

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	G
1	DW21013630	S	3242 Lewis AVE	SIGH	8	STD	2	\$0		\$110,000	\$40.64	2707	1932/ASR	6,389/0.1467	
2	SB21048350	S	1939 S Gaffey ST	SP	183	STD	2	\$0		\$715,000	\$553.41	1292	1920/ASR	4,503/0.1034	
3	DW21032523	S	217 E Hellman AVE	ALH	601	STD	2	\$47,400		\$923,000	\$557.03	1657	1941/PUB	8,964/0.2058	
4	21697994	S	3749 Griffith View DR	LA	606	STD	2			\$1,336,000	\$854.22	1564	1924	5,530/0.12	
5	P1-2986	S	730 S Ramona ST	SGAB	654	STD	2	\$0		\$1,225,000			1931/ASR	13,490/0.31	
6	SR21038661	S	533 N Garfield AVE	MTB	674	STD	2	\$31,200		\$700,000	\$373.93	1872	1957/ASR	5,188/0.1191	
7	DW21017694	S	7211 Washington AVE	WH	678	BNKR	2	\$3,700		\$785,000	\$311.26	2522	1905/PUB	6,626/0.1521	
8	CV20245235	S	237 S Hamilton blvd	POM	687	STD	2	\$40,200		\$595,000	\$279.34	2130	1913/PUB	3,778/0.0867	
9	21701716	S	459 S Bedford DR	BEVH	C01	STD	2			\$3,050,000	\$799.06	3817	1935	6,380/0.14	
10	SB21004885	S	850 Coeur D Alene AVE	VEN	C11	TRUS	2	\$0		\$1,600,000	\$849.71	1883	1949/ASR	8,563/0.1966	
11	20669634	S	1556 - 155 Oden DR	LA	C16	STD	2			\$1,450,000	\$547.38	2649	1930	6,886/0.15	
12	21688668	S	818 N Genesee AVE	LA	C19	STD	2			\$1,550,000	\$676.56	2291	1925	6,499/0.14	
13	20638368	S	6826 Iris CIR	LA	C30	STD	2			\$1,625,000	\$596.55	2724	1964	3,420/0.07	
14	DW20235880	S	419 E 84th PL	LA	C34	STD	2	\$0		\$70,000	\$26.02	2690	2006/ASR	5,200/0.1194	
15	DW210122701	S	717 W 83rd ST	LA	C34	STD	2	\$42,000		\$575,000	\$411.30	1398	1921/ASR	6,001/0.1378	
16	21688212	S	1111 W 71st ST	LA	C34	STD	2			\$640,000	\$486.69	1315	1912	4,685/0.1	
17	PW21036244	S	5814 3rd AVE	LA	C34	STD	2	\$0		\$665,000	\$359.46	1850	1923/ASR	5,447/0.125	
18	SW21031078	S	5424 S Van Ness AVE	LA	C34	STD	2	\$57,600		\$665,000		1	1922/ASR	5,799/0.1331	
19	QC21038262	S	874 876 E 42nd PL	LA	C34	STD	2	\$61,200		\$785,000	\$455.07	1725	2008/ASR	5,160/0.1185	
20	21700478	S	1361 W 35th ST	LA	C34	PRO	2			\$1,230,000	\$378.69	3248	1936	6,854/0.15	
21	320005636	S	1321 W 96th ST	LA	C36	STD	2	\$0	0	\$300,000	\$254.67	1178	1924	6,504/0.1493	
22	21687416	S	1139 W 85th ST	LA	C36	STD	2			\$620,000	\$289.86	2139	1924	5,575/0.12	
23	DW21024490	S	1145 - 114 87th ST	LA	C36	STD	2	\$0		\$730,000	\$399.34	1828	1921/ASR	6,083/0.1396	
24	PW21022926	S	1123 E 76th PL	LA	C37	STD	2	\$0		\$645,000	\$460.71	1400	1926/ASR	5,074/0.1165	
25	PW20227082	S	1130 E 87th PL	LA	C37	STD	2	\$70,800		\$920,000	\$260.99	3525	2018/APP	5,279/0.1212	
26	PW19212751	S	2911 Maple AVE	LA	C42	STD	2	\$1,965		\$290,000	\$301.46	962	1905/ASR	1,825/0.0419	
27	DW20192579	S	776 E 48th ST	LA	C42	STD	2	\$0		\$465,000	\$376.82	1234	1924/ASR	3,105/0.0713	
28	DW21038438	S	533 - 533 158th ST	LA	C42	STD	2	\$0		\$700,000	\$392.38	1784	1921/ASR	4,495/0.1032	
29	DW21029062	S	649 S Eastman AVE	CO	CO	STD	2	\$34,800		\$525,000	\$341.80	1536	1924/ASR	1,685/0.0387	
30	SB21031286	S	830 N Bonnie Beach PL	CTER	CTER	STD	2	\$52,800	4	\$800,000	\$252.53	3168	2010/PUB	5,821/0.1336	
31	21697224	S	568 N Windsor BLVD	LA	HPK	STD	2			\$1,156,800	\$659.52	1754	1923	5,592/0.12	
32	SB21039021	S	806 S Sycamore AVE	LA	HPK	STD	2	\$64,632	4	\$1,476,000	\$359.30	4108	1926/ASR	6,218/0.1427	
33	SR21047299	S	750 S Mansfield AVE	LA	HPK	STD	2	\$156,000		\$2,185,000	\$400.33	5458	1926/ASR	7,923/0.1819	
34	21688420	S	323 N Orange DR	LA	HPK	STD	2			\$2,655,000	\$608.81	4361	1928	6,884/0.15	
35	SR21032973	S	45421 Corkwood AVE	LNCR	LAC	STD	2	\$25,200		\$340,000	\$210.79	1613	1957/ASR	6,153/0.1413	
36	SR21032928	S	45403 Corkwood AVE	LNCR	LAC	STD	2	\$29,100		\$340,000	\$211.97	1604	1957/ASR	6,153/0.1413	
37	21697626	S	1763 W 38th ST	LA	PHHT	STD	2			\$475,000	\$299.12	1588	1926	4,499/0.1	
38	DW21064165	S	11853 Wilson AVE	LNWD	RM	STD	2	\$0		\$645,000	\$385.30	1674	1947/ASR	4,751/0.1091	
39	21698416	S	4010 E 53rd ST	MW	T6	STD	2			\$630,000	\$416.39	1513	1947	6,098/0.14	
40	21698918	S	2034 Colby AVE	LA	WLA	STD	2			\$1,350,000	\$878.91	1536	1944	5,961/0.13	
41	RS21004234	S	6500 Cottage ST	HNPk	699	STD	2	\$0		\$640,000	\$405.06	1580	1921/ASR	6,820/0.1566	
42	SB21031224	S	13438 Stanford AVE	LA	699	STD	2	\$0		\$740,000	\$363.10	2038	1963/ASR	13,716/0.3149	
43	SR21019864	S	506 S Almansor ST	ALH	699	STD	2	\$0		\$945,000	\$423.77	2230	1962/ASR	7,501/0.1722	
44	BB20221513	S	320 Myrtle ST	GD	699	STD	2	\$0		\$1,130,000	\$642.41	1759	1920/ASR	5,551/0.1274	
45	21675710	S	14917 Saticoy ST	VNS	STD	3				\$740,800	\$332.50	2228	1955	6,151/0.14	
46	SB21040450	S	320 W Oak AVE	ES	141	STD	3	\$95,400		\$1,855,000	\$816.46	2272	1976/ASR	7,501/0.1722	
47	21683084	S	4406 Brunswick AVE	LA	606	STD	3			\$1,305,000	\$593.18	2200	1923	7,292/0.16	
48	QC20221169	S	6124 Buena Vista TER	LA	618	STD	3	\$72,000		\$1,350,000	\$364.86	3700	1928/ASR	10,880/0.2498	
49	SR21039017	S	2651 Nevada AVE	ELM	619	STD	3	\$42,480		\$703,000	\$485.83	1447	1950/ASR	9,437/0.2166	
50	DW20157026	S	13701 Penn ST	WH	678	STD	3	\$0		\$1,015,000	\$334.98	3030	1953/ASR	6,225/0.1429	
51	CV21015805	S	329 E KINGSLEY	POM	687	STD	3	\$61,200		\$750,000	\$360.58	2080	1925/ASR	9,897/0.2272	
52	20623572	S	1270 Devon AVE	LA	C05	STD	3			\$2,260,000	\$579.04	3903	1941	4,951/0.11	
53	SB20243280	S	657 San Juan AVE	VEN	C11	STD	3	\$99,300		\$1,815,000	\$1,223.87	1483	1952/ASR	5,215/0.1197	
54	21683868	S	1912 W 23rd ST	LA	C16	STD	3			\$1,780,000	\$400.45	4445	2020	6,660/0.15	
55	21685866	S	120 N Hobart BLVD	LA	C17	STD	3			\$1,310,000	\$500.76	2616	1938	7,506/0.17	
56	20670154	S	1730 N Kenmore AVE	LA	C20	STD	3			\$1,150,000	\$412.19	2790	1920	7,190/0.16	
57	SR21025277	S	4070 Rosabell ST	CULV	C28	STD	3	\$70,992	3	\$1,300,000	\$874.24	1487	1926/ASR	6,256/0.1436	
58	SR20215870	S	16061 Devonshire ST	GH	SH	STD	3	\$51,600		\$795,000	\$342.23	2323	1953/ASR	7,320/0.168	
59	SR20242553	S	706 W Newgrove ST	LNCR	LAC	STD	3	\$36,600		\$350,000	\$205.88	1700	1950/ASR	7,492/0.172	
60	P1-3033	S	3621 Fletcher DR	LA	STD	4		\$0		\$940,000			1955/ASR	4,988/0.11	
61	SB21011158	S	4465 142nd ST W	HAWT	109	STD	4	\$76,320		\$1,360,000	\$377.78	3600	1960/ASR	5,823/0.1337	
62	SB20259462	S	1243 W 164th ST	GR	119	STD	4	\$81,300		\$1,200,000	\$293.97	4082	1987/ASR	6,483/0.1488	
63	PW21045653	S	425 W 40th ST	SP	181	STD	4	\$96,468	4	\$1,600,000	\$333.68	4795	1928/ASR	7,589/0.1742	
64	QC21033188	S	469 W 19th ST	SP	185	STD	4	\$78,792		\$1,222,000	\$282.09	4332	1965/ASR	5,004/0.1149	
65	WS21024574	S	3936 3934 Stewart AVE	BDPK	608	STD	4	\$67,200		\$1,030,000	\$300.64	3426	1964/ASR	7,544/0.1732	
66	CV20236517	S	240 W WALNUT AVE	MNRO	639	STD	4	\$86,400		\$1,625,000	\$439.19	3700	1957/ASR	8,014/0.184	
67	CV21025950	S	7906 Painter AVE	WH	670	STD	4	\$73,560		\$1,000,000	\$353.23	2831	1948/PUB	7,901/0.1814	
68	21694464	S	1119 Logan ST	LA	671	STD	4			\$2,299,000	\$572.75	4014	1936	6,509/0.14	
69	20673054	S	2333 Duane ST	LA	671	STD	4			\$2,300,000	\$478.37	4808	1962	8,506/0.19	
70	21694104	S	264 S Rexford DR	BEVH	C01	STD	4			\$2,760,000	\$568.37	4856	1927	6,071/0.13	
71	20616308	S	110 Dudley AVE	VEN	C11	STD	4			\$3,135,000	\$1,100.00	2850	1964	3,778/0.08	
72	21700200	S	5416 Alvern CIR	LA	C29	STD	4			\$1,652,140	\$490.83	3366	1951	9,763/0.22	
73	21677190	S	1114 E 27th ST	LA	C42	STD	4			\$890,000	\$1,011.36	880	1895	7,089/0.16	
74	VO-220008203	S	9215 Langdon AVE	NOH	NOH	STD	4	\$4,866	3	\$1,200,000			1957/ASR	24,485/0.56	
75	SC20246212	S	2424 Angela ST	POM	699	STD	4	\$45,300		\$800,000	\$208.99	3828	1965/ASR	7,153/0.1642	
76	20672444	S	1420 Berkeley ST	SM	C14	STD	6			\$3,000,000	\$420.52	7134	1966	7,808/0.17	
77	DW21018818	S	2516 Illinois AVE	SOG	699	STD	6	\$96,120		\$1,220,000	\$390.28	3126	1940/ASR	10,752/0.2468	
78	SR21045720	S	7615 Bright AVE	WH	670	STD	7	\$81,030	4	\$1,420,000	\$298.38	4759	1971/ASR	7,147/0.1641	
79	21686068	S	326 S Serrano AVE	LA	C17	STD	10			\$2,800,000	\$281.46	9948	1961	9,012/0.2	
80	21702816	S	707 Crenshaw BLVD	LA	HPK	STD	10			\$2,100,000	\$330.08	6362	1940	7,499/0.17	
81	21701590	S	1809 Malcolm AVE	LA	C05	STD	11			\$6,215,000	\$432.95	14355	1987	7,728/0.17	
82	P1-3432	S	585 N Hill AVE	PAS	648		14	\$206,718	3	\$3,900,000			1963/ASR	16,670/0.38	
83	PW20058510	S	11710 Glenoaks BLVD	SF	SF	STD	14	\$198,360		\$2,650,000	\$251.81	10524	1955/ASR	21,934/0.5035	
84	20624120	S	10800 Venice BLVD	CULV	C28	PRO	18								

Closed • **Duplex**
3242 Lewis Ave • **Signal Hill 90755**
2 units • **\$497,500/unit** • **2,707 sqft** • **6,389 sqft lot** • **\$40.64/sqft** •
Built in 1932
By Target off the Atlantic Ave and the 405

List / Sold: **\$995,000/\$110,000** ↓
10 days on the market
Listing ID: DW21013630



Charming Cape Code style home in the beautiful tree lined neighborhood of California Heights. Live in a large private family home and rent out the large alley accessed cottage completely separated to the back. Built in 1932, it has kept its original charm with hardwood floors throughout the whole house and family room with a fireplace looking out a large bay window into the brick layered private patio. Bedrooms are spacious. Signal Hill Elementary has an 8 rating. Located a short drive to the freeway to get anywhere you need to be and 15min drive to the beach where you should be.
<https://my.matterport.com/show/?m=jsr734xPhEQ&mls=1>

Facts & Features

- Sold On 04/08/2021
 - Original List Price of \$995,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Fireplace(s)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Wood

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: 01247521
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,800	\$21,600	\$2,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 8 - Signal Hill area
 - Los Angeles County
 - Parcel # 7148006013

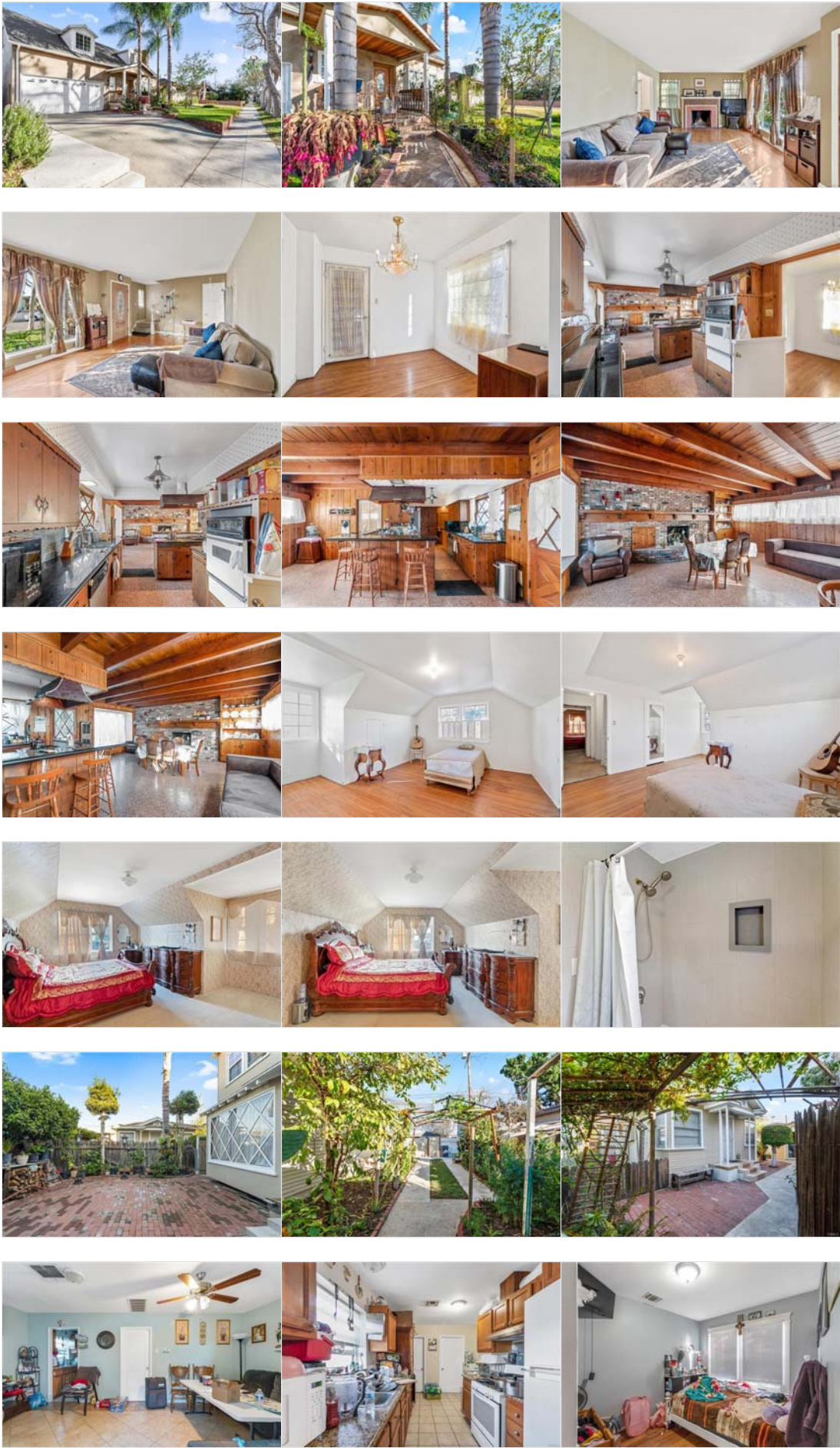
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21013630

Printed: 04/11/2021 7:29:25 PM

Closed •

List / Sold: **\$725,000/\$715,000** ↓

1939 S Gaffey St • San Pedro 90731

7 days on the market

2 units • \$362,500/unit • 1,292 sqft • 4,503 sqft lot • \$553.41/sqft • Built in 1920

Listing ID: SB21048350

Corner of Gaffey and 20th



Utterly charming 1920 craftsman, 2 bedroom, 2 bathroom home with a large recreation/storage/office bonus building on the back of the property. The front craftsman home has a large wrap-around porch with wide, overhanging eaves and exposed rafters under the eaves. Traditional craftsman tapered pillars lining the entry and porch slathered with decorator colors of the craftsman era. A mature and nurtured garden awaits your personal touch. Custom wood fence with solar lights. Solid oak hardwood floors throughout, refurbished date stamped clawfoot tub, built-ins such as hutch and curio cabinet. Is set up as a double master bedroom as both bedrooms have their own bathrooms. The back bedroom's bath has automatic lights and a jacuzzi tub. Traditional craftsman molding throughout with plate rail and crown molding. Breakfast nook plus formal dining room. Separate laundry/mudroom attached to the house. Double hanging windows, which have separate panes of glass on the top and bottom. Tankless water heater. This house has appeared in movies such as The Thin Red Line for its dated charm. The back building is permitted as 30'.6" x 45' (approximately 1377 square feet) a storage building on a permanent foundation. Easy rental potential. U1 Occupancy/ R3 Accessory. See agent notes for details.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Natural Gas
- Laundry: Individual Room, Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Gas Range

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: 01517281
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7462016032

