater Canyon and Riverside Dr.



12 Units on 2 Parcels in Prime Sherman Oaks. Trophy location off Riverside Dr and Coldwater Canyon near the Whole Foods. This is an extremely rare opportunity to purchase a prized property owned by the same family for 20 years. A HUGE amount of money was invested into these buildings in the past few years. Two 6 unit buildings with very spacious six 1Br+1Ba apartments and six 2Br+2Ba apartments. The apartments on the 2nd floor have beautiful vaulted ceilings. One 1Br+1Ba unit is currently vacant. A total of 5 units have been remodeled with very high quality fixtures, finishes, custom tile. 12 open parking spaces in the rear, soft story retrofitting is completed, new roof on one building, and extensive electrical upgrades done on both buildings: new meters, main panels and sub panels. This is an excellent location in a very residential neighborhood with an extremely high barrier to entry. Close to Studio City, the new Shops at the Sportsman's Lodge (Equinox, Erewhon, Sugarfish, etc), Westfield Fashion Square Mall, Ventura Blvd, and so much more. This is an ideal addition to the discerning investor's portfolio.

Facts & Features

- Sold On 05/03/2023
- Original List Price of \$3,599,000
- 2 Buildings
- 12 Total parking spaces
- 0 Total carport spaces
- Laundry: Washer Included, Individual Room
- Cap Rate: 3.26
- \$117487 Net Operating Income

Interior

- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$98,754
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01811831
- 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	\$768	\$768	\$2,200
2:	1	1	1		Unfurnished	\$0	\$0	\$2,200
3:	1	2	1		Unfurnished	\$2,250	\$2,250	\$2,600
4:	1	1	1		Unfurnished	\$1,250	\$1,250	\$2,200
5:	1	2	1		Unfurnished	\$1,379	\$1,379	\$2,600
6:	1	2	1		Unfurnished	\$1,165	\$1,165	\$2,600
7:	1	1	1		Unfurnished	\$2,150	\$2,150	\$2,200
8:	1	1	1		Unfurnished	\$1,695	\$1,695	\$2,200
9:	1	2	1		Unfurnished	\$943	\$943	\$2,600
10:	1	4	1		Unfurnished	\$2,000	\$2,000	\$2,200
11:	1	2	1		Unfurnished	\$1,364	\$1,364	\$2,600
12:	1	2	1		Unfurnished	\$1,264	\$1,264	\$2,600
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
- SO - Sherman Oaks area
- Los Angeles County

- Parcel # 2358021012

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: 23236545

Printed: 05/07/2023 10:47:10 AM

Closed • Commercial/Residential

\$2,595,000/\$2,360,000 ↓

7 days on the market

38113 10th St E • Palmdale 93550
13 units • \$199,615/unit • **11,852 sqft** • **21,400 sqft lot** • \$199.12/sqft •
 Built in 1983

Listing ID: SR23049576

North on 10th St East from Avenue R (Property is not currently accessible from South on 10th St from Palmdale Blvd due to road construction)



****DO NOT DISTURB TENANTS**** Rare opportunity to add a nice sized multifamily property located in the heart of Palmdale, to your portfolio. Yes, it is in an opportunity zone! It's down the street from the Palmdale Playhouse, in close proximity to the public library, City Hall with public transportation accessible at the street corner. This property has not been on the market in the last 23 years. Because is it comprised of two parcels (not separately transferrable) under one building permit, it is commonly known as 38113 & 38117 10th Street East. There are 4 buildings with 7 units at 38113, and 6 units at 38117. The unit mix is highly desirable with 8 - 2 BR/1 1/2 BA townhomes, 3 - 1BR/BA units, 1 - 3 BR/1 3/4 BA unit and a cute single story garden apartment. None of the units have a tenant above, or below which makes for a more peaceful community. All units (except the garden apt) come with an in-unit laundry room with W/D hookups. This property has been well maintained and undergone substantial capital improvements which include a new, upgraded 50-year roof system; repaired roof decks - all fascia boards and flashing were replaced. The re-roof came with a one-time transferrable warranty to a new buyer. A full exterior paint job was recently completed which included full primer and replacement of most window/door/garage trim boards utilizing a high-quality Dunn Edwards exterior paint. Full rehabs have been completed on the majority of units; all air conditioners have been replaced as well as the majority of furnaces and water heaters. There is an upgraded mailbox system and a recently installed surveillance system that covers a large portion of the property. Many upgrades were included in the rehabs such as; full paint, granite countertops, quality laminate countertops, new and refinished cabinets, oak stair treads/poplar risers, tile flooring, replacement of appliances, fixtures/faucets, can lighting, closet door systems and so much more. A complete set of records has been maintained to detail the work for each unit. The "piece de resistance" is that most units are Section 8, and there is a significant upside in rent potential which increases the cap rate to a 6.63%.

Facts & Features

- Sold On 05/02/2023
- Original List Price of \$2,595,000
- 4 Buildings
- Levels: Two
- 18 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$2,795 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, See Remarks, Washer Hookup
- Cap Rate: 4.94
- \$217872 Gross Scheduled Income
- \$170261 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Up, Laundry, See Remarks
- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Gas Water Heater, Range Hood
- Other Interior Features: Balcony, Ceiling Fan(s), Copper Plumbing Full, Granite Counters, Laminate Counters, Recessed Lighting, Storage

Exterior

- Lot Features: Lawn
- Security Features: Carbon Monoxide Detector(s), Security System, Smoke Detector(s)
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$47,611
- Electric: \$1,176.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,105
- Cable TV: 02156564
- Gardener:
- Licenses:
- Insurance: \$4,561
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,915
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,800	\$1,800	\$1,800
2:	1	2	2	1	Unfurnished	\$1,595	\$1,595	\$1,800
3:	1	2	2	1	Unfurnished	\$1,364	\$1,364	\$1,800
4:	1	2	2	1	Unfurnished	\$1,360	\$1,360	\$1,800
5:	1	1	1	1	Unfurnished	\$1,065	\$1,165	\$1,400
6:	1	3	2	1	Unfurnished	\$1,845	\$1,845	\$2,300

7:	1	0	1	1	Unfurnished	\$775	\$775	\$1,100
8:	1	2	2	1	Unfurnished	\$1,364	\$1,364	\$1,800
9:	1	2	2	1	Unfurnished	\$1,364	\$1,364	\$1,800
10:	1	2	2	1	Unfurnished	\$1,650	\$1,650	\$1,800
11:	1	2	2	1	Unfurnished	\$1,595	\$1,595	\$1,800
12:	1	1	1	1	Unfurnished	\$1,065	\$1,065	\$1,400
13:	1	1	2	1	Unfurnished	\$1,314	\$1,314	\$1,400

Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 0
- Carpet:
- Dishwasher: 13
- Disposal: 13
- Drapes:
- Patio:
- Ranges: 13
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- PLM - Palmdale area
- Los Angeles County
- Parcel # 3009021021

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