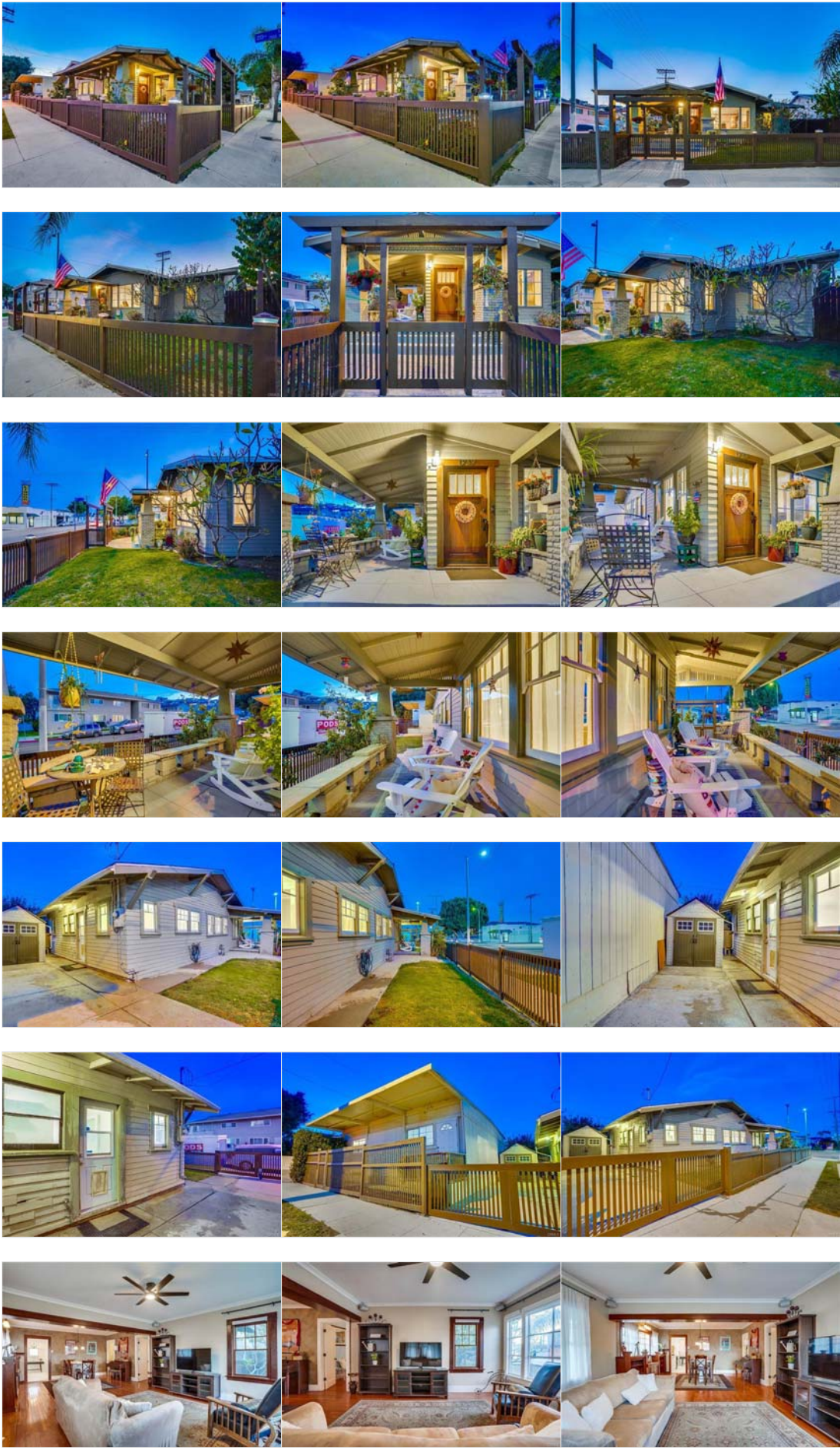
Michael Lembeck

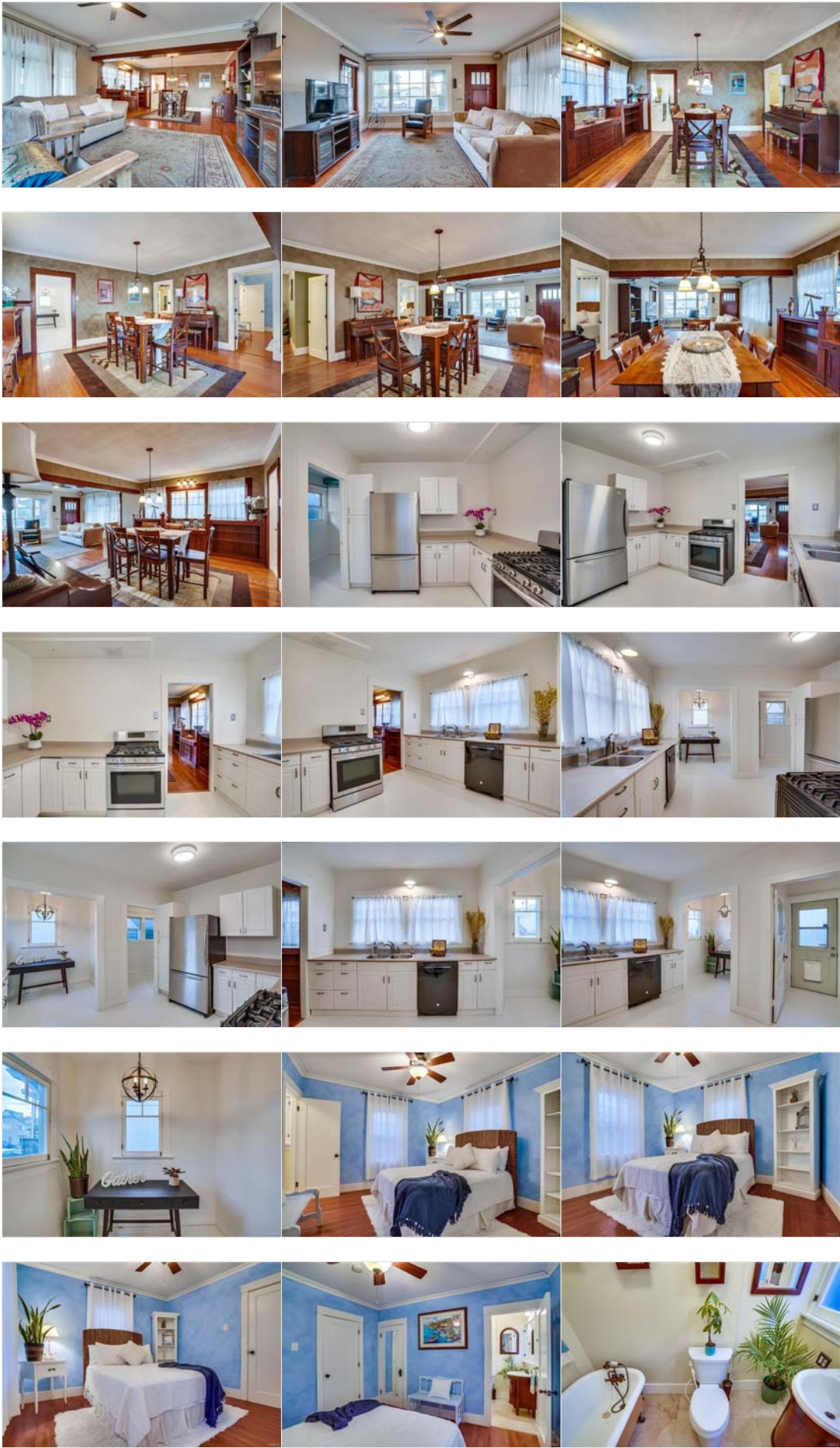
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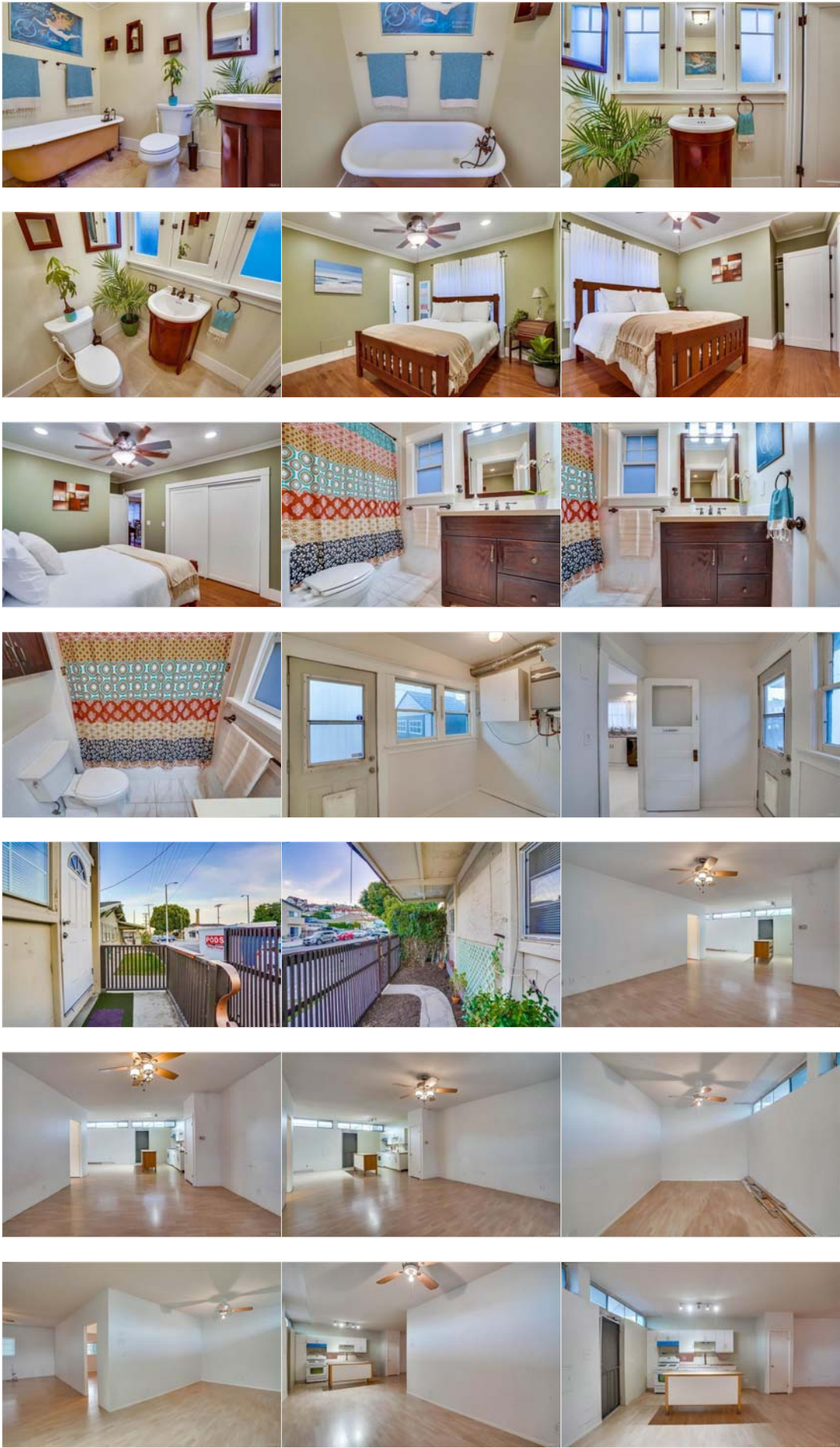
Re/Max Property Connection

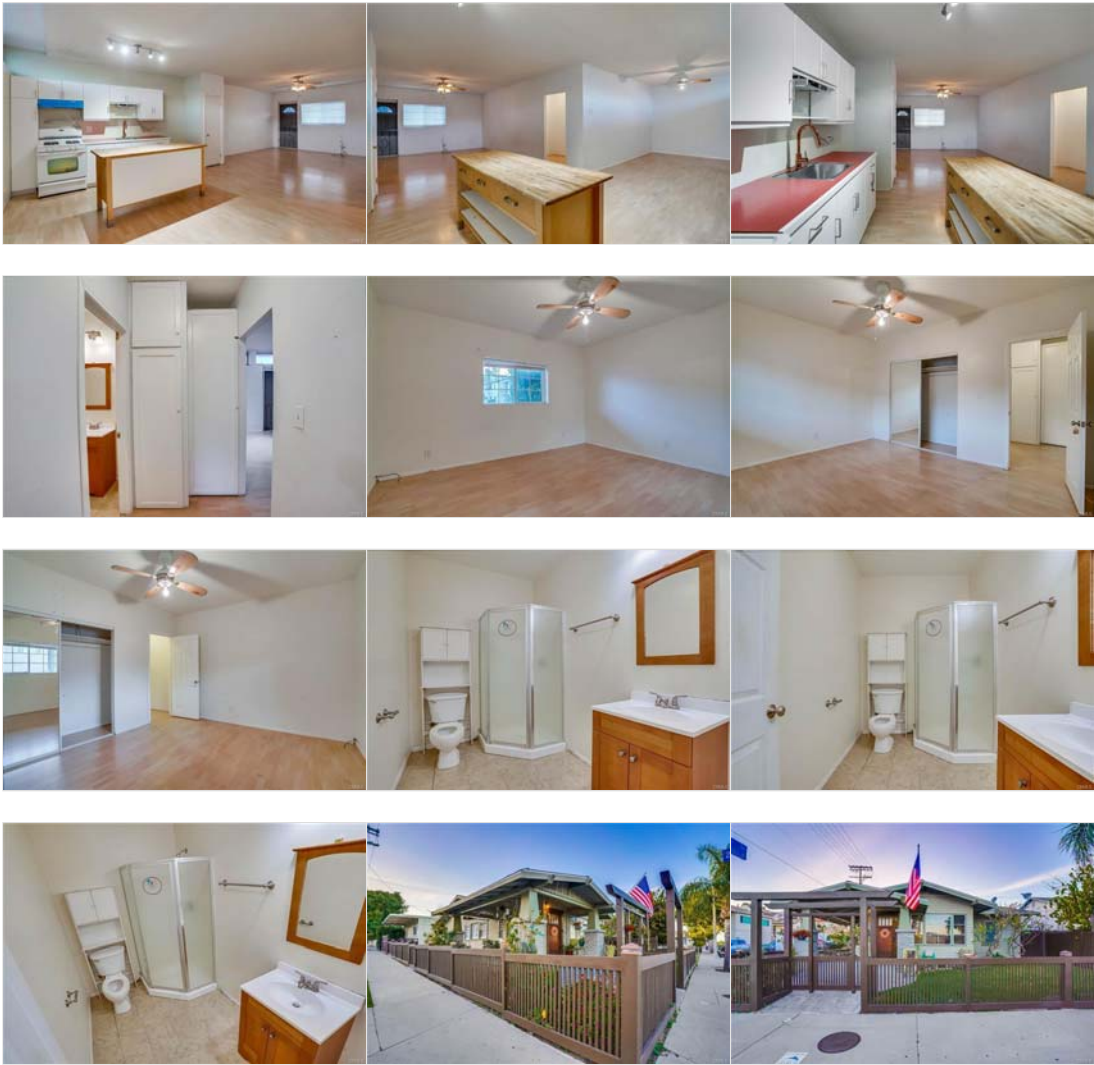
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB21048350

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Closed •

List / Sold: **\$900,000/\$923,000** ↑

217 E Hellman Ave • Alhambra 91801

4 days on the market

2 units • \$450,000/unit • 1,657 sqft • 8,964 sqft lot • \$557.03/sqft • Built in 1941

Listing ID: DW21032523

3 blocks east of Garfield on the corner of Chapel and Hellman



Don't miss out on this magnificent opportunity in the City of Alhambra. Beautiful duplex on a large corner lot. Walking distance to Mark Keppel High School. Academic decathlon winner, distinguished and highly rated school in Alhambra School District. Very close to Ramona Elementary school. Walking distance to Garfield Hospital & medical clinics, supermarkets, restaurants, shops and movie theaters. Close to the 10 Freeway. Duplex is a 2-bedroom, 1-bath and a 1- bedroom and 1-bath. Property has a 2-car attached garage, separate driveway located towards the rear of the property for potential RV, truck or SUV parking, plenty of parking space on the street. The 2 bedroom unit is ready to move in. The 1-bedroom unit has no rent control. Features: both units have original wood floors, copper plumbing, double pane windows, two separate central AC/heating units, two separate electrical panels, two separate gas meters, two separate water heaters, one of units has recessed lights, the other unit has a chandelier, front and back yards with automatic sprinklers. Lot is big enough to build a second unit since it has a separate driveway. This property is a must see to appreciate! All information is deemed reliable, but not guaranteed. Descriptions and measurements come from public records and all buyers must do their due diligence in seeking accurate information and reports from building and safety.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$900,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- \$47400 Gross Scheduled Income
- \$43400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Rectangular Lot, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- 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	\$2,200
2:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,850

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5255013020

Michael Lembeck

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

Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos





Closed •

3749 Griffith View Dr • Los Angeles 90039
2 units • \$650,000/unit • 1,564 sqft • 5,530 sqft lot • \$854.22/sqft •
Built in 1924
Glenhurst to Griffith View.

List / Sold:

\$1,300,000/\$1,336,000 ↑

7 days on the market

Listing ID: 21697994



A wonderful opportunity awaits on one of the most pleasant streets in Atwater Village. This lovely 2 on a lot offers so much warmth and charm among the 2 adorable homes situated at the property. The front 2 bed 1 bath home has a spacious and open floor plan which is flooded with natural light throughout the day. It also boasts an updated kitchen, newer windows, newer plumbing, central heat/air, original hardwood floors, a large backyard and patio as well as an electric car charging port. The back 1 bed 1 bath house has a very functional floorplan and makes for a great rental unit. It too has hardwood floors, newer plumbing, newer windows, an updated bathroom as well as it's own dedicated outdoor space. In the very rear of the property there is a treat not to be missed! The finished garage and attached bonus space are waiting for someone to make the perfect home office, studio, gym or creative space. Lastly, both units will be delivered vacant.

Facts & Features

- Sold On 04/08/2021
 - Original List Price of \$1,300,000
 - 2 Buildings
 - Cooling: Central Air, Electric
 - Heating: Central
- \$53350 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$19,850
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01870534
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,000	\$0	\$4,000
2:	1	1	1		Unfurnished	\$2,100	\$0	\$2,100
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
- 606 - Atwater area
 - Los Angeles County
 - Parcel # 5435031031

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

Click arrow to display photos





Closed •

List / Sold:

\$1,378,000/\$1,225,000 ↓

47 days on the market

730 S Ramona St • San Gabriel 91776
2 units • \$689,000/unit • sqft • 13,490 sqft lot • No \$/Sqft data •
Built in 1931

Listing ID: P1-2986

Cross Street: Between Mission Road and Grand Avenue;



Welcome to this incredible investor opportunity with high rents to own two houses situated on a 13,490 SF lot with the possibility to build an ADU for a potential third unit in the desirable Historic San Gabriel Mission District area. The charming front house was built in 1931 and offers approximately 955 SF of living space consisting of one bedroom, one bathroom, and a bonus room off of the bedroom that can be used as a study. This home includes an updated kitchen, a fireplace in the living room, a separate laundry room, plenty of storage space, a separate cozy backyard and a one car garage. The mid-century back house was built in 1958 and offers approximately 1,420 SF of living space. This house has three bedrooms, one full bathroom and one 3/4 bathroom. Additional features include: hardwood floors, recessed lighting, separate laundry room, two-car garage and a separate spacious backyard with fruit trees. The large master bedroom offers access to a beautiful patio and garden. Dining, entertainment and retail establishments are in close proximity.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$1,378,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 40000 electric meters available
- 20000 gas meters available
- 12500 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Wood
- Appliances: None

Exterior

- Lot Features: Back Yard, Front Yard, Sprinklers None
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$160
- Cable TV: 00471619
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$250
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 40,000
- Gas Meters: 20000
- Water Meters: 12500
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5361023006

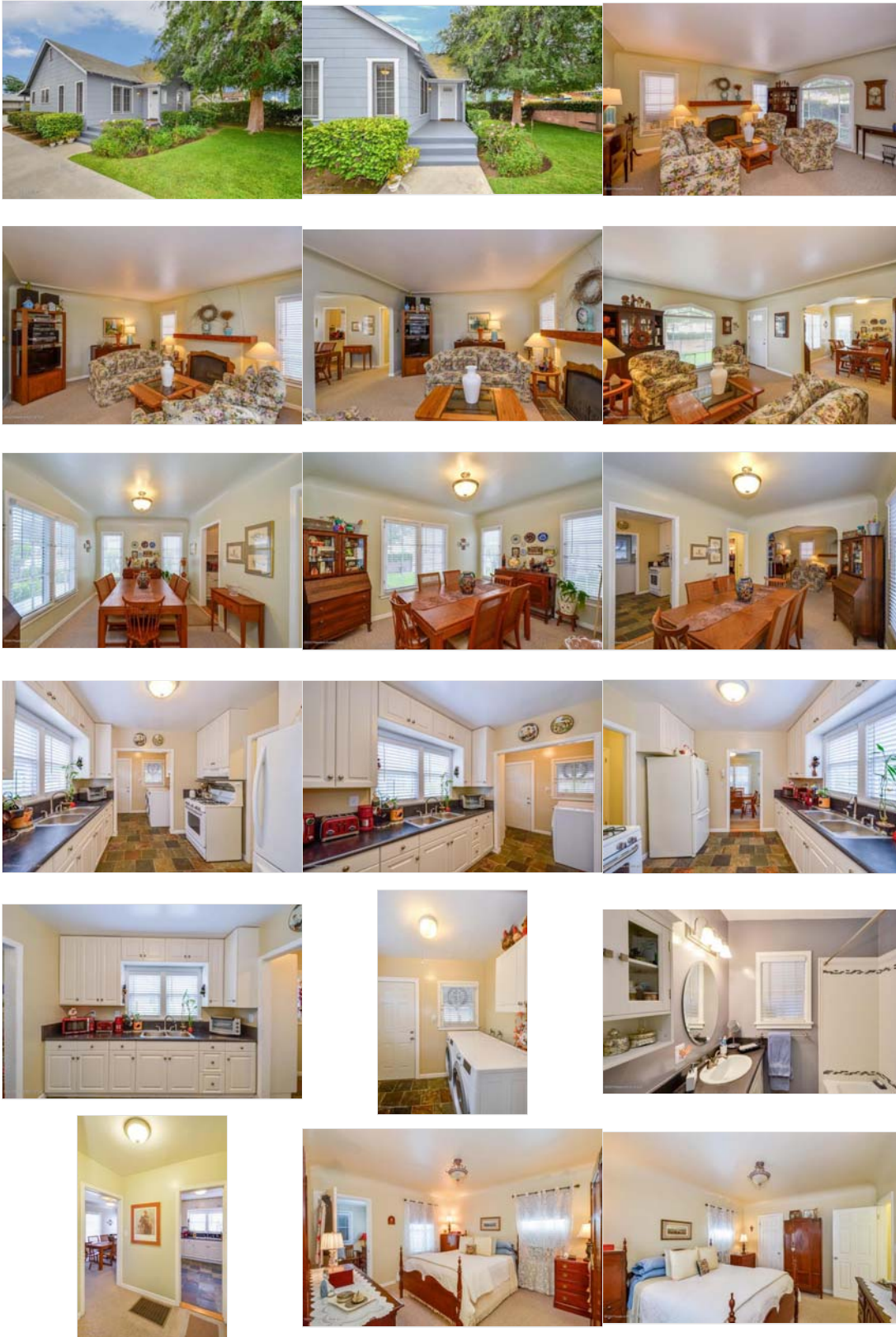
Michael Lembeck

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

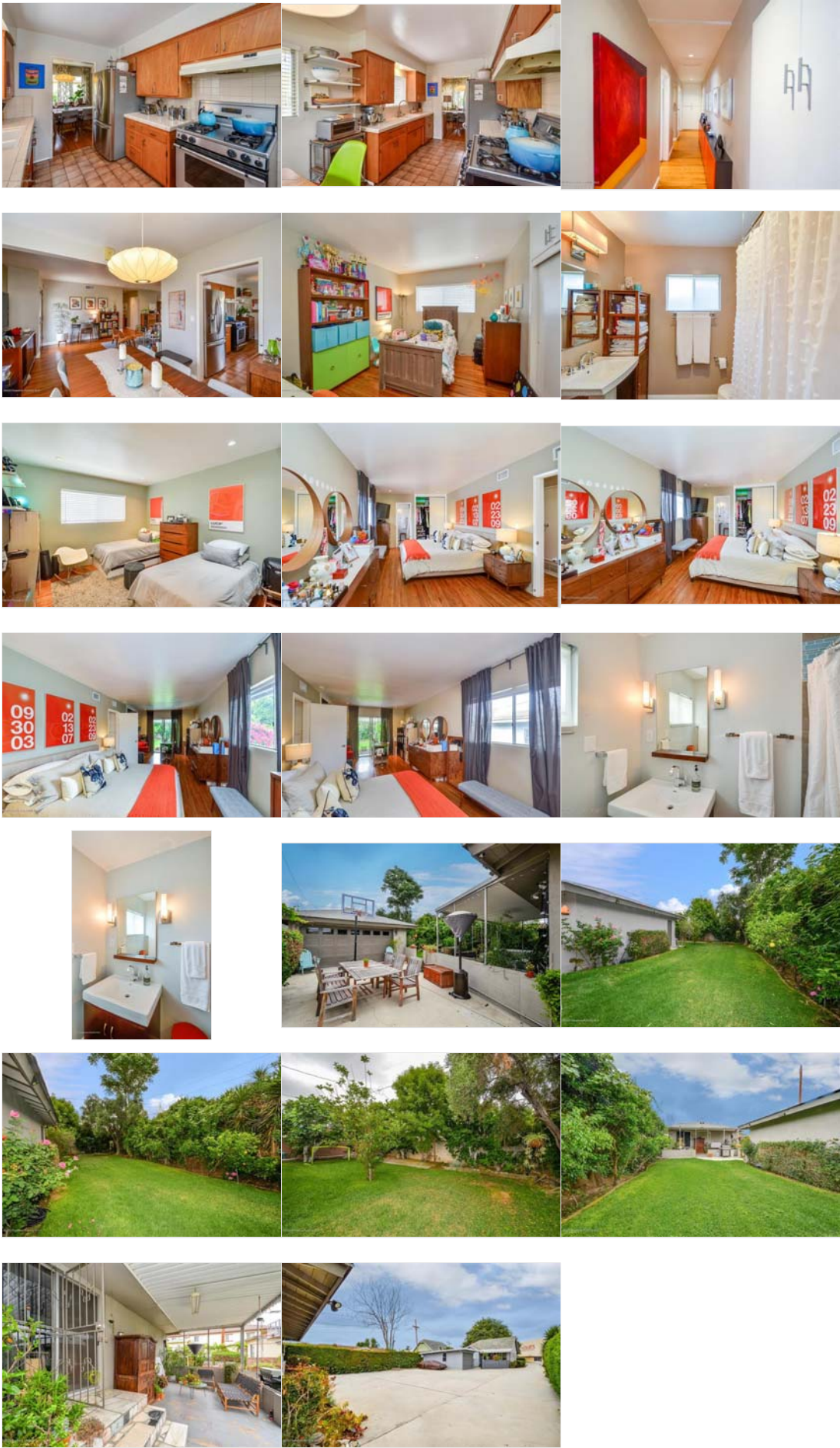
Re/Max Property Connection

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

Click arrow to display photos







ClosedList / Sold: **\$679,000/\$700,000** ↑**533 N Garfield Ave** • Montebello 90640**8 days on the market****2 units • \$339,500/unit • 1,872 sqft • 5,188 sqft lot • \$373.93/sqft • Built in 1957****Listing ID: SR21038661****60 East to Garfield Ave.. Go south 1 mile. Property on right side of street at signal.**

Best of all worlds! This duplex has been well maintained by the seller. One unit is on the ground floor and the 2nd unit occupies the second floor which is accessed via a staircase. There is a separate detached 2 car garage at rear of lot that is accessed via an alley. Between the rear of the bottom unit and the garage is a common area to be used by both tenants. There is also gated parking for one car next to the garage. Both units are 2 bedroom one bath and are roomy at over 900 sf each. The ground unit has in unit washer and dryer. The upstairs unit has a laundry room on the ground floor for their exclusive use. Two new water heaters just installed. Numerous upgrades to the units over the last 3 years. The City of Montebello has no rent control. Both units are on month to month tenancies. A buyer could occupy one unit and continue to rent out the other. Total flexibility. All you have to do is give one or both tenants 60 days notice. Location close to a bus stop, one mile to the 60 freeway and grocery market 100 ft away on Beverly Blvd. Units will be shown upon accepted offer by seller. The units are in good condition and termite clearance just obtained for the buildings.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$679,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s), Gas
- Heating: Wall Furnace, Electric
- Laundry: Individual Room, See Remarks
- \$31200 Gross Scheduled Income
- \$21840 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Carpet, Vinyl
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 0-1 Unit/Acre, Level, Park Nearby, Sprinkler System
- Security Features: Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$11,225
- Electric: \$1.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$940
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2	2	Unfurnished	\$31,200	\$31,200	\$38,400

Of Units With:

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

Additional Information

- Standard sale
- 674 - Montebello area
- Los Angeles County
- Parcel # 5267030005

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21038661

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Closed •

List / Sold: **\$789,000/\$785,000** ↓

7211 Washington Ave • Whittier 90602

17 days on the market

2 units • \$394,500/unit • 2,522 sqft • 6,626 sqft lot • \$311.26/sqft • Built in 1905

Listing ID: DW21017694

On Whittier Blvd make head north on Mar Vista Street then north on Washington



LOCATION! Located within walking distance to restaurants, shopping and parks. This beautiful Victorian home in the heart of uptown Whittier offers One building with 2 units. The home was built in 1905 and still has many of it's original charming features. Looking from the street you will see a large porch where several can sit and enjoy. As you walk into the foyer, you will see and love its original wooden staircase and bench. It has wood floors throughout the downstairs unit. Both Kitchens have been upgraded .This property has plenty of room to add on to. The upstairs has carpet throughout and also has a lovely balcony to enjoy the views. Plenty of windows throughout to enjoy the sunny days or rain. You have access to the property from the rear alley as well with plenty of parking space. The garage needs TLC but has plenty of potential. Come and see this lovely property and use it as 2 units or make it one wonderful home!

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$789,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas & Electric Dryer Hookup
- \$3700 Gross Scheduled Income
- \$2938 Net Operating Income
- 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: \$160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$80
- Cable TV: 01824705
- Gardener:
- Licenses:
- Insurance: \$858
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$80
- Other Expense: \$858
- Other Expense Description: 821

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$23,001	\$2,300	\$2,300
2:	1	1	1	1	Unfurnished	\$12,001	\$1,200	\$1,800

Of Units With:

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

Additional Information

- Bankruptcy Property sale
- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8139034003

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21017694

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Closed •List / Sold: **\$585,000/\$595,000** ↑**237 S Hamilton blvd** • Pomona 91766**60 days on the market****2 units** • **\$292,500/unit** • **2,130 sqft** • **3,778 sqft lot** • **\$279.34/sqft** • **Built in 1913****Listing ID: CV20245235****left onto s hamilton blvd**

This charming newly remodeled 2 unit home features an open floor plan which is highlighted by its new laminate floors. The kitchen features new countertops as well as stainless steel hardware and appliances. The home has been completely remodeled and is move-in ready. Appraised value came in at \$595,000

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$570,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Outside
- \$40200 Gross Scheduled Income
- \$38200 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Laminate
- Appliances: Microwave, Range Hood

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	2	Unfurnished	\$2,100	\$2,100	\$2,100
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,250

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8348014015

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

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CUSTOMER FULL: Residential Income LISTING ID: CV20245235

Printed: 04/11/2021 7:29:26 PM

List / Sold:

Closed •**\$3,150,000/\$3,050,000** ↓**2 days on the market****Listing ID: 21701716****459 S Bedford Dr • Beverly Hills 90212****2 units • \$1,575,000/unit • 3,817 sqft • 6,380 sqft lot • \$799.06/sqft • Built in 1935****In-between Olympic Blvd and Pico Blvd One block east of Roxbury Dr.**

459-461 So. Bedford Dr is a two-story Beverly Hills duplex. This wood frame and stucco construction was built in 1935 and has a pitched terracotta tile roof. The unit mix consist of two- three-bedroom two-bathroom units. Unit 459 is the lower unit has been remodeled. The kitchen has been redone with all stainless-steel built-in appliances and new cabinets. It has hardwood floors, a formal dining room, fireplace and a spacious floor plan. This unit is separately metered for utilities and has a separate water heater and a washer/dryer. Unit 461 is the upper unit and has been remodeled. Walls were removed from the formal dining room to create an open and large family room. The kitchen has been redone with all stainless-steel built-in appliances. The unit also has hardwood floors and a fireplace. This unit is separately metered for utilities and has a tankless water heater and washer/dryer. Located in the city of Beverly Hills just south of Olympic Blvd and north of Pico Blvd and two blocks east of Century City. The property is around the block from Roxbury Park and Rancho Park and in walking distance to many local shops and eateries. There are two- two car garages located in the back of the property. The entire building has central air/heat. It has been replaced with copper plumbing and electrical upgrades. The roof is approximately one year old.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$3,150,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Central
- \$63402 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Built-In

Exterior

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

Annual Expenses

- Total Operating Expense: \$53,316
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,725	\$4,725	\$5,950
2:	1	3	2		Unfurnished	\$5,200	\$5,200	\$5,950
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C01 - Beverly Hills area

- Rent Controlled

- Los Angeles County
- Parcel # 4330011032

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

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CUSTOMER FULL: Residential Income LISTING ID: 21701716

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List / Sold:

Closed • Duplex**\$1,775,000/\$1,600,000 ↓****63 days on the market****Listing ID: SB21004885****850 Coeur D Alene Ave • Venice 90291****2 units • \$887,500/unit • 1,883 sqft • 8,563 sqft lot • \$849.71/sqft • Built in 1949****Between Abbot Kinney and Lincoln / North of Washington**

850 & 852 Coeur D Alene Avenue are situated on a tree lined street west of Lincoln and just east of Abbot Kinney in Venice Beach. This charming duplex presents a great opportunity for investors, owner-users and developers. The world famous Venice Boardwalk and Marina Del Rey are a short walk or bike ride away. The duplex consists of two-two bedroom and one bathroom units with approximately 940 square feet each and generous sized living rooms and kitchens, along with laundry rooms and hardwood floors. The oversized 8,563 square foot lot presents a nice opportunity with its 50 foot wide frontage and approximately 170 foot depth. For those seeking a property close to schools, this property is centrally located in between St. Mark School and Coeur D Alene Avenue School. Live in one unit and rent out the other or rent both in a fabulous Venice location. Please check out the Virtual Tour of the front unit: <https://my.matterport.com/show/?m=HY3ste2vgRh&brand=0> and click above for video tour and website.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,775,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Laundry
- Floor: Wood
- Appliances: Free-Standing Range, Refrigerator
- Other Interior Features: Ceiling Fan(s), Tile Counters, Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street, Rectangular Lot, Near Public Transit
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,680	\$1,680	\$3,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4237022015

Michael Lembeck

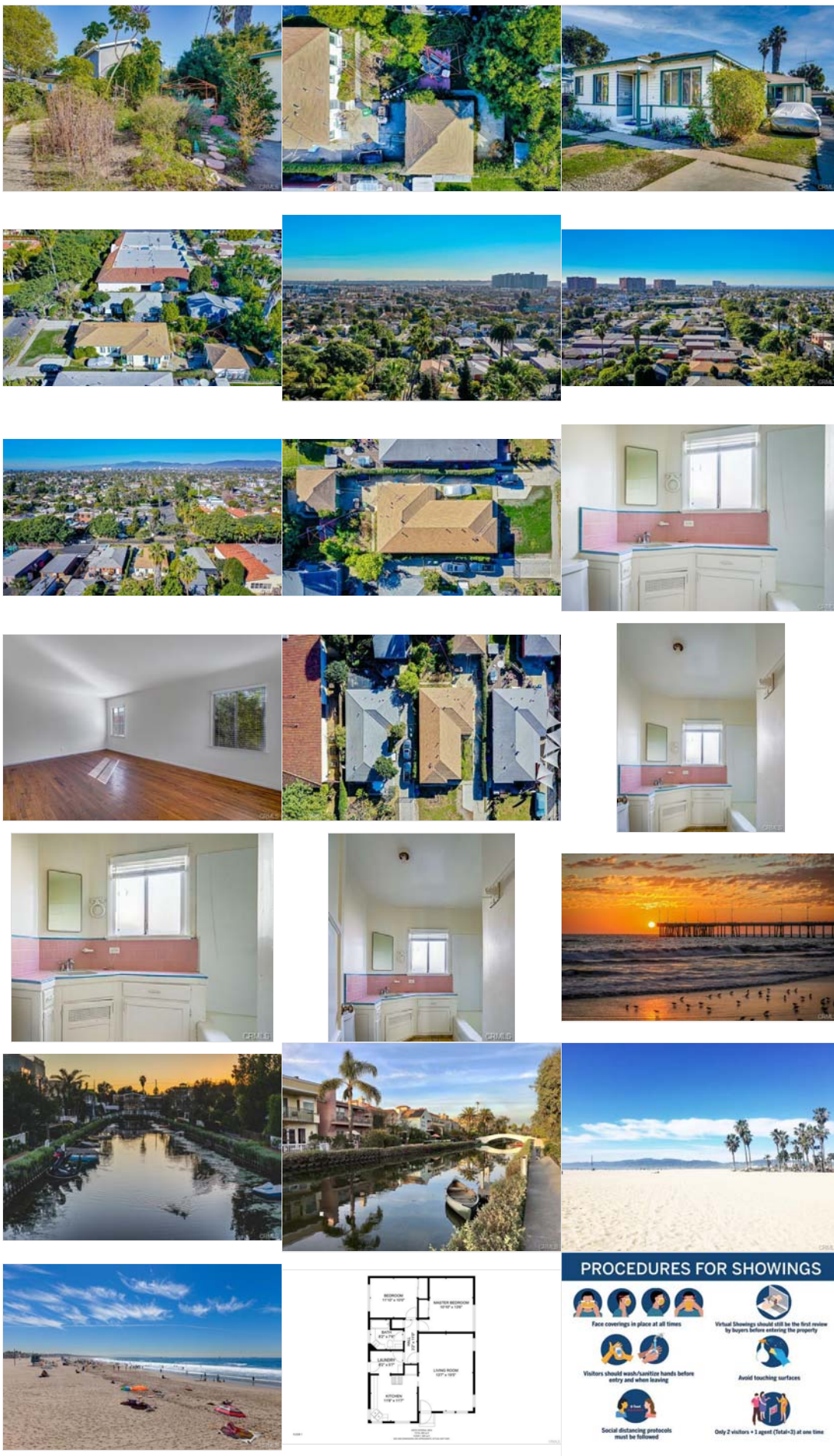
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,475,000/\$1,450,000 ↓

74 days on the market

Listing ID: 20669634

1556 - 1558 S Ogden Dr • Los Angeles 90019
2 units • \$737,500/unit • 2,649 sqft • 6,886 sqft lot • \$547.38/sqft •
Built in 1930
Located: Below Pico, East of Fairfax



Drive by only! Make offers!!! This is a very attractive duplex, well maintained and has great appeal. There are two units, each with 3 bedrooms, and 1 bath. The upper unit has been newly upgraded, and is most attractive. The lower unit is in an original state, with charm. Newer heating units for both units. Good size rooms to make yourself quite at home. The backyard is lovely complete with grass, and enough room to enjoy outdoor activities, and or relax and enjoy the SoCal weather. Please drive by, but do not disturb the tenants.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,575,000
- 1 Buildings

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01417450
 - 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	1		Unfurnished	\$2,000	\$2,000	\$0
2:	1	3	1		Unfurnished	\$3,600	\$3,600	\$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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5069002019

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 20669634

Printed: 04/11/2021 7:29:26 PM

Closed •

List / Sold:

\$1,499,000/\$1,550,000 ↑

64 days on the market

Listing ID: 21688668

818 N Genesee Ave • Los Angeles 90046
2 units • **\$749,500/unit** • **2,291 sqft** • **6,499 sqft lot** • **\$676.56/sqft** •
Built in 1925
North of Melrose



Amazing Opportunity in Prime Melrose Village. Situated on a beautiful tree-lined street, this charming Spanish duplex sits on a large R2 lot which currently is a mid 1920's side-by-side duplex featuring two, two-bedrooms plus one-bathroom units. One unit is vacant, the other is tenant occupied paying \$1,800 a month. Conveniently located near Melrose Village, The Grove and an array of fine dining and shopping makes this a true gem! The property is Zoned LAR2 (City of Los Angeles Zoning) seller will not make any repairs or give any credits.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,499,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01412928• Gardener:• Licenses: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,800	\$1,800	\$1,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C19 - Beverly Center-Miracle Mile area• Los Angeles County• Parcel # 5527005009 |
|---|---|

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

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CUSTOMER FULL: Residential Income LISTING ID: 21688668

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List / Sold:

Closed •**\$1,599,000/\$1,625,000** ↓

112 days on the market

Listing ID: 20638368

6826 Iris Cir • Los Angeles 90068**2 units** • **\$799,500/unit** • **2,724 sqft** • **3,420 sqft lot** • **\$596.55/sqft** •
Built in 1964**East of the 101 Fwy, West of N. Cahuenga Blvd, South of Odin St**

Rare Mid-Century Modern Duplex designed by award winning Architect Joseph J. Railla, AIA. Nestled beautifully in the scenic hills of Whitley Heights; adjacent the Hollywood Bowl, this spacious duplex features architectural integrity and modern design from the 1960s. Both units are 3 Bedroom/ 2 bath w/large living rooms, walls of glass, huge terraces, separate dining areas, updated period kitchens (w/newer appliances) and central HVAC. The upper owners unit lives like a single family home with gated front terrace, beautiful city and canyon views and 2 car garage with direct access into the home. Both units have laundry hook-ups and new Milgard double-pane windows installed. The generously oversized balconies provide exposure to lush canyon views and a tree-lined street; perfect for entertaining leaving guests impressed! Conveniently walkable to Hollywood Bowl, Ford Theatre, Metro, shopping, & restaurants. Lower unit gets \$4,095 per month in rent. Upper is projected to be \$4,795.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- Laundry: In Carport, Inside
- \$98219 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom
- Floor: Bamboo, Carpet, Tile
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$8,461
- 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	3	2		Unfurnished	\$0	\$0	\$4,795
2:	2	3	2		Unfurnished	\$4,095	\$4,095	\$4,095
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

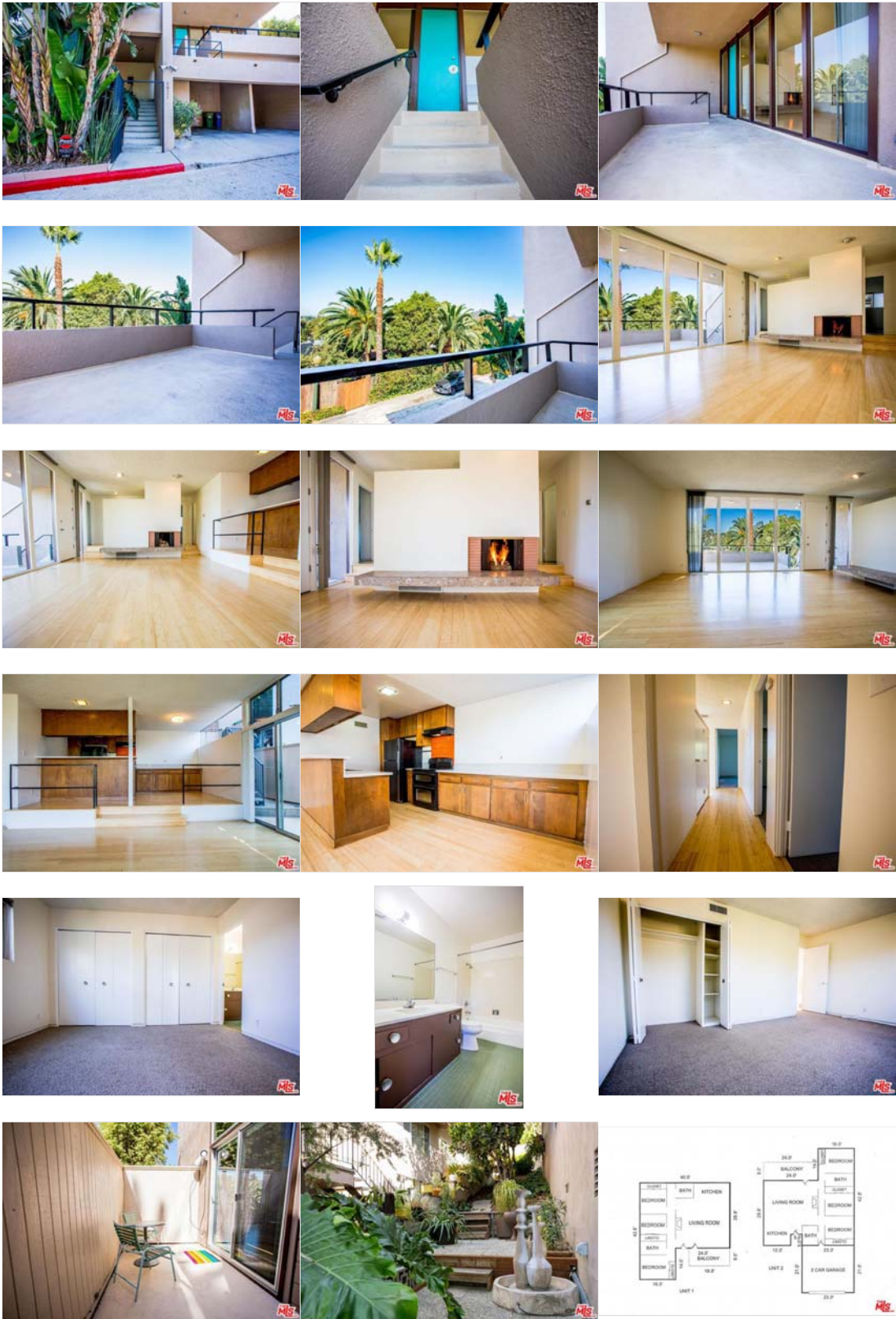
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5576002043

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

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CUSTOMER FULL: Residential Income LISTING ID: 20638368

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Closed •

List / Sold: **\$750,000/\$70,000** ↓

419 E 84th Pl • Los Angeles 90003

22 days on the market

2 units • \$375,000/unit • 2,690 sqft • 5,200 sqft lot • \$26.02/sqft • Built in 2006

Listing ID: DW20235880

X St Avalon



Just listed great units to live and rent property are in great condition owner has kept this units in great shape move in condition must see to appreciate property consist of 4 bedroom 2 bath each please send in your best offer seller very motivated.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$750,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 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: 01861149
- 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	2	0	Furnished	\$1,800	\$1,800	\$2,500

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6030028005

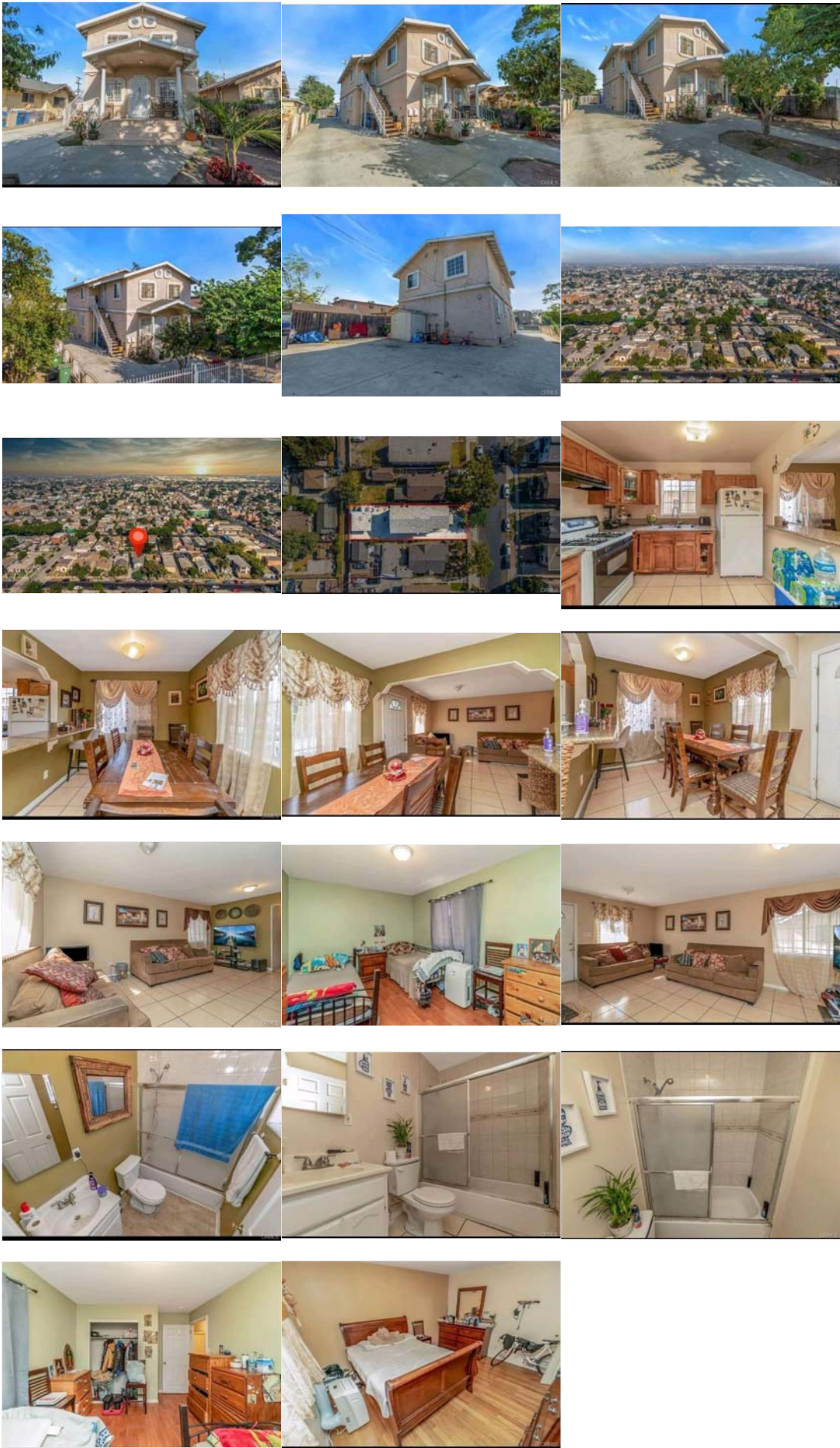
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •List / Sold: **\$525,000/\$575,000** ↑**62 days on the market****717 W 83rd St • Los Angeles 90044****2 units • \$262,500/unit • 1,398 sqft • 6,001 sqft lot • \$411.30/sqft • Built in 1921****Listing ID: DW20122701****cross streets are Manchester and Vermont**

Great starter duplex! Front unit is 4 bed 1 bath. Back unit is 2 bedroom 1 bath. Both units have tile through-out and are in good condition. Long driveway plus garage parking.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$550,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$42000 Gross Scheduled Income
- \$34725 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$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	1	2	Furnished	\$2,100	\$2,100	\$2,500
2:	1	2	1	1	Furnished	\$1,200	\$1,200	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6032022008

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

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CUSTOMER FULL: Residential Income LISTING ID: DW20122701

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Closed •

1111 W 71St St • Los Angeles 90044

2 units • \$295,000/unit • 1,315 sqft • 4,685 sqft lot • \$486.69/sqft •

Built in 1912

Florence and Vermont

List / Sold: \$589,999/\$640,000 ↑

6 days on the market

Listing ID: 21688212



AMAZING INVESTMENT OPPORTUNITY!! This Duplex is tastefully renovated with so much charm and character packaged to maximize your income potential! Features 2 bed, 1-bath front unit, and 1 bed, 1 bath rear unit. original hardwood flooring, 2 separate kitchens, new quartz countertops, and new cabinetry in both kitchens. separate living room, separate dining area. New stainless steal sinks and hoods, 1 renovated, and one brand new bathroom, washer and dryer hook up. Each unit has separate side entry to the personable patio on the side. Minimal lawn care. Tree lined street community. Parking for up to 4 vehicles. This is the investment property you have been waiting for!

Facts & Features

- Sold On 04/08/2021
 - Original List Price of \$589,999
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Floor Furnace, Natural Gas
- Laundry: In Kitchen

Interior

- Floor: Wood

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
 - Security Features: Window Bars, Smoke Detector(s), Carbon Monoxide Detector(s), Fire and Smoke Detection System
- 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	2	1		Unfurnished	\$0	\$0	\$2,500
2:	1	1	1		Unfurnished	\$0	\$0	\$1,500
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:

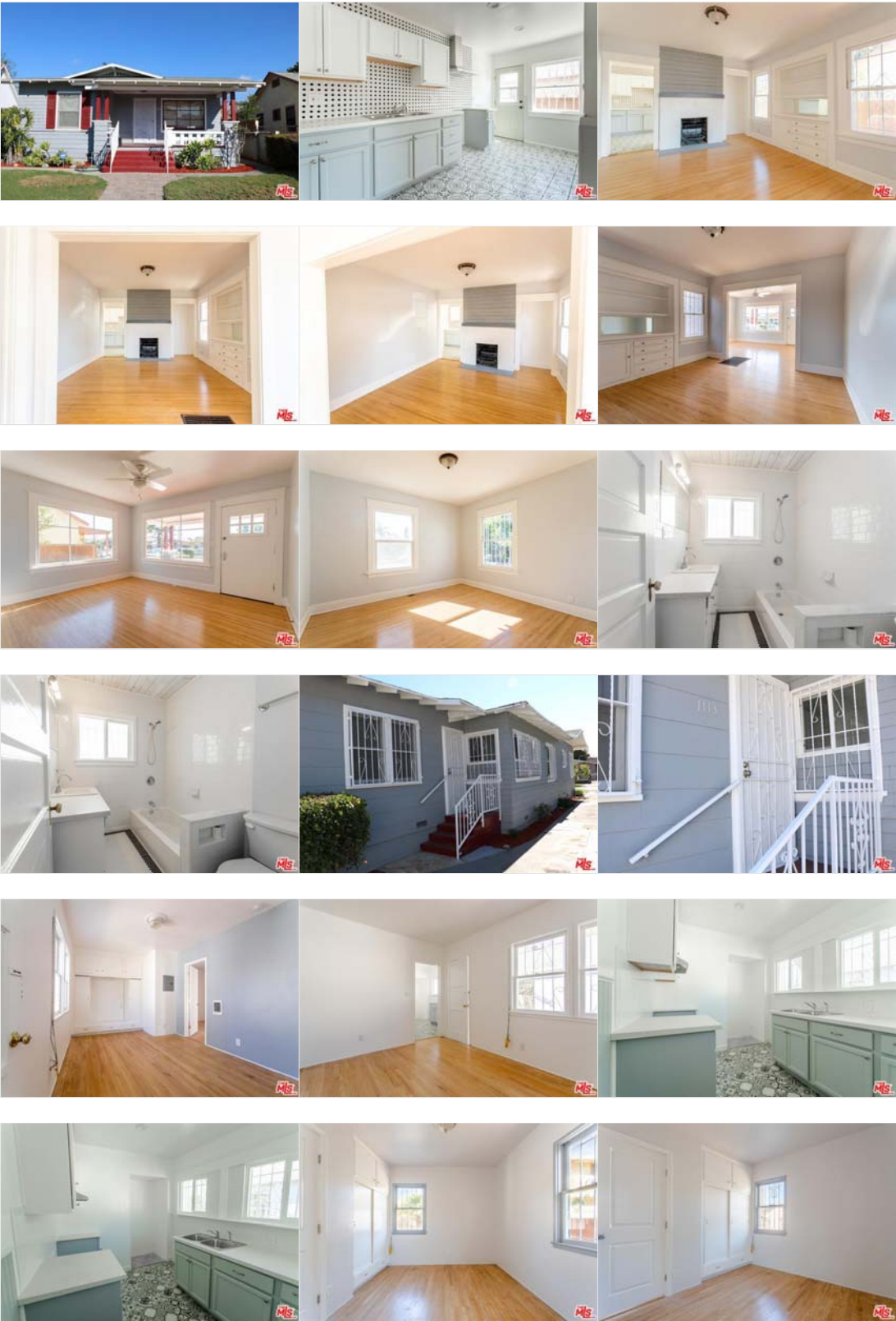
Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6014030018

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

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CUSTOMER FULL: Residential Income LISTING ID: 21688212

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Closed •

List / Sold: **\$595,000/\$665,000** ↑

5814 3rd Ave • Los Angeles 90043

10 days on the market

2 units • \$297,500/unit • 1,850 sqft • 5,447 sqft lot • \$359.46/sqft • Built in 1923

Listing ID: PW21036244

West of Van Ness, South of Slauson



GREAT RENTAL INCOME POTENTIAL! A rare find in Hyde Park - Duplex with both units to be DELIVER VACANT. This is a charming Spanish Style FIXER that's centrally located. 5814 consists of 1bd/1ba and 5816 is a 2bd/2ba. Both units have washer and dryer hookups, sperate gas and electric meters and separate water heater. COPPER PLUMBING on both homes and NEWER WATER HEATERS. Close to parks, schools, restaurants, shopping centers, churches, Metro Station, Rams SoFi Stadium and easy access to major freeways.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- 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: \$14,000
- Electric: \$3,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	2	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 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 # 4005022005

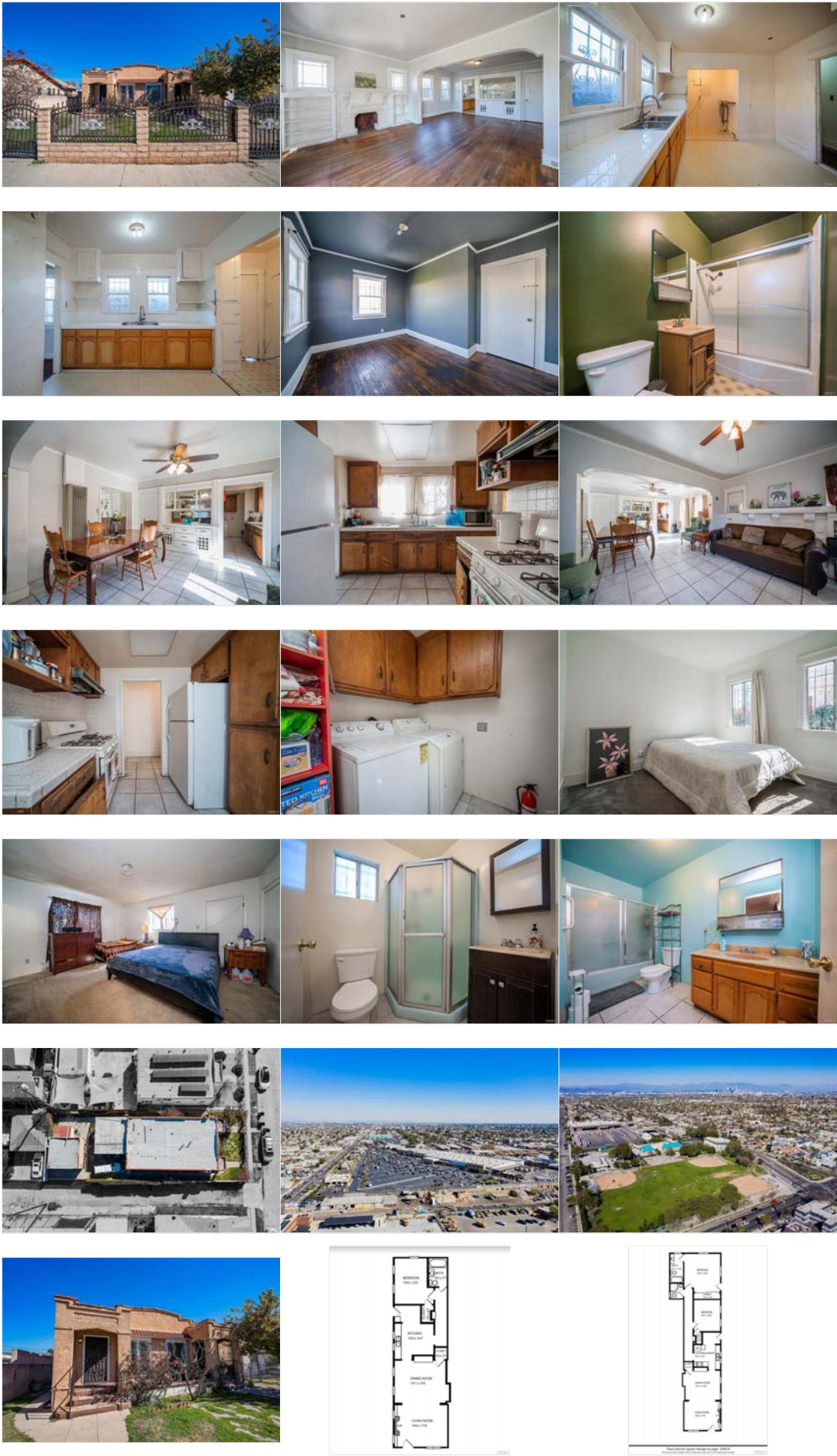
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$665,000/\$665,000 ↑

5424 S Van Ness Ave • Los Angeles 90062
2 units • \$332,500/unit • 1 sqft • 5,799 sqft lot • No \$/Sqft data •
Built in 1922
Arlington and Van Ness

8 days on the market

Listing ID: SW21031078



Investor's dream to own this gated bungalow-style duplex, in the heart of Los Angeles. Close to all the amenities. Live in one of the units and rent the other unit as additional income. 5424 has two bedrooms one bath. 5426 has two bedrooms plus a bonus room, one bath. Both units have granite countertops, stainless steel sinks, washer & dryer hook-ups, dishwasher, stove, and refrigerator. New electrical wiring throughout both units, and a new electric panel box. Long driveway, two-car garage. Huge back yard with mature trees. This is an opportunity you do not want to miss. Schedule your private showing today! Note: Buyers will have to cross qualify with Karen Brannen at Arcus Lending.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$635,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: See Remarks
- Laundry: Inside
- \$57600 Gross Scheduled Income
- \$54600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room
- Floor: Tile
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Refrigerator

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$360
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,450
2:	1	3	1	1	Unfurnished	\$2,500	\$2,500	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5005010012

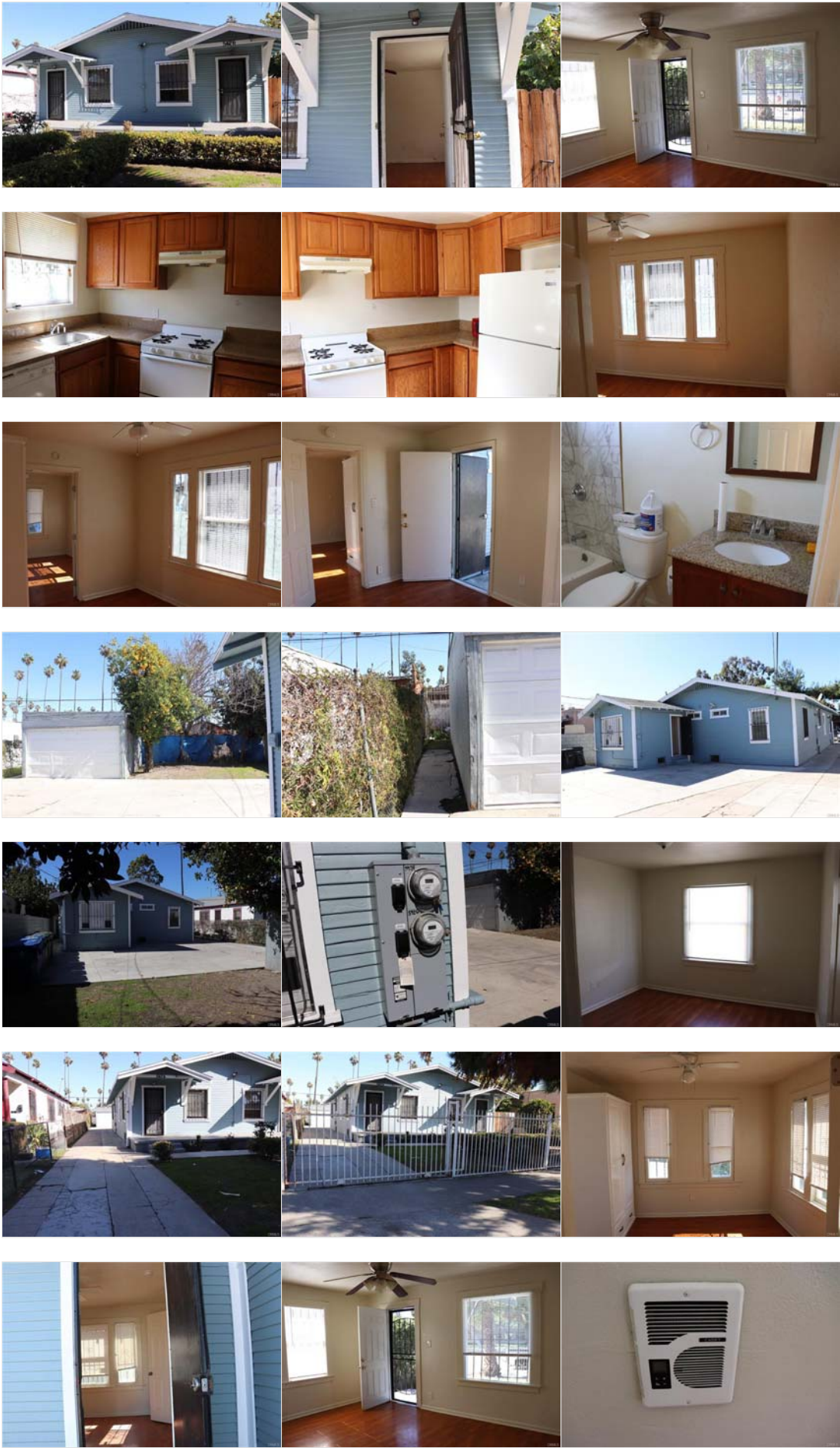
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • DuplexList / Sold: **\$800,000/\$785,000** ↓**0 days on the market****874 876 E 42nd Pl • Los Angeles 90011****2 units • \$400,000/unit • 1,725 sqft • 5,160 sqft lot • \$455.07/sqft • Built in 2008****Listing ID: OC21038262****E Vernon Ave To McKinley Ave Right on 42nd Pl**

This very desirable income producing duplex is non-rent controlled. This freshly painted duplex consists of one 3 bedroom one bath unit and one 3 bedroom 2 bathroom unit. Each unit includes granite countertops, dual pane vinyl windows, tile flooring in kitchen and bathrooms, carpet and wood cabinets. Conveniently located to the Downtown Los Angeles area.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$800,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$61200 Gross Scheduled Income
- \$47760 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,440
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5115017011

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

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CUSTOMER FULL: Residential Income LISTING ID: OC21038262

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Closed •

List / Sold: \$995,000/\$1,230,000 ↑

1361 W 35Th St • Los Angeles 90007

3 days on the market

2 units • \$497,500/unit • 3,248 sqft • 6,854 sqft lot • \$378.69/sqft •

Listing ID: 21700478

Built in 1936

Santa Monica 10 freeway exit at Normandie, go south on Normandie, pass Jefferson Blvd., to 35th Street, make a left hand turn onto 35th Street to the address.



This is a Probate Sale, court confirmation is not required Property shall be sold AS-IS, Cash offers only. Bring your contractor- This duplex is zoned for 4 units(LARD1.5)-Buyer's agent to verify-don't miss out on this unique investment opportunity. A true diamond in the rough, this spacious two-story duplex is near major cross streets Normandie Ave. (north/south and Jefferson Blvd, (east/west) Each unit has two nice-sized bedrooms 1 full bath, an in-unit service porch for a washer/dryer. Located minutes from Downtown L.A, the USC Campus, LA Live, the world-famous Staples Center, Dodger Stadium, California Science Center, Exposition Park, Trader Joe's, and a host of neighborhood restaurants, supermarkets, and local amenities. For transportation, Freeway close Santa Monica 10, the Harbor 110 freeway, and the Union Station Commuter Rail. To access the property, provide the PEAD (Property Entry Advisory and Declaration) form, which helps you maintain compliance with CDC and DRE safety protocols during the COVID 19 pandemic. MLS data is deemed reliable but is NOT guaranteed by the seller's or seller's agent. Buyers are responsible for verifying all information.

Facts & Features

- Sold On 04/09/2021
 - Original List Price of \$995,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Wall Furnace
- 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Back Yard, Lawn
- Security Features: Window Bars

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:	2	2	1		Unfurnished	\$1,900	\$0	\$1,950
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County

• Parcel # 5040003007

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

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CUSTOMER FULL: Residential Income LISTING ID: 21700478

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Closed •

List / Sold: **\$275,000/\$300,000** ↑

1321 W 96th St • Los Angeles 90044

0 days on the market

2 units • \$137,500/unit • 1,178 sqft • 6,504 sqft lot • \$254.67/sqft • Built in 1924

Listing ID: 320005636



Facts & Features

- Sold On 04/09/2021
- Original List Price of \$275,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 0
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6056012008

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

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CUSTOMER FULL: Residential Income LISTING ID: 320005636

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Closed •

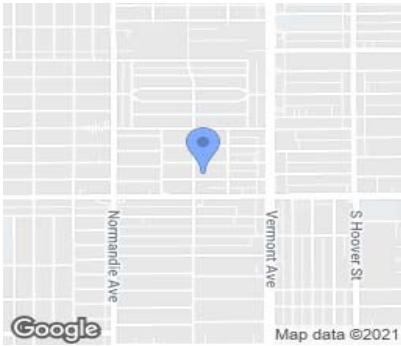
List / Sold: **\$640,000/\$620,000** ↓

1139 W 85Th St • Los Angeles 90044
2 units • \$320,000/unit • 2,139 sqft • 5,575 sqft lot • \$289.86/sqft •
Built in 1924

29 days on the market

Listing ID: 21687416

North of Manchester East of Normandie South of Florence



A real charmer! A duplex to call your own...great as an investment or owner user. Lots of original charm and character. Each unit is a 3bedroom 1bath. Nice long hallway opens to bedrooms. Good natural light. Seller has done lots of the work for you. Roof recently redone. New laminate floors both units, one unit remodeled kitchen with granite counters, new white cabinets, new stove and flooring. Newer window treatments, both water heaters replaced, Washer and dryer hook-ups in each unit. Please DO NOT WALK ON THE PROPERTY or disturb the tenants. Units sold with the tenants in it. You will like this building and this investment. Sold as is..

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$640,000
- 1 Buildings
- Heating: Baseboard

Interior

- Floor: Laminate, Tile
- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00703898
- 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	1		Unfurnished	\$2,095	\$2,095	\$2,095
2:	1	3	1		Unfurnished	\$1,500	\$1,500	\$2,095
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
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6033014023

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

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CUSTOMER FULL: Residential Income LISTING ID: 21687416

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Closed •

List / Sold: **\$729,900/\$730,000** ↑

1145 -1147 W 87th St • Los Angeles 90044
2 units • \$364,950/unit • 1,828 sqft • 6,083 sqft lot • \$399.34/sqft •
Built in 1921
Manchester Ave / Budlong Ave

11 days on the market

Listing ID: DW21024490



2 Units on a lot ~ Recently Remodeled ~ Front Unit is 4Bed/2Bath ~ Rear Unit is 2Bed / 2Bath. Beautiful kitchens with granite countertops, updated bathrooms, Tile flooring in Living Rooms, Kitchens, Hallway's and Baths, New Carpet in Bedrooms. Freshly painted interior and exterior. No garage. Uncovered parking, rear access with auto gate that can accommodate up to 4 cars. On Title subject is 5 Bed/3 Bath. This is a must see!

Facts & Features

- Sold On 04/08/2021
 - Original List Price of \$729,900
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,681
 - 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	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	2	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6047003014

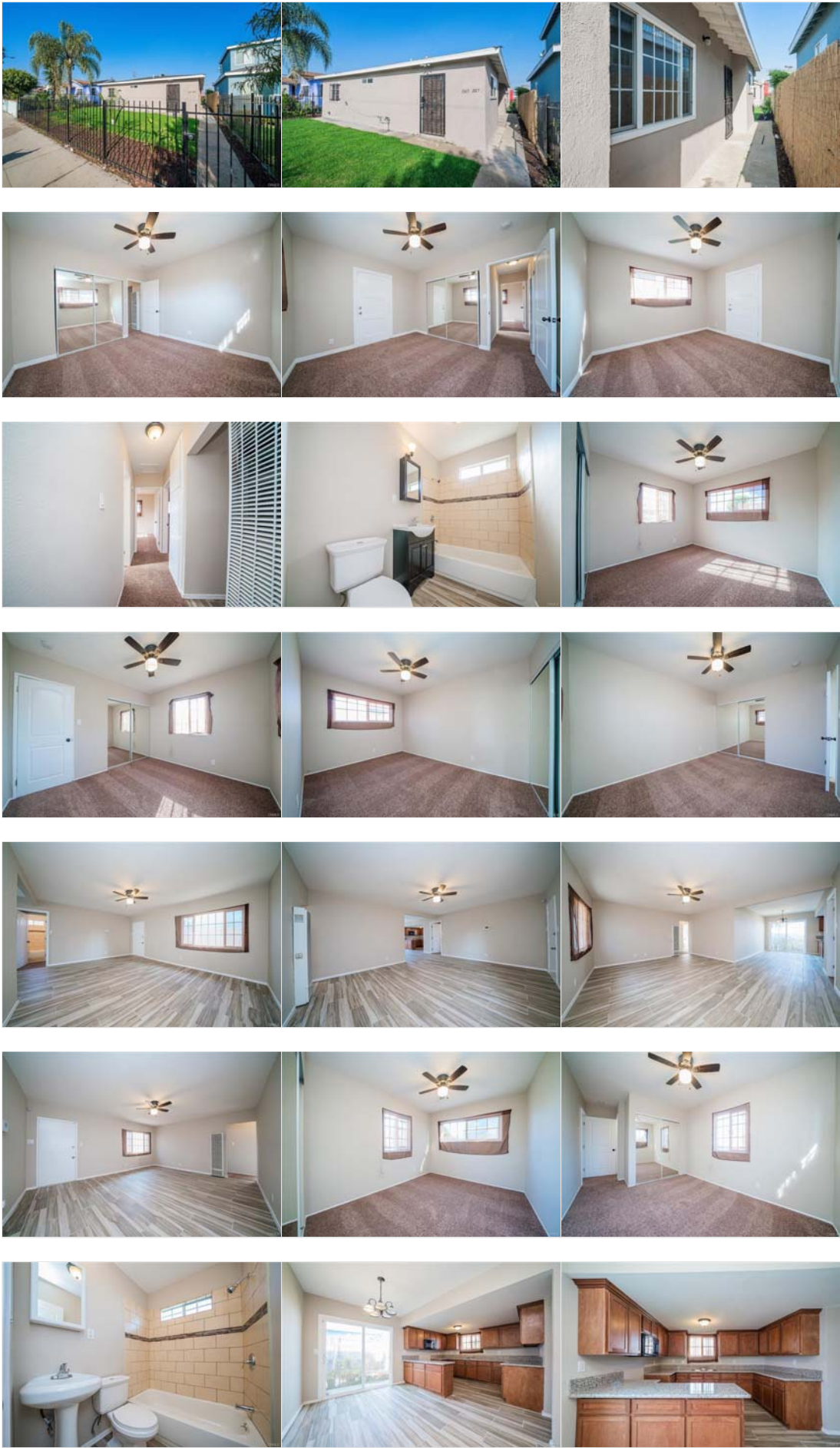
Michael Lembeck

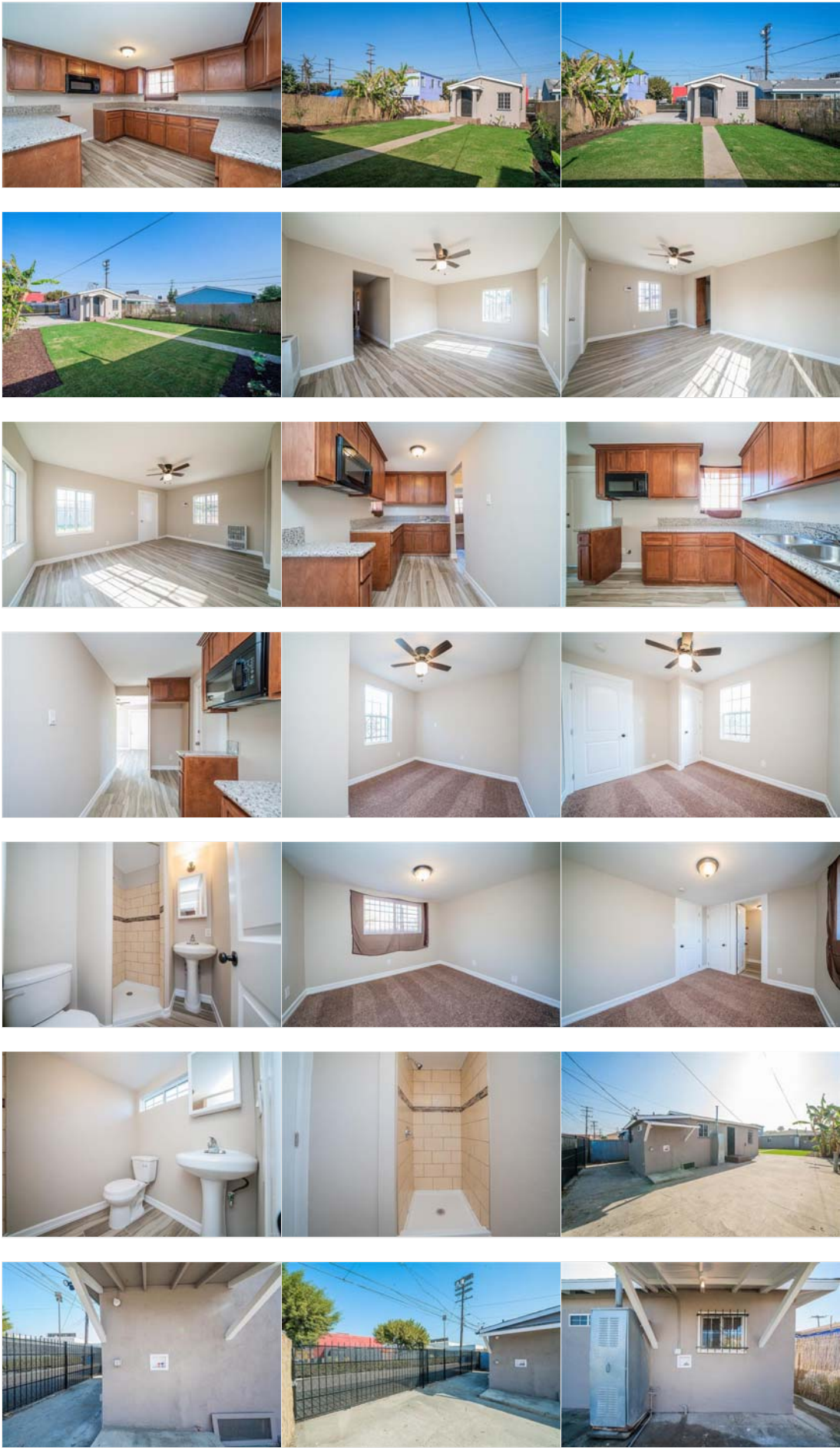
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21024490

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Closed • Duplex

List / Sold: \$655,000/\$645,000 ↑

1123 E 76th Pl • Los Angeles 90001

12 days on the market

2 units • \$327,500/unit • 1,400 sqft • 5,074 sqft lot • \$460.71/sqft • Built in 1926

Listing ID: PW21022926

Central & 76Th Pl.



If you are still looking, this is a golden chance to own two buildings on a lot. This is a great opportunity to own this masterfully renovated duplex in a centralized neighborhood. It is just few minutes away from Los Angeles Downtown and in great proximity to all the major freeways. Both two units maintain it's own privacy with well landscaped yard. Rear Unit has it's own unique beauty with custom made cabinetry and large size closet and large yard for family get together. Title shows the subject as a single family home but both units has it's own gas and light meters respectively. Please verify with the county of Los Angeles for permits and number of unit counts and rely on own findings. Broker and seller do not guarantee the accuracy of the information. BACK UNIT IS PERMITTED.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$625,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Formal Entry, Kitchen, Laundry
- Floor: Vinyl
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01816981
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6024009034

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW21022926

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Closed • Duplex

List / Sold: \$940,000/\$920,000 ↓

1130 E 87th Pl • Los Angeles 90002

42 days on the market

2 units • \$470,000/unit • 3,525 sqft • 5,279 sqft lot • \$260.99/sqft • Built in 2018

Listing ID: PW20227082

Between Hopper Ave and S Central Ave



Built in 2018 duplex each unit with 5 bed 3 bath. Great rental property. It is currently rented, but will be vacant before the close of the escrow.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$940,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$70800 Gross Scheduled Income
- \$70800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: Gas Oven, Gas Range, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,750
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	3	2	Unfurnished	\$2,950	\$2,950	\$3,100
2:	1	5	3	1	Unfurnished	\$2,950	\$2,950	\$3,000

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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6043003009

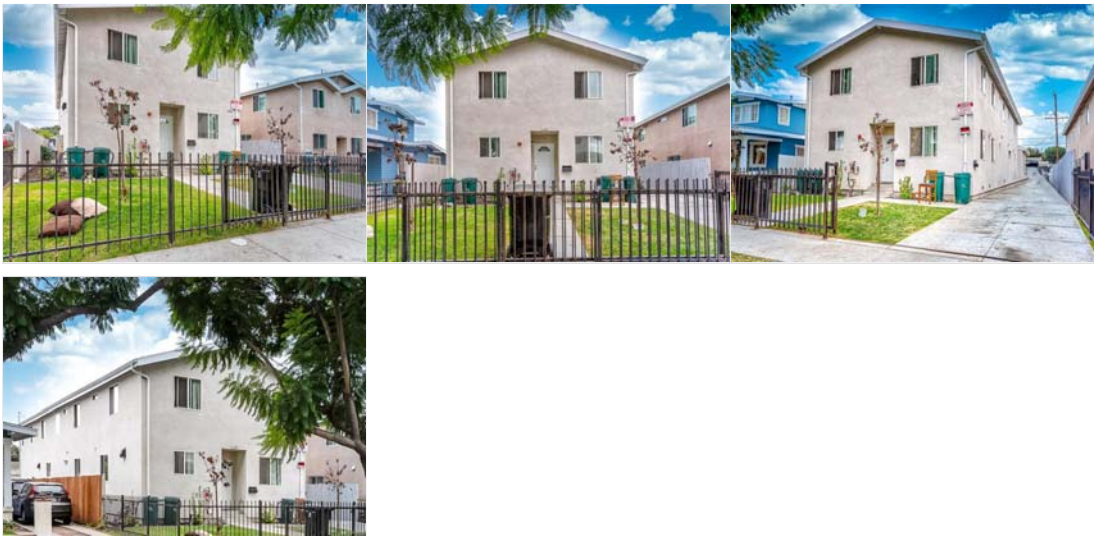
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW20227082

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Closed • Duplex

List / Sold: **\$350,000/\$290,000** ↓

2911 Maple Ave • Los Angeles 90011

508 days on the market

2 units • **\$175,000/unit** • **962 sqft** • **1,825 sqft lot** • **\$301.46/sqft** • **Built in 1905**

Listing ID: PW19212751

In between Adams and Jefferson



PRICE REDUCTION!!! Property in sought after community in Downtown Los Angeles. Downtown Los Angeles is a city that keeps growing and expanding. This 2 unit investment property will not last. Property is located near USC and beautiful Exposition Park where you can walk around and enjoy the scenery. Walking distance to public transportation. Enjoy the historical culture that Downtown Los Angeles has to offer. Close to Olvera Street, Union Station and for nightlife you have The Staples Center, LA Live and plenty of dining.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$519,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$1965 Gross Scheduled Income
- \$1540 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,860
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$360
- Cable TV: 00594251
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,044	\$1,044	\$1,150
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5128004022

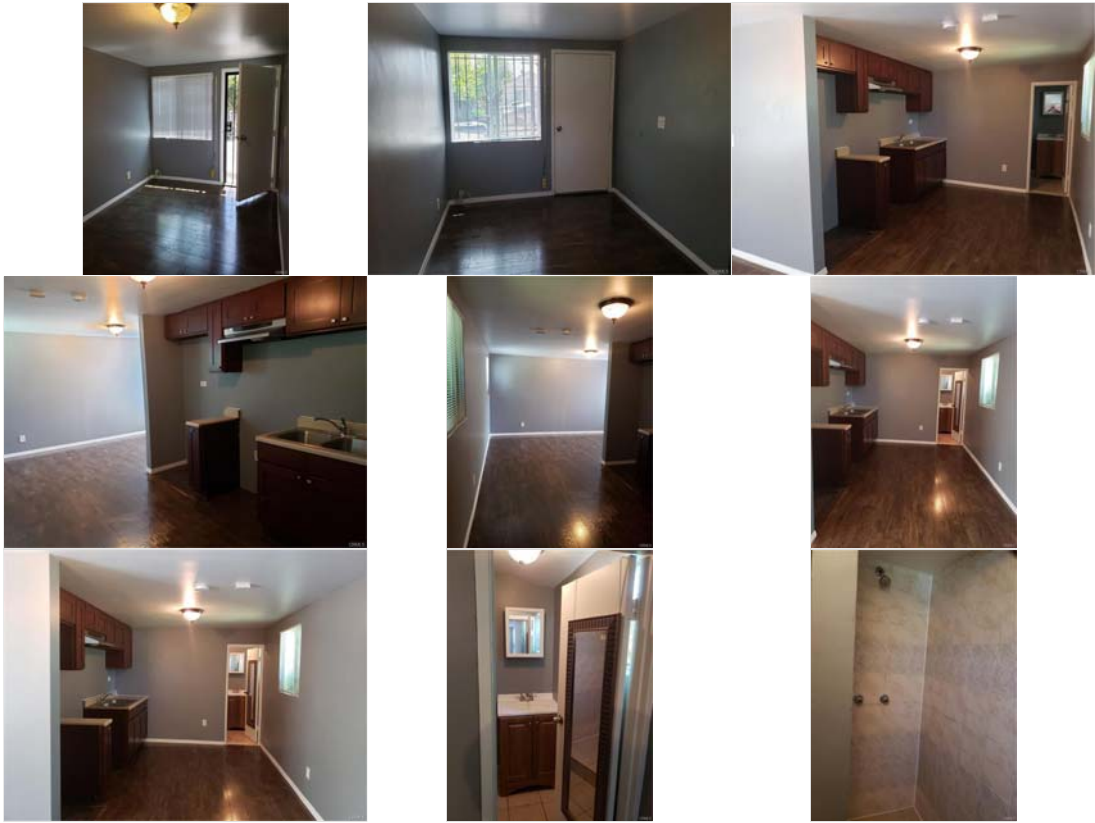
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW19212751

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Closed •

List / Sold: **\$449,000/\$465,000** ↑

776 E 48th St • Los Angeles 90011

63 days on the market

2 units • \$224,500/unit • 1,234 sqft • 3,105 sqft lot • \$376.82/sqft • Built in 1924

Listing ID: DW20192579

Cross Streets are McKinley Ave and Vernon Ave.



ATTENTION FIRST TIME HOME BUYERS, INVESTORS, LIVE IN ONE RENT THE OTHER BEAUTIFUL RECENTLY REMODELED MOVE IN CONDITION FRONT HOUSE unit #778 IS A 2 BR, BACK HOUSE Unit #776 1 BR WILL BE DELIVERED AT COE , FRONT HOUSE 2 BR unit # 778 TENANT PAYS \$1011.89 HARDWOOD FLOORS AND TITLE, NEW WINDOWS, ,LAUNDRY ROOM,,

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$449,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	2	1	0	Unfurnished	\$1,012	\$1,012	\$2,151
2:	1	1	1	0	Unfurnished	\$1,668	\$1,668	\$1,668

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5108010004

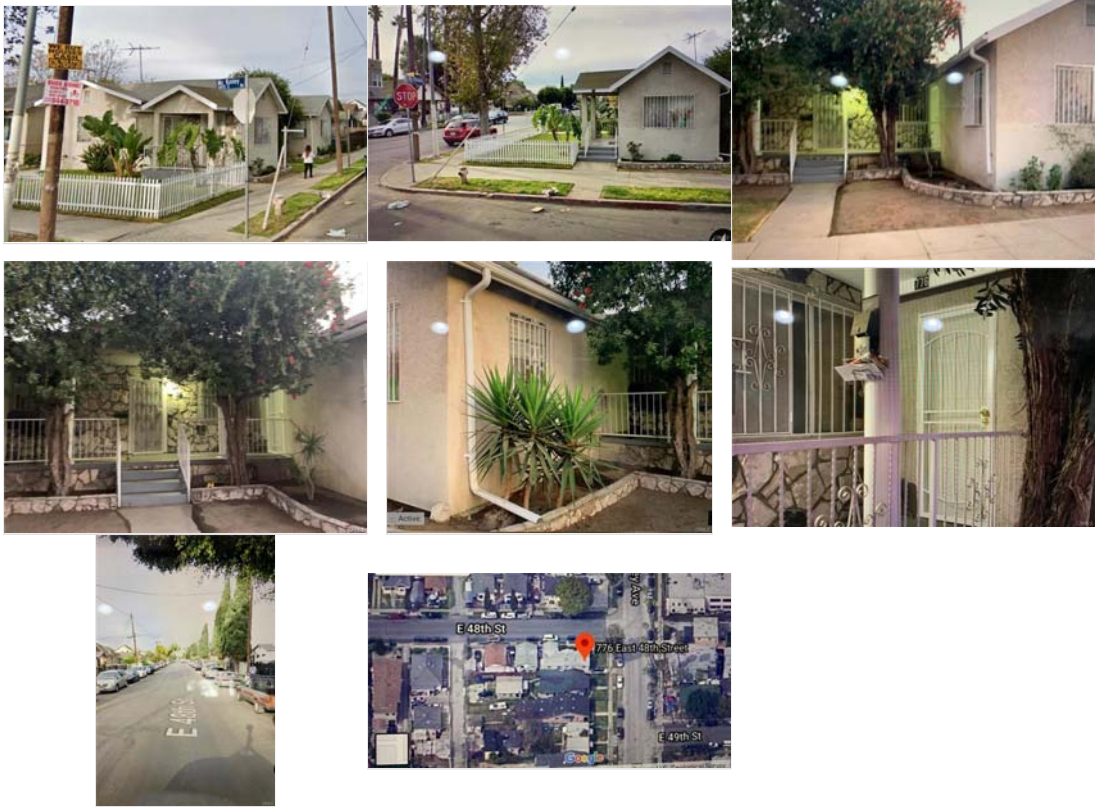
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW20192579

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Closed • **Single Family Residence**

List / Sold: **\$699,900/\$700,000** ↑

533 -533 1/2 W 58th St • **Los Angeles 90037**

14 days on the market

2 units • **\$349,950/unit** • **1,784 sqft** • **4,495 sqft lot** • **\$392.38/sqft** • **Built in 1921**

Listing ID: DW21038438

Figueroa / Slauson



Two Units on a lot ~ 2Bed/2Bath each unit. Beautiful kitchens with granite countertops, updated bathrooms, Tile flooring in Living Rooms, Kitchens, Hallway's and Baths, New Carpet in Bedrooms. Freshly painted interior and exterior. Uncovered driveway parking can accommodate up to 3 compact cars. On Title subject is 3 Bed/3 Bath. This is a must see!

Facts & Features

- Sold On 04/09/2021
 - Original List Price of \$699,900
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Tile
- Appliances: None

Exterior

- Lot Features: Landscaped
- Fencing: None
 - Sewer: None

Annual Expenses

- Total Operating Expense: \$2,017
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01968349
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5001017023

Michael Lembeck

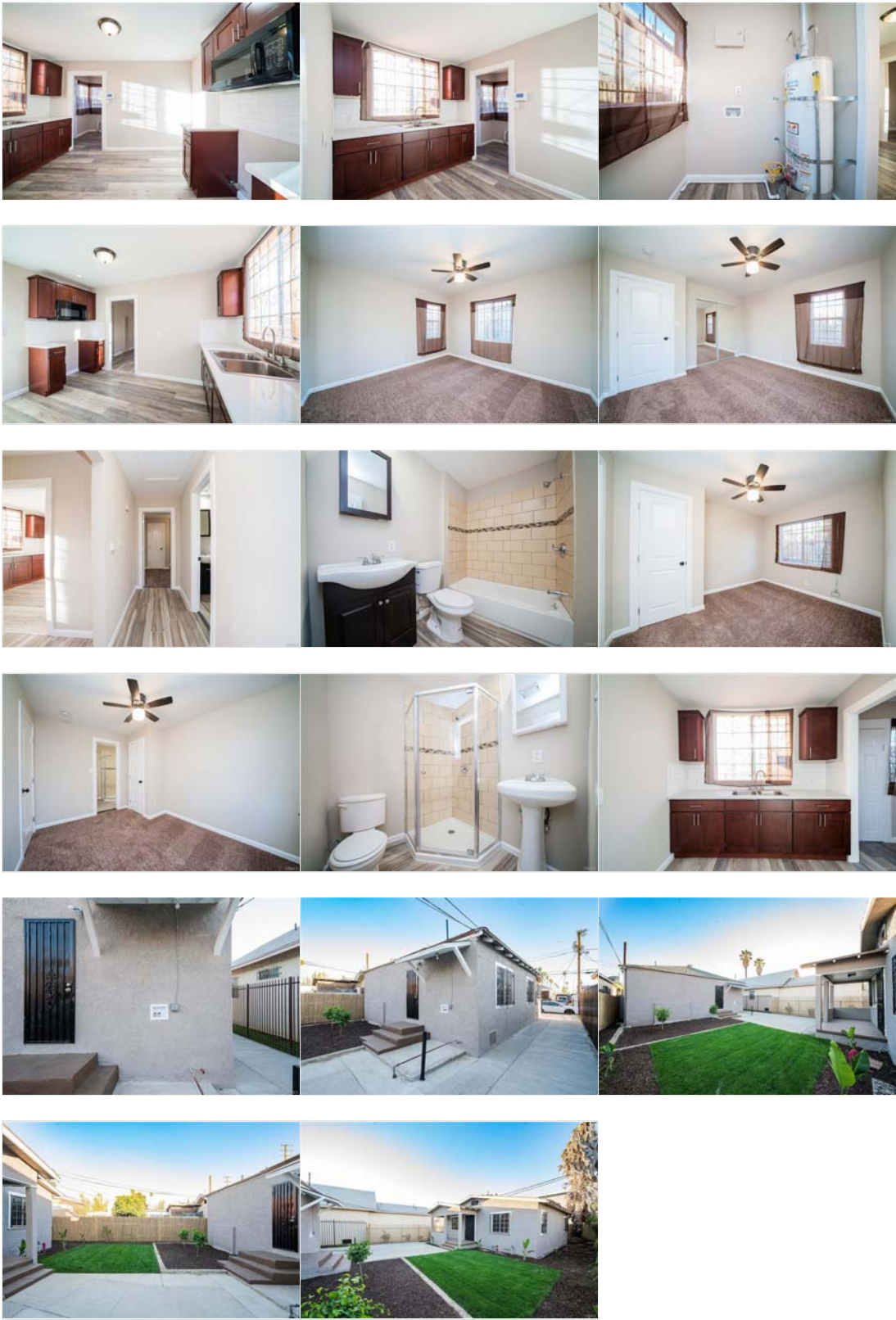
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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$495,000/\$525,000 ↑

649 S Eastman Ave • County - Los Angeles 90023
2 units • \$247,500/unit • 1,536 sqft • 1,685 sqft lot • \$341.80/sqft •
Built in 1924
EAST OF INDIANA/ NORTH OF WHITTIER BLVD

7 days on the market

Listing ID: DW21029062



CLASSIC DUPLEX WITH OLD WARM CHARM! TWO UNITS WITH TWO BEDRROMS ONE BATH EACH .GATED FENCED ACCESS WITH ON SITE COVERED PARKING. DOWSTAIRS HAS A LOVELY FRONT DOOR ENTRANCE AND A SECOND ENTRANCE .UPSTAIR UNIT HAS A COVENIENT STAIRWAY ACCESS .UNIT HAVE SOME UPDATES , LAMINATED FLOORING THROUGHOUT BOTH UNITS ,GRANITE COUNTER TOPS ON KITCHEN CABINETS ,BATHROOMS WERE REMODELED A FEW YEARS AGO .THE UNITS ARE IN NEED OF TLC OF REFRESHING AND NEEDED MAINTENANCE.PERFECT FOR AN OWNER OCCUPANT OR FOR AN INVESTOR. (SELLER HOLDS A REAL ESTATE BROKERS LICENSE)

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$495,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Wall Furnace
- \$34800 Gross Scheduled Income
- \$25682 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Wood Product Walls

Exterior

- Lot Features: No Landscaping, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,118
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02121641
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management: 2436
- Water/Sewer: \$92
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$2,900	\$34,800	\$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
- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 5238014040

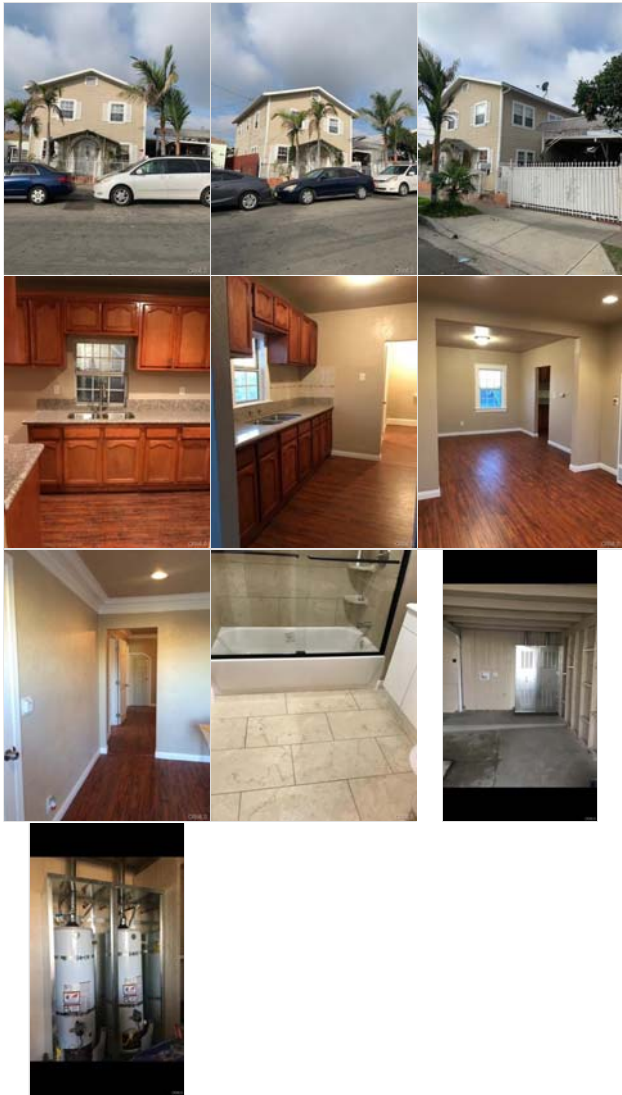
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW21029062

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Closed • DuplexList / Sold: **\$850,000/\$800,000** ↓**830 N Bonnie Beach Pl • City Terrace 90063****12 days on the market****2 units • \$425,000/unit • 3,168 sqft • 5,821 sqft lot • \$252.53/sqft • Built in 2010****Listing ID: SB21031286****East of N Gage Ave and West of N Hazard Ave**

We are pleased to present this rare opportunity to purchase a newly constructed Duplex in an excellent, low supply submarket of Greater Los Angeles. The property features a Favorable Unit Mix of (2) Large 3 Bed/2 Bath Units with each spanning almost 1,600 Rentable SF. Despite the unparalleled size of each unit, the building's efficient footprint provides each tenant with their own Garage Parking Space. Most Importantly, due to its 2010 Construction, the building is not subject to A.B. 1482 and is thus not restricted when it comes to Rent Adjustments. Additionally, with the Record Low Interest Rates, this offering is poised for Excellent Income upon Acquisition, as well as substantial upside in the extended term. Moreover, this offering represents an Excellent Owner/User Opportunity as it is perfect for an investor looking to live in one unit and rent out the other in order to further offset their Debt Service. Centrally located near the 5, 10, 60, 101, and 710 Freeways, the building offers easy access to all areas of Los Angeles and the vast employment opportunities therein, and also falls within close proximity to both Cal State Los Angeles & East Los Angeles College. In addition, the property is located within 3 miles to the bustling development and employment hub of Downtown LA. Downtown is already responsible for nearly 500,000 jobs and, with new projects continuing to break ground, City Terrace will remain one of its greatest beneficiaries.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$910,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- Laundry: Gas Dryer Hookup, Inside
- Cap Rate: 4
- \$52800 Gross Scheduled Income
- \$36400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Attic
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,816
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01964500
- Gardener:
- Licenses:
- Insurance: \$1,140
- Maintenance: \$1,320
- 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	2	1	Unfurnished	\$2,100	\$2,100	\$3,195
2:	1	3	2	1	Unfurnished	\$2,300	\$2,300	\$3,195

Of Units With:

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

Additional Information

- Standard sale
- CTER - City Terrace area
- Los Angeles County
- Parcel # 5227027009

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB21031286

Printed: 04/11/2021 7:29:26 PM

Closed •

List / Sold:

\$1,000,000/\$1,156,800 ↗

568 N Windsor Blvd • Los Angeles 90004
2 units • \$500,000/unit • 1,754 sqft • 5,592 sqft lot • \$659.52/sqft •
Built in 1923
S of Melrose Ave

13 days on the market
Listing ID: 21697224



Fantastic opportunity in Larchmont Village for an income property or land to downzone! This charming Traditional duplex is located on a tree-lined street just blocks away from Larchmont Blvd with its cafes, shops and Sunday Farmers Market, Robert Burns Park, Paramount Studios and Hollywood! Each unit offers 1 bedroom + 1 bath, formal living & dining room with original hardwood floors and decorative fireplace, kitchen with sitting area + laundry room. Generous backyard with fruit trees and carport for 2 cars. Property is a Trust sale and is sold in is "AS-IS" present condition. One unit will be delivered VACANT!

Facts & Features

- Sold On 04/08/2021
 - Original List Price of \$1,000,000
 - 1 Buildings
 - Heating: Wall Furnace
- Laundry: Individual Room

Interior

- Rooms: Living Room
 - Floor: Carpet, Tile, Wood
- Appliances: Disposal, Refrigerator

Exterior

- 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	\$992	\$992	\$3,000
2:	1	1	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

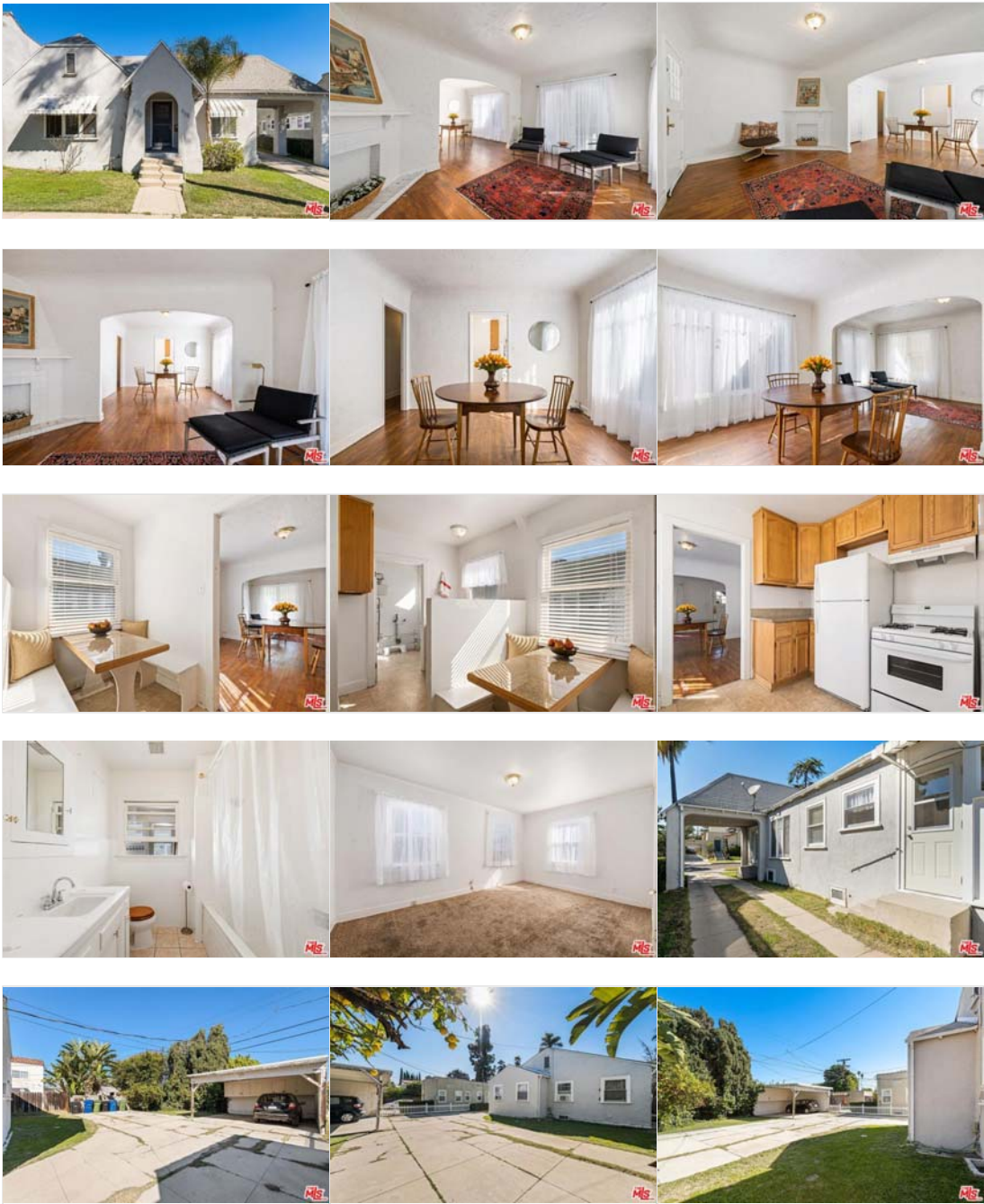
Additional Information

- Standard sale
- HPK - Hancock Park area
 - Los Angeles County
 - Parcel # 5523030005

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 21697224

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List / Sold:

Closed • Duplex**\$1,500,000/\$1,476,000 ↓****1 days on the market****806 S Sycamore Ave • Los Angeles 90036****2 units • \$750,000/unit • 4,108 sqft • 6,218 sqft lot • \$359.30/sqft • Built in 1926****Listing ID: SB21039021****La Brea/Wilshire Blvd.**

Wonderful FIXER OPPORTUNITY in the Heart of LA! Centrally located off Wilshire & La Brea near the Purple Line, LACMA, La Brea Tar Pits, Peterson Museum, The Grove, Farmers Market, & notable restaurants like Mozza and Republique. Enjoy being minutes from all that Hancock Park, Larchmont Village, Melrose, DTLA, Beverly Grove, & La Brea have to offer. This 1928 Character Home with coved ceilings and floor to ceiling windows is just waiting to be restored to it's magnificent beauty. One of the largest duplexes available. Each 2000sq.ft. Unit is single level and sit above and below each other. The upstairs unit is VACANT and features a formal entryway, 4th bedroom addition off the living room, as well as a den over the porte cochere. This was built with grandeur for it's time with a sprawling/open layout. There are no small rooms. Every Bedroom has a walk-in closet. Both kitchens offers a charming breakfast nook. Each unit has it's own inside laundry room. 3 Car Detached Garage with ADU potential. Downstairs unit is occupied. Do not disturb. Build, convert, live in one, rent- the opportunities are endless.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- Cap Rate: 3.9
- \$64632 Gross Scheduled Income
- \$59632 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Library, Master Bathroom, Master Bedroom, • Other Interior Features: Copper Plumbing Full Walk-In Closet
- Floor: Laminate

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,386	\$28,632	\$3,200
2:	1	4	2	2	Unfurnished	\$0	\$0	\$3,500

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
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5084003030

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: SB21039021

Printed: 04/11/2021 7:29:26 PM

List / Sold:

Closed**\$2,225,000/\$2,185,000** ↓**18 days on the market****Listing ID: SR21047299****750 S Mansfield Ave • Los Angeles 90036****2 units • \$1,112,500/unit • 5,458 sqft • 7,923 sqft lot • \$400.33/sqft • Built in 1926****Between Wilshire and Olympic- Corner of Mansfield and 8th**

Huge opportunity for investor to stabilize with market rents. Both units delivered vacant! Development potential with TOC and R3 zoning by right. Owner occupancy with additional family in second unit OR a market rate tenant to offset mortgage! Take advantage of historical low interest rates and this incredibly high rent submarket. Located adjacent to coveted Hancock Park, this side by side Spanish duplex is situated on a large corner lot. Each unit feels like it's own private home with 4 bedrooms and 3 baths. Units are highlighted by a grand entry, living and dining rooms with beamed ceilings, fireplace and private balcony from primary bedroom. Each unit is approximately 2,729 sq.ft and the lot size is 7,923 sq ft per assessor. The mature private landscaping and hedges provide privacy and solace, with each unit having its own detached single car garage. Great opportunity as income producing property or opportunity to develop and leverage some of the many concessions from the city! Both Units delivered vacant.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$2,225,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: Central
- Laundry: Inside
- \$156000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Appliances: Dishwasher, Microwave, Refrigerator
- Other Interior Features: Beamed Ceilings, Tile Counters

Exterior

- Lot Features: Corner Lot, Landscaped, Lawn, Sprinkler System
- Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,566
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$2,905
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,961
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5507027022

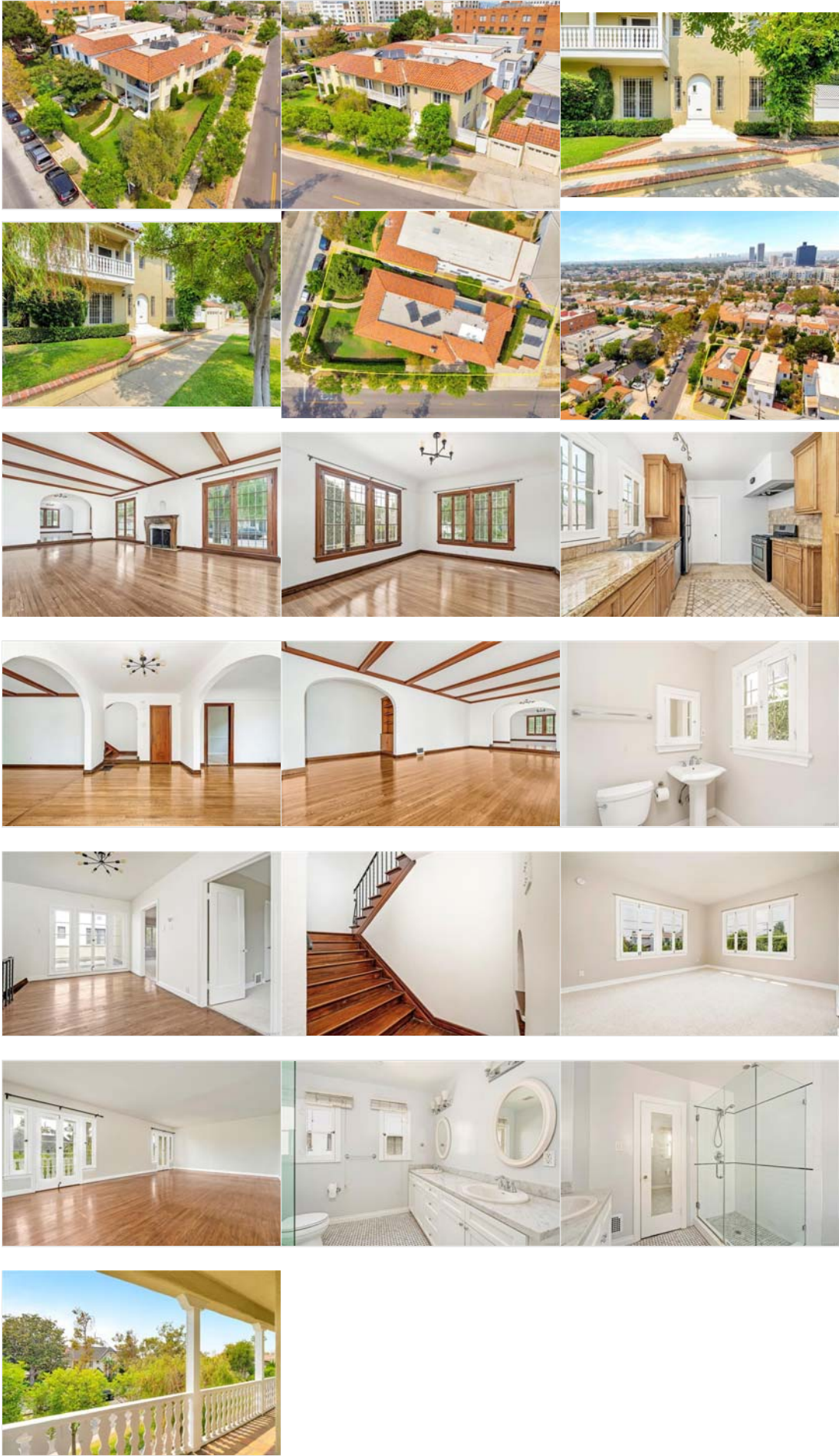
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed •

323 N Orange Dr • Los Angeles 90036
2 units • \$1,347,500/unit • 4,361 sqft • 6,884 sqft lot • \$608.81/sqft •
Built in 1928
North of Beverly on West side of the street. Between La Brea and Highland.

List / Sold:

\$2,695,000/\$2,655,000 ↓

29 days on the market

Listing ID: 21688420



Classic 1928 Spanish duplex with modern upgrades intertwined with old world elegance and charm. Each unit contains 3BR /2BA, large, well-appointed rooms with unique details; exposed beams across living-room ceiling, fireplace, formal dining room, breakfast room and updated gourmet kitchen (Viking hood over 6 burner gas stove, XL refrigerator, dishwasher, marble counters), laundry rm with washer/dryer. 3rd en-suite bedroom off back entry. Principal & 2nd BR separated by large bath. Hardwood floors throughout, Custom built-ins, central A/C/Heat. Bottom Unit has a charming private backyard. Huge brick gated motor court has 3 garage stalls w carriage style doors and beautiful Spanish tiles. Separate front flagstone covered patio. Too many details to mention. Units will be delivered vacant.

Facts & Features

- Sold On 04/06/2021
 - Original List Price of \$2,695,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Central
- Laundry: Individual Room

Interior

- Rooms: Center Hall, Living Room
 - Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Microwave

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s), Smoke 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	3	2		Unfurnished	\$6,000	\$0	\$6,000
2:	2	3	2		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

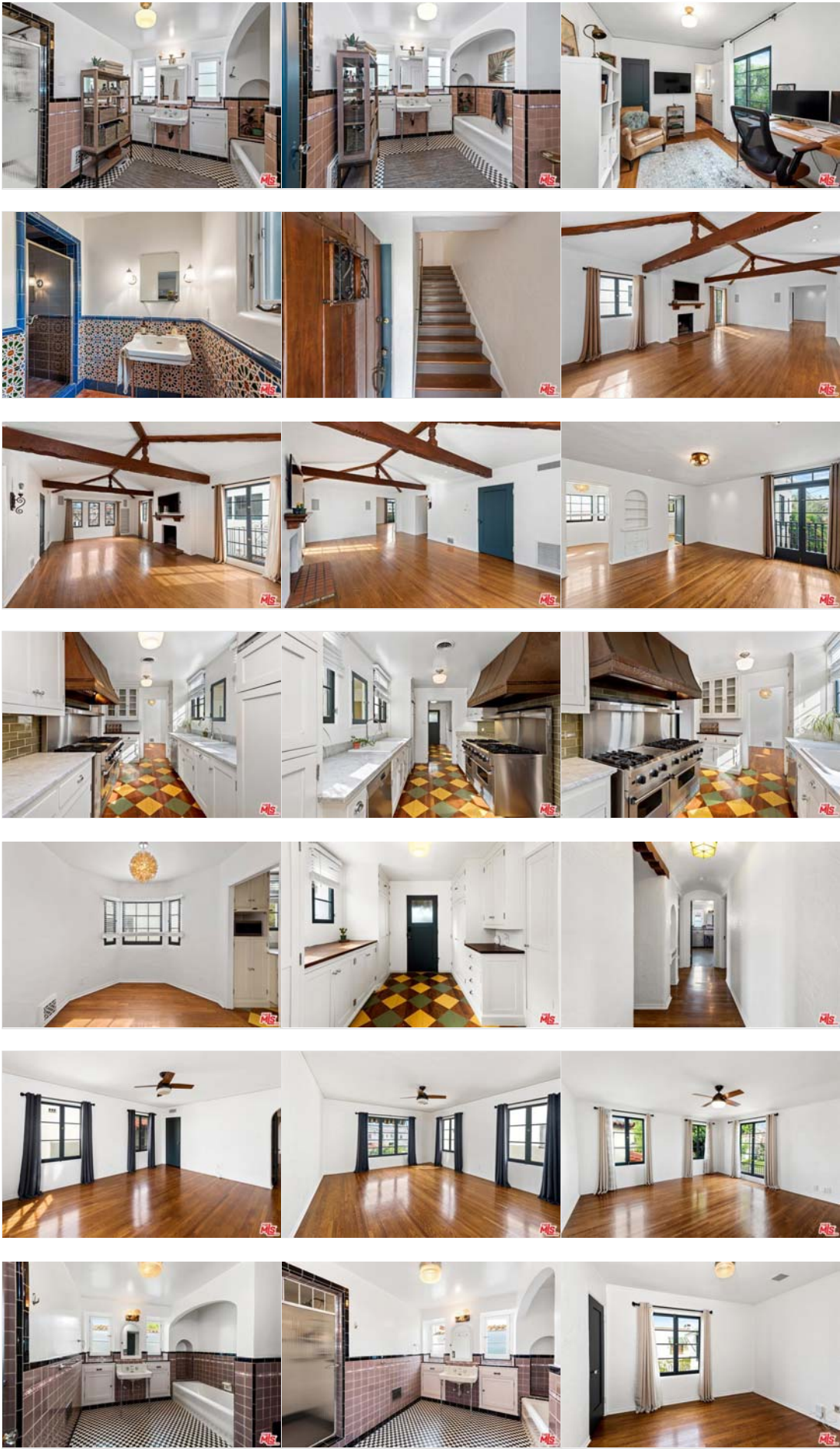
- Standard sale
 - Rent Controlled
- HPK - Hancock Park area
 - Los Angeles County
 - Parcel # 5525031014

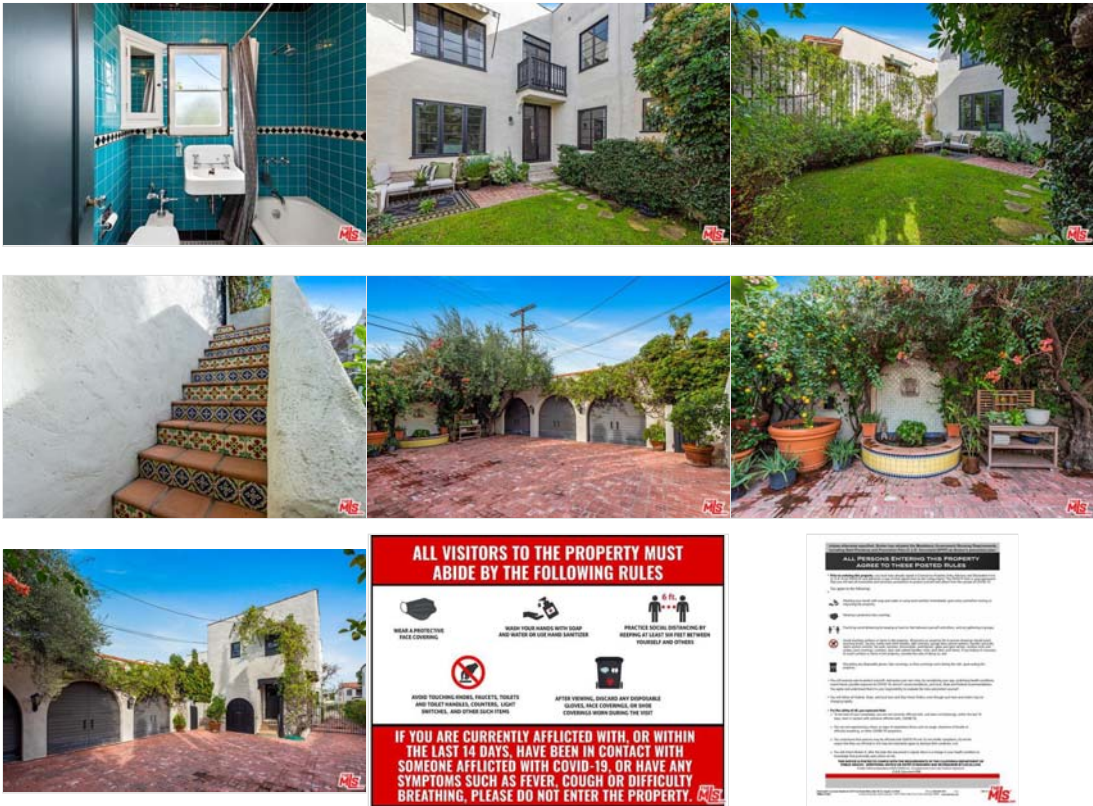
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: 21688420

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Closed • Duplex

List / Sold: \$349,000/\$340,000 ↓

45421 Corkwood Ave • Lancaster 93534
2 units • \$174,500/unit • 1,613 sqft • 6,153 sqft lot • \$210.79/sqft •
Built in 1957
10th West to Corkwood Ave - Lancaster

19 days on the market

Listing ID: SR21032973



OWNER OCCUPIED OR FIRST TIME INVESTOR OPPORTUNITY - UNIQUE DUPLEX FEATURING 2 BR AND 1 BATH EACH - SEPARATE METERS - UPDATED KITCHEN - LOCATED NEAR SHOPPING CENTERS AND CLOSE PROXIMITY TO 14 FWY. - YOUR CHANCE TO ACT NOW AS THIS PROPERTY WILL SELL FAST - ALL TYPES OF FINANCING ARE ACCEPTED. SCHEDULE YOUR SHOWING WITH YOUR AGENT THIS NEXT WEDNESDAY MARCH 6TH, 11:00 AM.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$349,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- \$25200 Gross Scheduled Income
- \$18438 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Rectangular Lot
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,762
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$1,200
2:	1	2	1	0	Unfurnished	\$900	\$900	\$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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3135008002

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SR21032973

Printed: 04/11/2021 7:29:27 PM

Closed • Duplex

List / Sold: \$349,000/\$340,000 ↓

45403 Corkwood Ave • Lancaster 93534
2 units • \$174,500/unit • 1,604 sqft • 6,153 sqft lot • \$211.97/sqft •
Built in 1957
10th West to Corkwood Ave - Lancaster

19 days on the market

Listing ID: SR21032928



SEASONED OR FIRST TIME INVESTOR OPPORTUNITY - UNIQUE DUPLEX FEATURING 2 BR AND 1 BATH EACH - SEPARATE METERS - UPDATED KITCHEN - LOCATED NEAR SHOPPING CENTERS AND CLOSE PROXIMITY TO 14 FWY. - YOUR CHANCE TO ACT NOW AS THIS PROPERTY WILL SELL FAST - ALL TYPES OF FINANCING ARE ACCEPTED. SCHEDULE YOUR SHOWING WITH YOUR AGENT NEXT SATURDAY MARCH 6TH AT 11:00 AM.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$349,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- \$29100 Gross Scheduled Income
- \$22338 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminat

Exterior

- Lot Features: Rectangular Lot
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$6,762
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 02054540
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$1,200
2:	1	2	1	0	Unfurnished	\$900	\$900	\$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
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3135008002

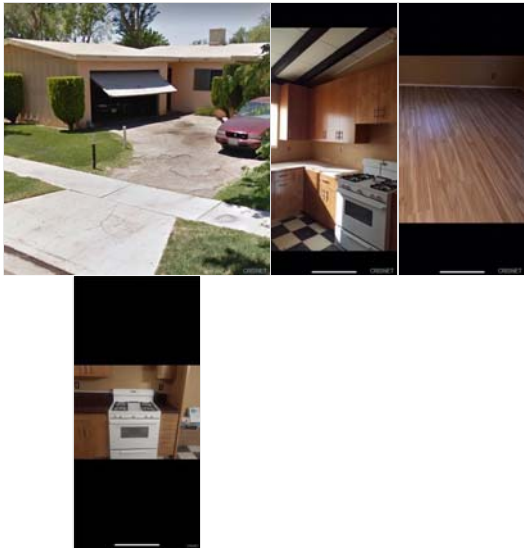
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21032928

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Closed •

List / Sold: **\$495,000/\$475,000** ↓

1763 W 38Th St • Los Angeles 90062

10 days on the market

2 units • \$247,500/unit • 1,588 sqft • 4,499 sqft lot • \$299.12/sqft • Built in 1926

Listing ID: 21697626

North of W Martin Luther King Jr Blvd, East of Arlington Ave, West of Western Ave, South of Exposition Blvd



Diamond in the rough duplex in LeimertPark, one of the hottest neighborhoods in LosAngeles! This Spanish style side-by-side duplex features units that are 2 bedrooms, one bath, and was built in 1926. The corner lot has a 2 car garage that is accessed via S Gramercy Pl. One unit rents for \$850, the other for \$800. This is a great investment opportunity and won't last! Property is being sold with tenants in place and will not be delivered vacant. PLEASE DO NOT GO ON PROPERTY OR DISTURB TENANTS. Agents, please read private remarks for important information, thank you.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$495,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$850	\$1,650	\$2,100
2:	1	2	1		Unfurnished	\$800	\$1,650	\$2,100
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
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5035033035

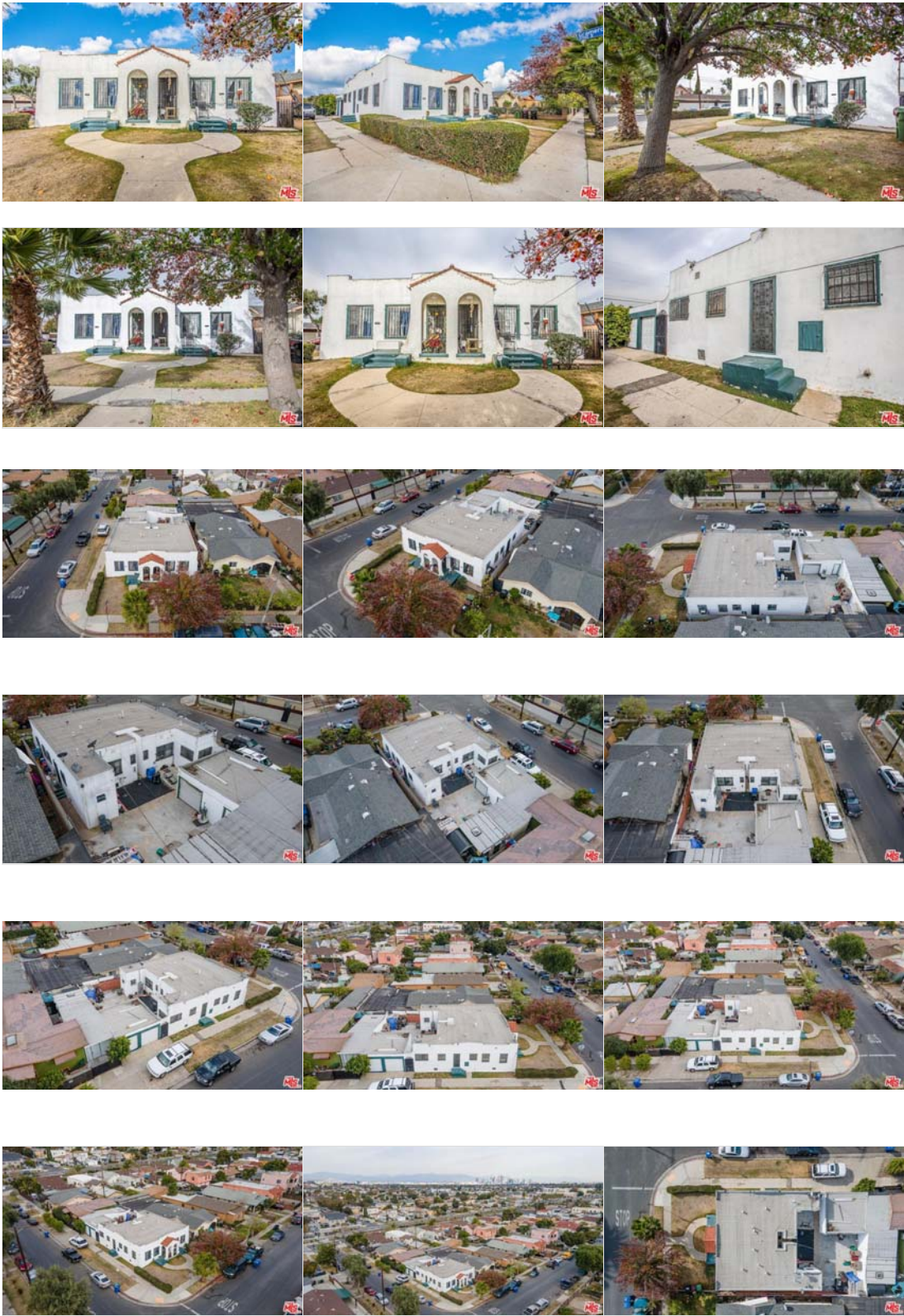
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21697626

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Closed •

List / Sold: **\$605,000/\$645,000** ↑

11853 Wilson Ave • Lynwood 90262
2 units • **\$302,500/unit** • **1,674 sqft** • **4,751 sqft lot** • **\$385.30/sqft** •
Built in 1947
South of Martin Luther King East of Atlantic Blvd

0 days on the market

Listing ID: DW21064165



Sold Prior To Publication

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$605,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Gas & Electric Dryer 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: 01206776
- 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	\$2,600
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- RM - Lynwood area
- Los Angeles County
- Parcel # 6188009023

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

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Closed •

List / Sold: **\$595,000/\$630,000** ↑

4010 E 53Rd St • Maywood 90270

6 days on the market

2 units • \$297,500/unit • 1,513 sqft • 6,098 sqft lot • \$416.39/sqft • Built in 1947

Listing ID: 21698416

Between Corona Ave & Gifford Ave



OWNER OCCUPY or DEVELOPER INVESTOR OPPORTUNITY! Both units are VACANT and ready for you to move-in, renovate or develop to your liking. The front house features a spacious living & dining rooms, 3 bedrooms & 1.3/4 baths. The rear house features a living area, eat-in kitchen, 1 bedroom & 1 bathroom. Laundry room located off the rear house. Separate storage shed on the property. Gated with carport. The spacious lot has fruit trees & fresh new landscape. Trust sale, no court confirmation. (PR indicates 5 bedrooms total).

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$595,000
- 2 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

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	3	2		Unfurnished	\$0	\$0	\$0
2:	2	1	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: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6312008013

Michael Lembeck

State License #: 01019397

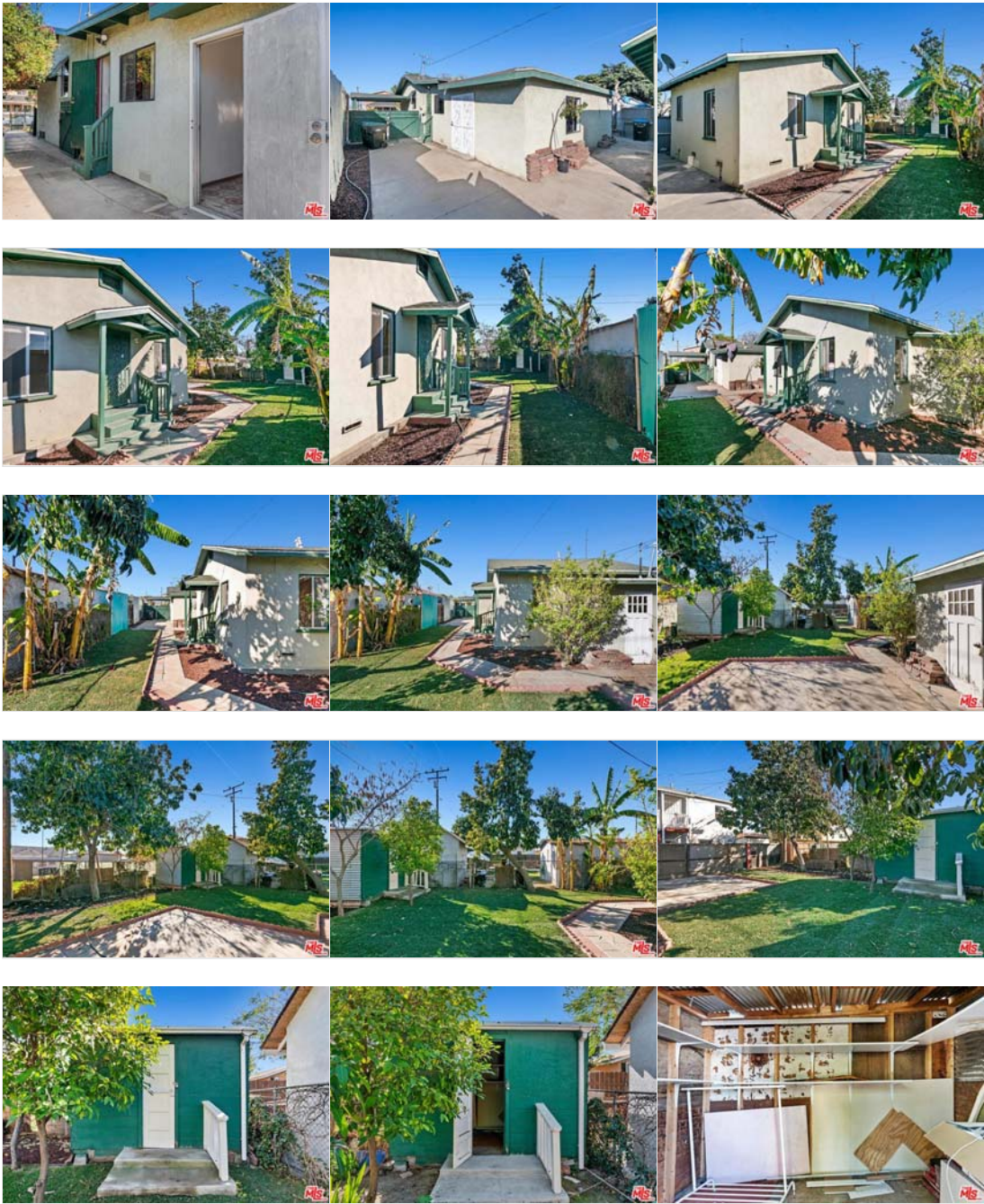
Re/Max Property Connection

State License #: 01891031

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: 21698416

Printed: 04/11/2021 7:29:27 PM

Closed •

List / Sold:

\$1,395,000/\$1,350,000 ↓

10 days on the market

Listing ID: 21698918

2034 Colby Ave • Los Angeles 90025
2 units • \$697,500/unit • 1,536 sqft • 5,961 sqft lot • \$878.91/sqft •
Built in 1944

Located on Colby Ave in between La Grange Ave and Mississippi Ave.



We are proud to present a perfectly positioned, prime West LA, traditional Duplex in the heart of Sawtelle Japantown. This Duplex has endless value add potential and is the perfect investment for an Owner User or savvy Investor alike. The two 2 bedroom one bath units are currently occupied but could possibly be delivered vacant to implement immediate upside potential. The detached garage is a perfect ADU conversion opportunity. We have done the preliminary assessment and estimate with our ADU consultant but please also do your own due diligence. Please contact the listing agents for more information. Showings with accepted offers only. PLEASE DO NOT DISTURB TENANTS. DRIVE BY ONLY.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,395,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- \$17504 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,410
- 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	\$2,021	\$2,021	\$2,500
2:	1	2	1		Unfurnished	\$1,408	\$1,408	\$2,500
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
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261036024

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

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CUSTOMER FULL: Residential Income LISTING ID: 21698918

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Closed •

List / Sold: **\$629,999/\$640,000** ↑

6500 Cottage St • Huntington Park 90255

12 days on the market

2 units • \$315,000/unit • 1,580 sqft • 6,820 sqft lot • \$405.06/sqft • Built in 1921

Listing ID: RS21004234

none



Two well cared for detached units located in the city of Huntington Park. New roof was installed 2 years ago. Front unit features 3 bedrooms 1 bathroom and rear unit is 2 bedrooms and 1 bathroom.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$629,999
- 2 Buildings
- 0 Total parking spaces
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6321019009

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

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CUSTOMER FULL: Residential Income LISTING ID: RS21004234

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Closed •List / Sold: **\$689,900/\$740,000** ↑**13438 Stanford Ave • Los Angeles 90059****2 units • \$344,950/unit • 2,038 sqft • 13,716 sqft lot • \$363.10/sqft • Built in 1963****3 days on the market****Listing ID: SB21031224****East of Avalon Blvd - North of E 135th St**

Fantastic opportunity to own a beautiful and renovated property consisting of two homes on one lot. The first home, 13438 Stanford Ave, features three bedrooms, one remodeled bathroom (about 3 years old), a delightful kitchen with granite countertops and wood cabinets and tile floor, wood floors through out the rest of the house, fresh paint, recessed lighting, an attached single car garage, and a newer roof (about 5 years old). The other home, 737 E 135th Street, features two bedrooms, two remodeled bathrooms, an updated kitchen with granite countertops and wood cabinets, recessed lighting, a newer roof (less than one year old), wooden floors through out, and an attached double car garage. There's also a huge cemented back yard shared by both homes but can be separated by a fence, the yard boasts of nicely done finished cement and pavers, each home has a covered patio area with a ceiling fan, a basket ball hoop, and tons of space for big parties!! Each home has separate water, gas, and electric meters, perfect for an owner to live in or rent both properties at market rents. Hurry!!! This property won't last long!

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$689,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Gas Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: None

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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 # 6134007001

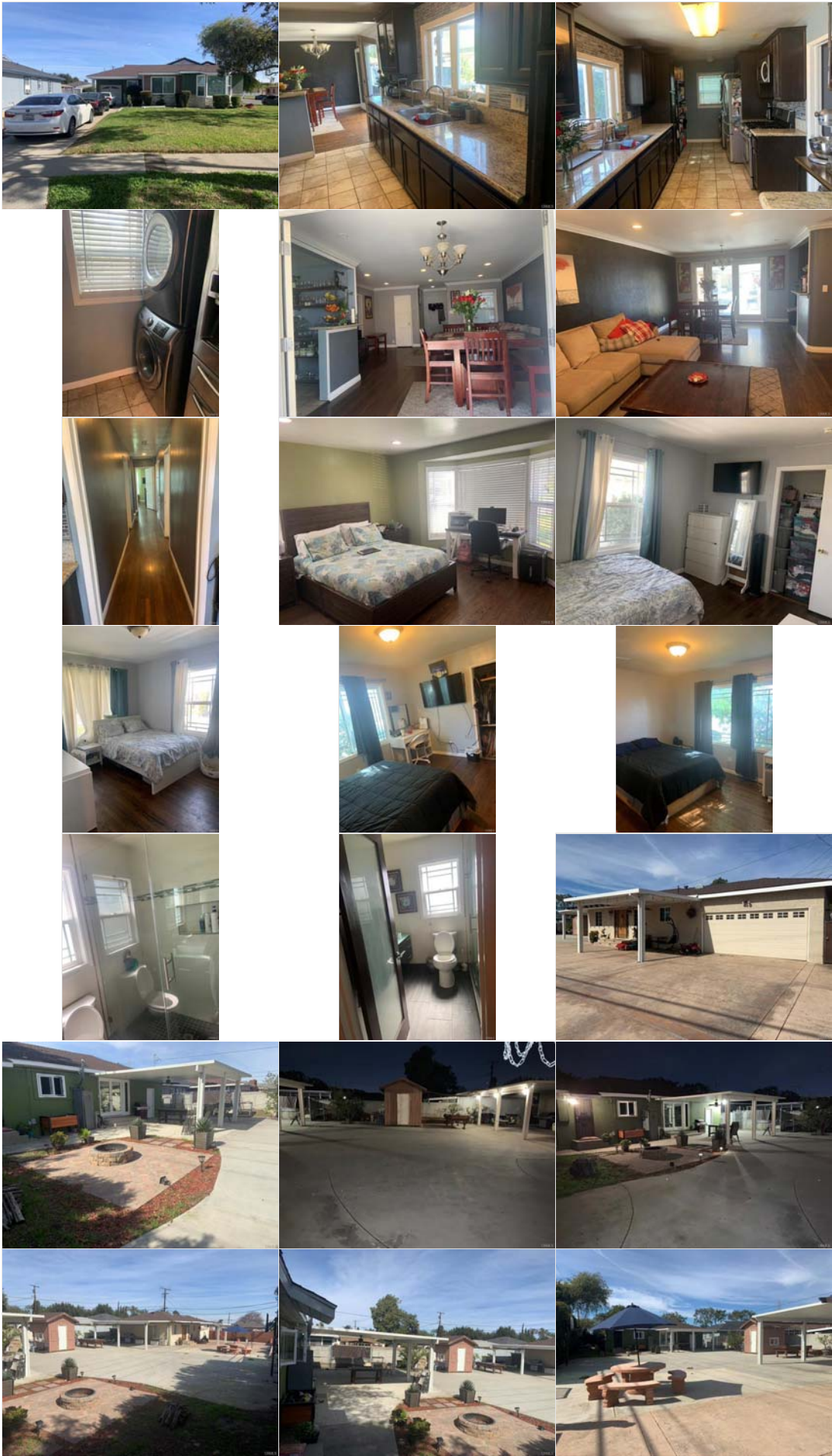
Michael Lembeck

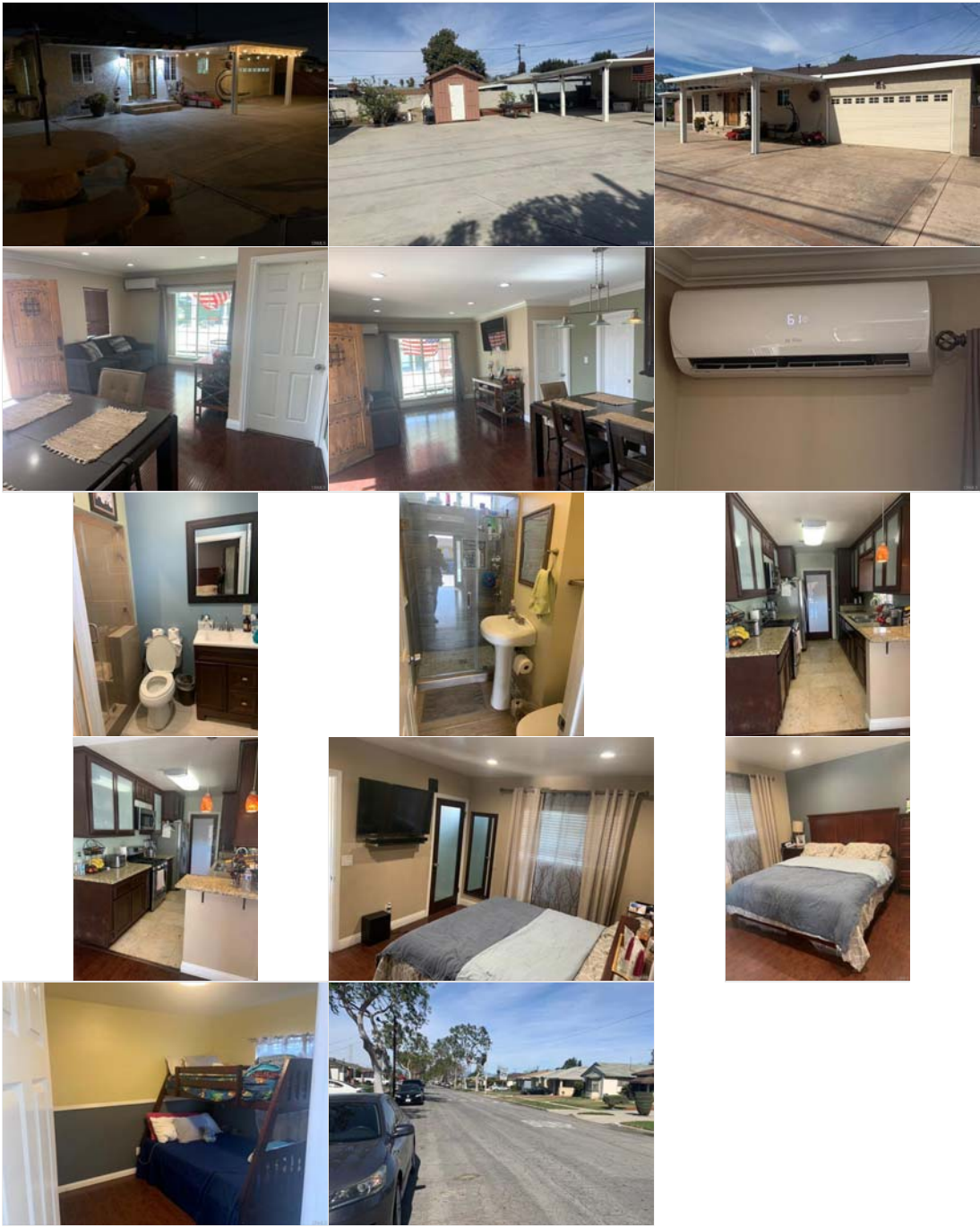
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: SB21031224

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Closed • DuplexList / Sold: **\$939,000/\$945,000** ↑**9 days on the market****506 S Almansor St • Alhambra 91801****2 units • \$469,500/unit • 2,230 sqft • 7,501 sqft lot • \$423.77/sqft • Built in 1962****Listing ID: SR21019864****SOUTH OF MAIN-- EAST OF GARFIELD**

GREAT OPPORTUNITY FOR 2 UNITS IN THE LOT- LARGE FRONT HOUSE HAS 3 BR + 1 1/2 BATH-LIVING ROOM, FORMAL DINING ROOM, LARGE KITCHEN, FAMILY ROOM WITH FIREPLACE, LAUNDRY AREA INSIDE, GREAT FLOOR PLAN, REMODELED TO TASTE FOR THE DEMANDING BUYER. COMMERCIAL GRADE FLOORING WITH MOLDING, UPDATED BATHROOM CABINETS AND FRESHLY PAINTED IN AND OUT. 2ND UNIT IN THE BACK IS SMALLER 1 BR + 1BA WITH PATIO AND BACK YARD--- 2 CAR DETACHED GARAGE.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$939,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), Evaporative Cooling, Electric, Gas
- Heating: Central, Baseboard, Natural Gas, Fireplace(s)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Home Theatre, Laundry, Living Room
- Floor: Laminate, See Remarks
- Appliances: 6 Burner Stove, Dishwasher, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Ceiling Fan(s), Coffered Ceiling(s), Recessed Lighting, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Rectangular Lot, Sprinklers In Front, Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	1	Unfurnished	\$1,200	\$1,200	\$1,700

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 # 5345019006

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

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CUSTOMER FULL: Residential Income LISTING ID: SR21019864

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Closed • Duplex

List / Sold: \$995,000/\$1,130,000 ↓

320 Myrtle St • Glendale 91203

153 days on the market

2 units • \$497,500/unit • 1,759 sqft • 5,551 sqft lot • \$642.41/sqft • Built in 1920

Listing ID: BB20221513

Cross Streets: Central Ave and Pacific Ave



MOTIVATED SELLER with \$200,000 PRICE REDUCTION! Duplex in the heart of Glendale with a short walk to all of Glendale's attractions. Property consists of a 3 Bed + 2 Bath House in the front, a 2 Bed + 1 Bath in the back with a separate legal address (320 1/2 Myrtle Ave) and 3 Private Garages that can easily be converted to a 2 OR 3 BEDROOM ADU! Front House is VACANT allowing for immediate Owner User Opportunity, live in a 3 Bedroom House for only \$1500 a month! Or Investors can lease front unit for Market Rent of \$4,500 a month and collect a healthy cash flow. Back unit is rented but may be delivered Vacant as well.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Rectangular Lot
- 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	Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500

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 # 5637006035

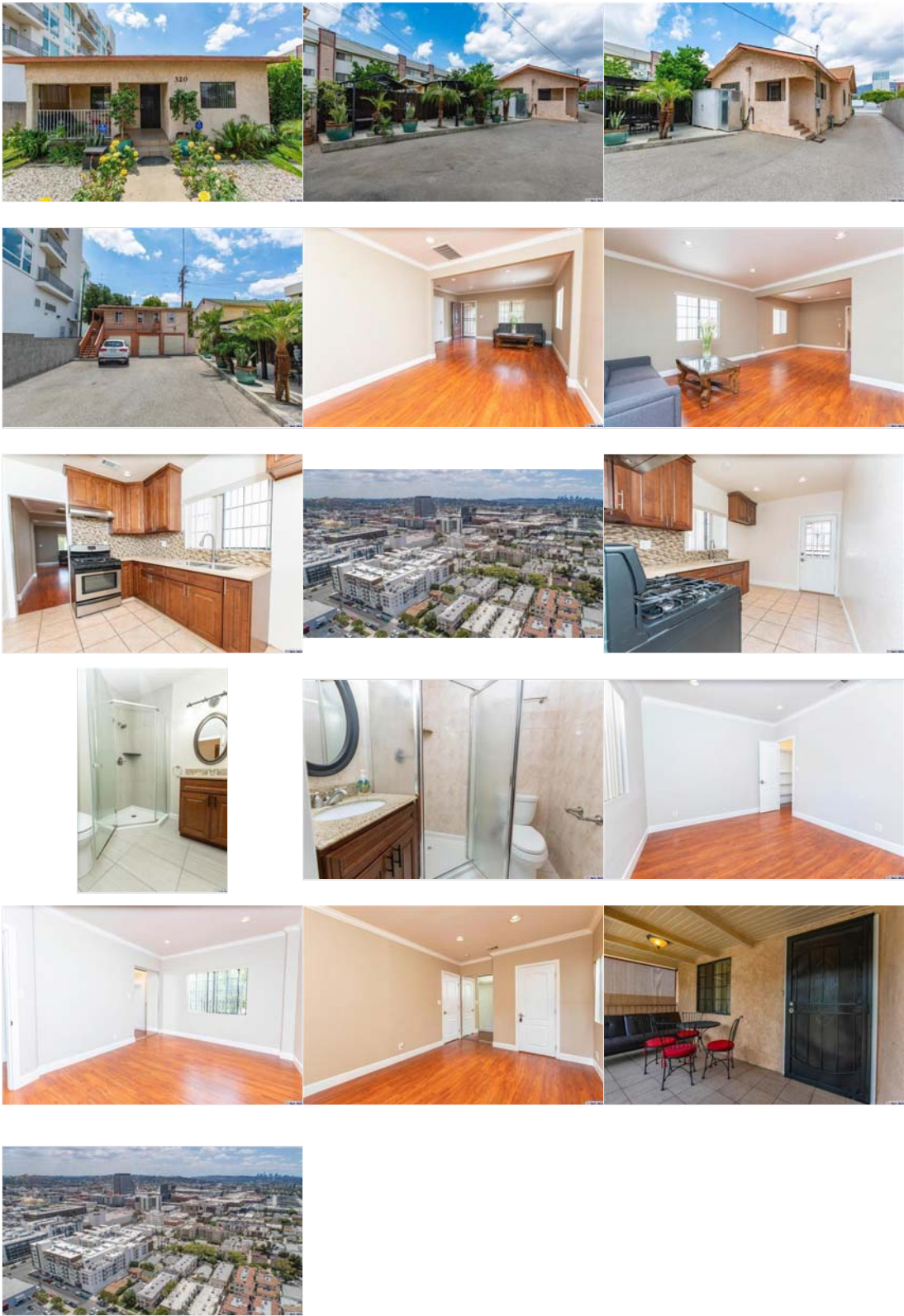
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •List / Sold: **\$739,000/\$740,800** ↑**59 days on the market****14917 Saticoy St • Van Nuys 91405****3 units • \$246,333/unit • 2,228 sqft • 6,151 sqft lot • \$332.50/sqft • Built in 1955****Listing ID: 21675710****on Saticoy near kester ave. Garage has alley access.**

Fantastic opportunity to own one of the best priced triplex in the area. Located in the heart of Van Nuys the property is close to all major shopping and freeways. Three independent units with their own private patio and parking.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$739,000
- 1 Buildings
- \$28068 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$11,880
- 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	\$1,075	\$1,075	\$1,600
2:	1	1	1		Unfurnished	\$1,000	\$1,000	\$1,600
3:	1	2	1		Unfurnished	\$1,254	\$1,254	\$2,000
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
- Los Angeles County
- Parcel # 2209038023

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

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List / Sold:

Closed •**\$1,700,000/\$1,855,000** ↑

0 days on the market

Listing ID: SB21040450

320 W Oak Ave • El Segundo 90245**3 units • \$566,667/unit • 2,272 sqft • 7,501 sqft lot • \$816.46/sqft • Built in 1976****West of Main Street**

Desirable income property with spacious owner's unit and plenty of off-street parking. Single-level units offer individual laundry, enclosed yard space, and modest updates. Located on a corner lot these units receive natural light, cool breezes, and curb appeal. Each unit is private from the other with separate entrances and no shared living area walls. The ideal mix of a residential neighborhood with proximity to downtown restaurants and shops, schools, and parks make this little pocket of El Segundo an attractive place to live.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$95400 Gross Scheduled Income
- \$73440 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Corner Lot, Front Yard, Zero Lot
- Sewer: Public Sewer Line

Annual Expenses

- Total Operating Expense: \$21,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$2,400
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$900
2:	1	2	1	0	Unfurnished	\$2,700	\$2,700	\$2,900
3:	1	3	2	2	Unfurnished	\$4,400	\$4,400	\$4,800

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
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4132008007

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

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CUSTOMER FULL: Residential Income LISTING ID: SB21040450

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Closed •

List / Sold: **\$999,000/\$1,305,000** ↑

4406 Brunswick Ave • Los Angeles 90039

12 days on the market

3 units • \$333,000/unit • 2,200 sqft • 7,292 sqft lot • \$593.18/sqft • Built in 1923

Listing ID: 21683084

Los Feliz Blvd then north of Brunswick.



First time on the market in 20 years! Live the Eastside dream in trendy Atwater Village! Up for grabs are three on a lot - TWO DELIVERED VACANT - currently owner-user occupied. An impressive Tudor-style (two units under one roof) and a separate detached guest house tucked away in the rear. The unit mix is 2 bedrooms + 1 bathroom in each with generous living areas, tons of natural light, and plenty of storage. Between the two dwellings is a detached two-car garage that serves as parking, privacy, and more storage. Tastefully remodeled with character elements dripping throughout. One of the Tudor units has a large loft that acts as a master retreat. The property is well-cared-for and a mixed bag of permitted and unpermitted updates, upgrades, and improvements. Mature landscaping creates a sense of privacy and the happening local scene is right up the street including Proof Bakery, Bon Vivant, the Atwater Village Farmers Market, and much, much, more.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$999,000
- 2 Buildings
- Levels: Multi/Split
- \$15852 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$2,292
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02124662
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,512	\$1,512	\$3,000
2:	2	2	1		Unfurnished	\$0	\$0	\$3,000
3:	3	2	1		Unfurnished	\$0	\$0	\$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
- 606 - Atwater area
- Los Angeles County
- Parcel # 5594013007

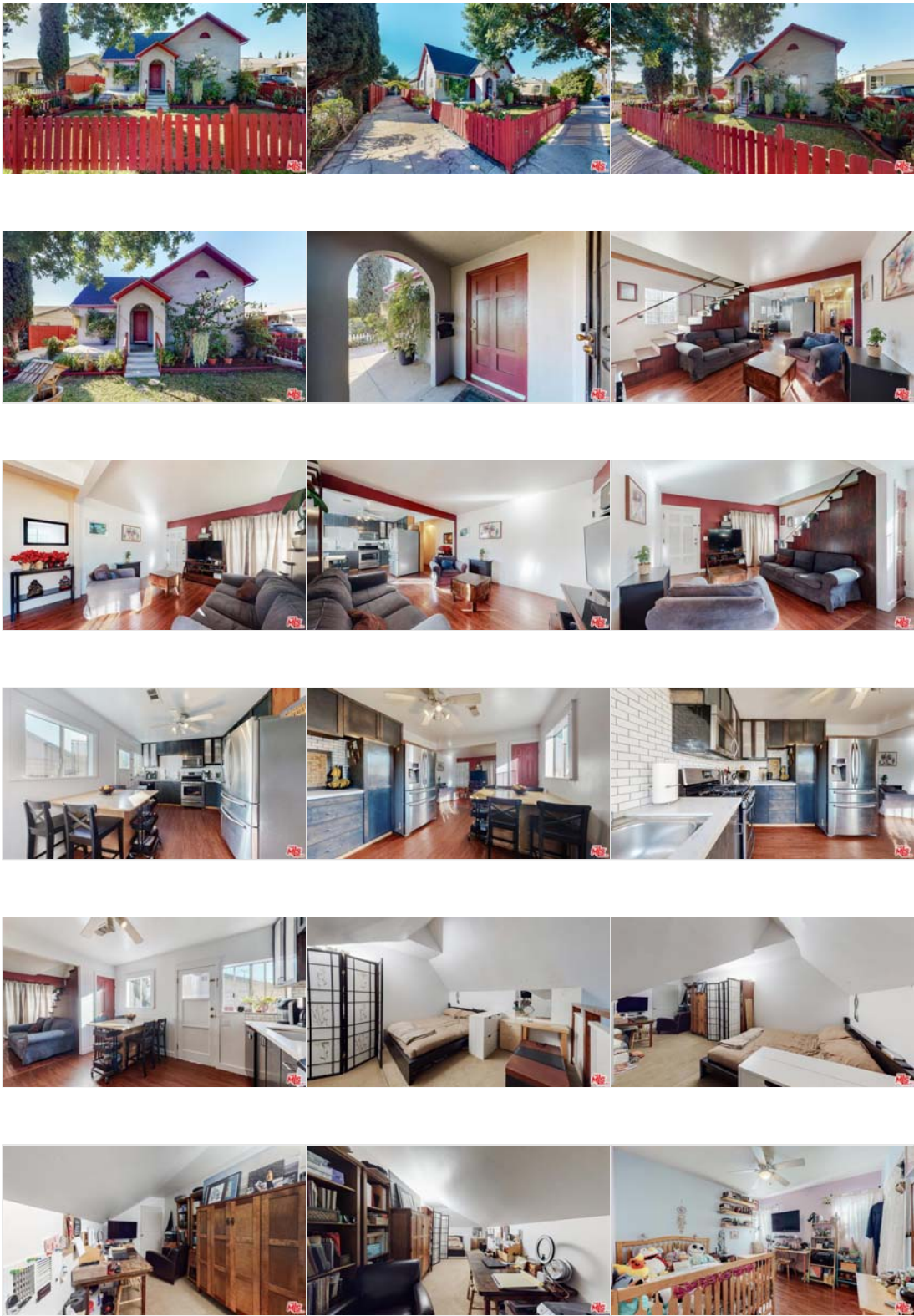
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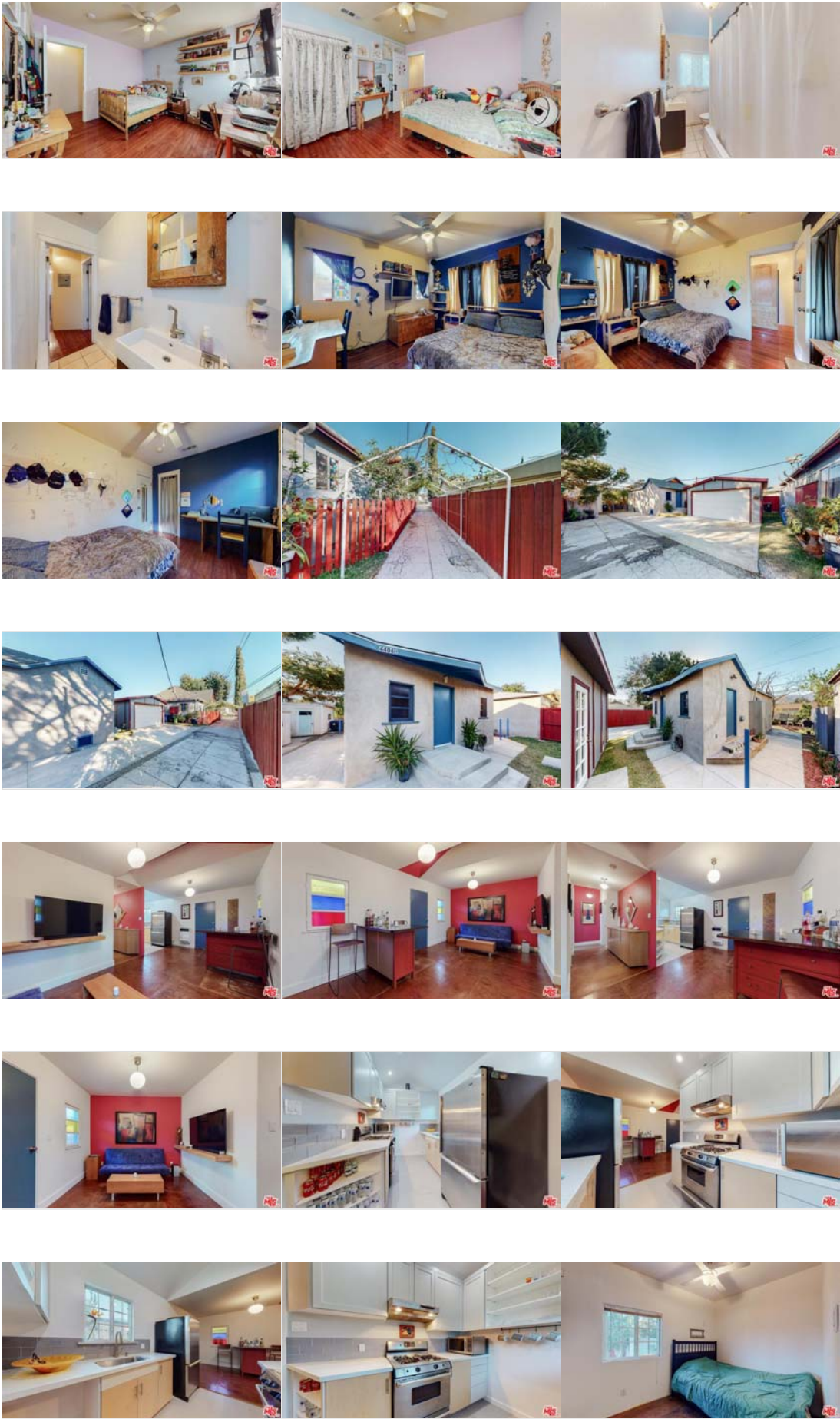
State License #: 01019397
Cell Phone: 714-742-3700

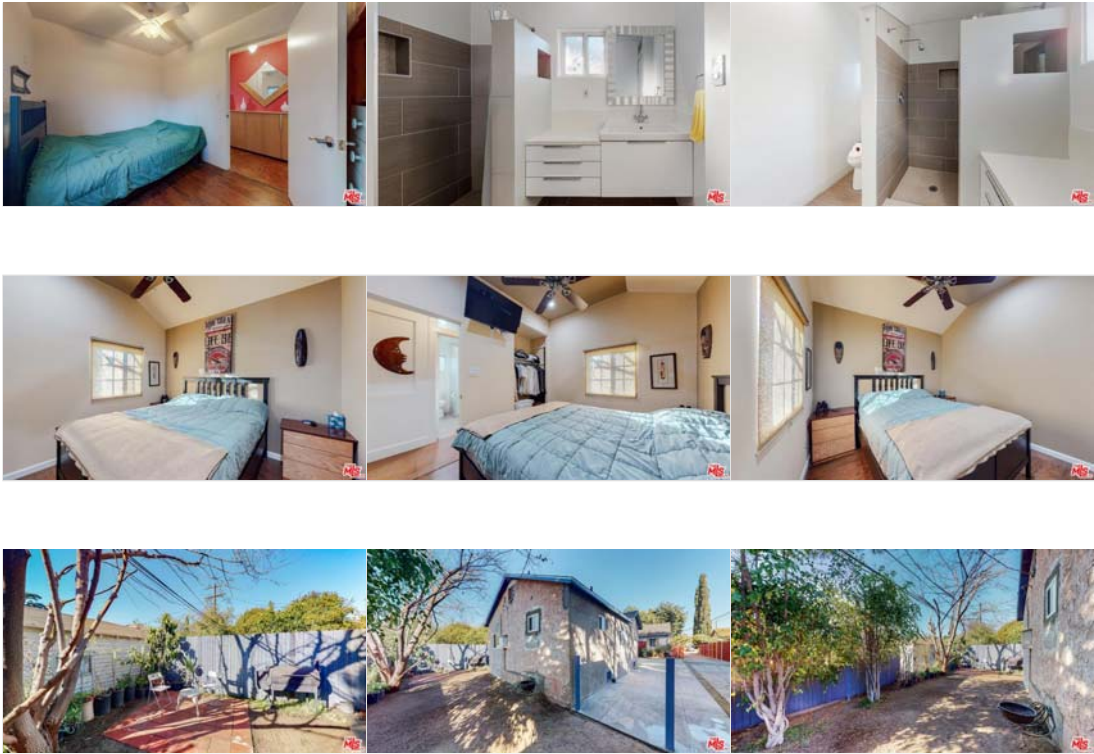
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21683084

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List / Sold:

Closed • **Triplex****\$1,450,000/\$1,350,000** ↓**101 days on the market****Listing ID: OC20221169****6124 Buena Vista Ter • Los Angeles 90042****3 units • \$483,333/unit • 3,700 sqft • 10,880 sqft lot • \$364.86/sqft • Built in 1928****from Figueroa St, head West on Buena Vista Terrace, property is on Right side**

Three separate homes on one lot. Live in the back and rent out the front two. The back home, a 3 bed, 2 bath, 2 story home is currently vacant. The front two are on month to month leases. All houses date back to 1928, but have been redone to modern standards and are Craftsman style with Redwood Siding. Hardwood floors throughout with laundry, washer and dryer. Front house is a 2 bedroom, 1 full bathroom with updated kitchen and central air. Middle house is 2-level 1 bedroom, 1 bathroom. Top/back house is a 3 bedroom, 2 full baths, 2 levels with outdoor areas. Just 1 block east of Figueroa blvd, with 2 car garage and storage shed in addition to 3 separate houses. Separate meters for gas and electricity. Close to Trader Joes, many restaurants, Occidental College, and Old Town Pasadena. Quick and easy access to downtown LA and minutes to 110, 134 and 2 freeways. PLEASE DO NOT DISTURB THE TENANTS.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,450,000
- 5 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Laundry: Inside
- \$72000 Gross Scheduled Income
- \$53000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance: \$2,000
- 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	2	1	1	Unfurnished	\$2,700	\$2,700	\$3,000
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,500
3:	1	3	2	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 618 - Eagle Rock area
- Los Angeles County
- Parcel # 5481007032

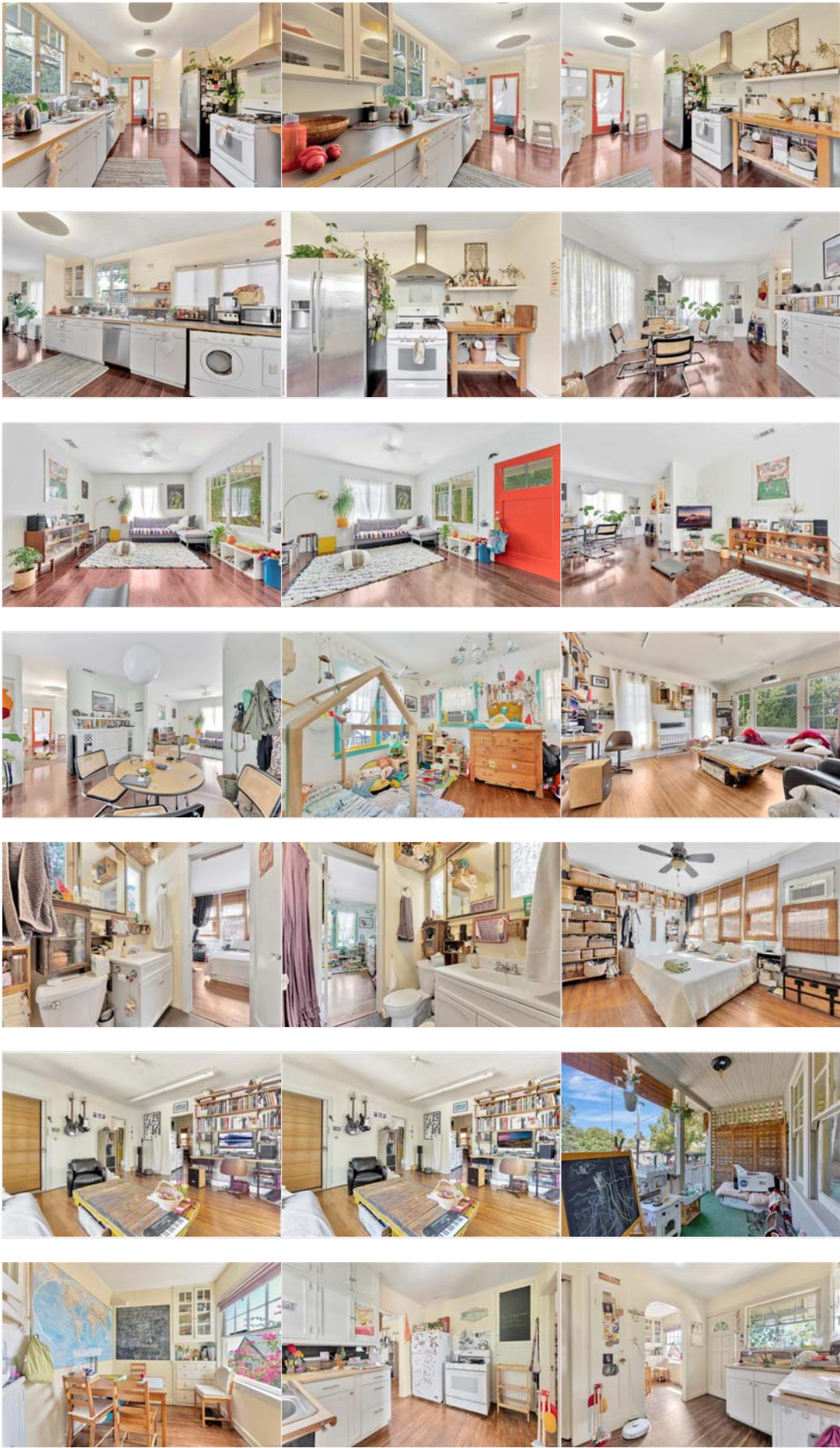
Michael Lembeck

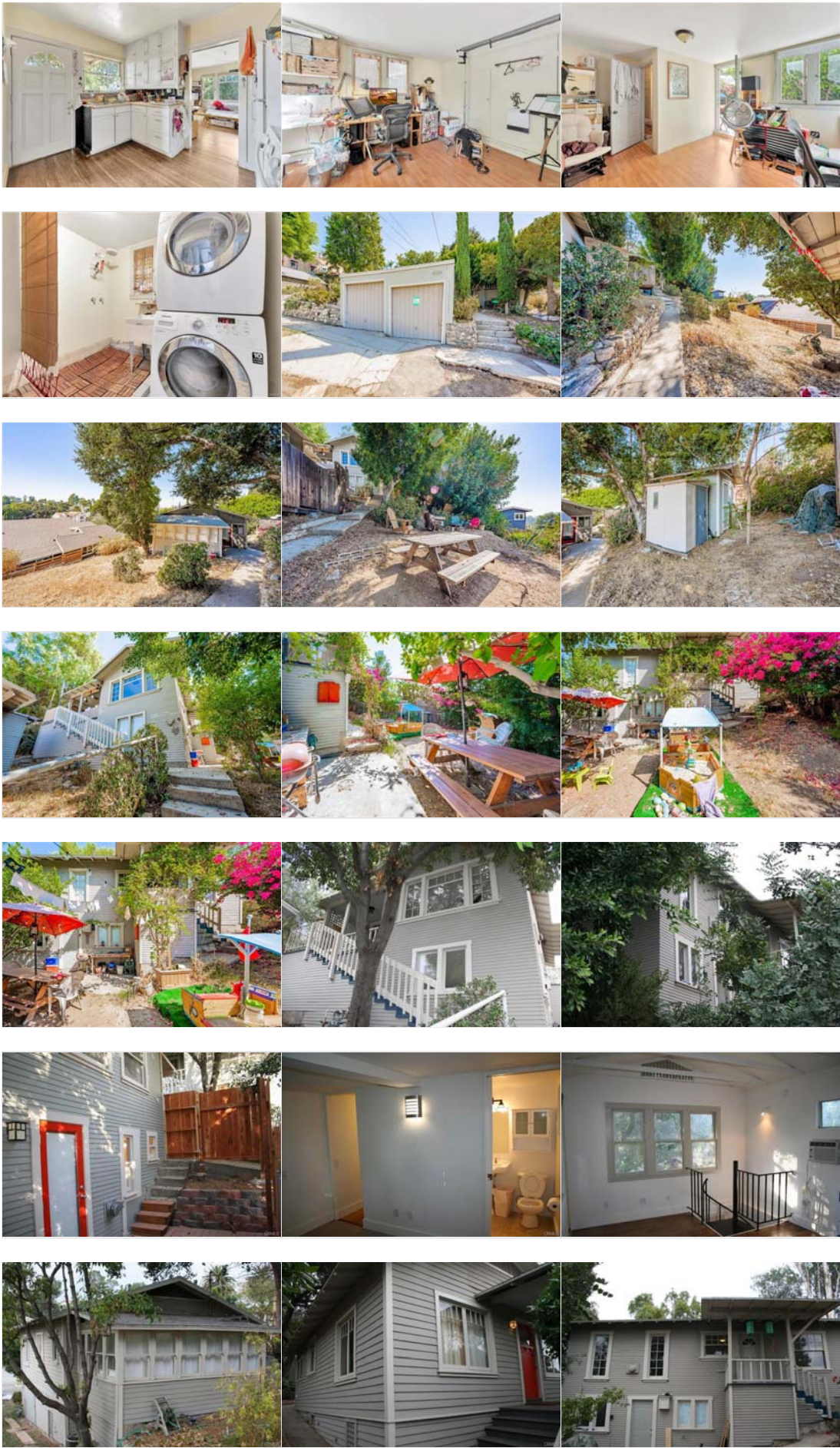
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC20221169

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Closed • **Triplex**List / Sold: **\$718,000/\$703,000** ↓**2651 Nevada Ave** • El Monte 91733**12 days on the market****3 units** • **\$239,333/unit** • **1,447 sqft** • **9,437 sqft lot** • **\$485.83/sqft** •
Built in 1950**Listing ID: TR21039017****Garvey Avenue and Nevada Avenue**

Excellent investment opportunity with huge upside potential. The possibilities are endless. This wonderful property consists of 3 units on a large 9,448 square foot lot. The beautiful front detached house has 2 bedrooms, 1 bathroom, and basement. The charming rear building consists of 2 units each with 1 bedroom and 1 bathroom. This property is unique in that it features 2 driveways with plenty of parking and spacious yards for each unit. All 3 units have separate electric and gas meters. Don't let this amazing opportunity pass you by. Do not enter premises. Beware of dog.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$718,000
- 2 Buildings
- 6 Total parking spaces
- Laundry: In Kitchen, Outside
- \$42480 Gross Scheduled Income
- \$29558 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,922
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$500
- 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	1	1	1	Unfurnished	\$1,180	\$1,180	\$1,300
2:	1	1	1	1	Unfurnished	\$980	\$980	\$1,080
3:	1	2	1	1	Unfurnished	\$1,380	\$1,380	\$1,521

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8104003016

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: TR21039017

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Closed •List / Sold: **\$998,500/\$1,015,000** ↑

205 days on the market

13701 Penn St • Whittier 90602**3 units • \$332,833/unit • 3,030 sqft • 6,225 sqft lot • \$334.98/sqft • Built in 1953**

Listing ID: DW20157026

West of Painter Ave, North of Mar Vista, South of Philadelphia, East of College Ave.

Great Tri-Plex Multi-Unit Property just around the corner from Whittier College in Uptown Whittier! Three (3) Large and Roomy 2 Bedroom/1Bath (Vacant) Units are ready for Occupancy. This property comes with Four(4) Garages, Community Laundry (additional income.) This terrific property located just up the street from Penn Park, Whittier City Hall, nearby access to Hiking Trails, Friendly Hills Country Club and Whittier School District excellent schools.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$990,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet, Wood
- Other Interior Features: Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,275
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01883537
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8138009024

Michael Lembeck

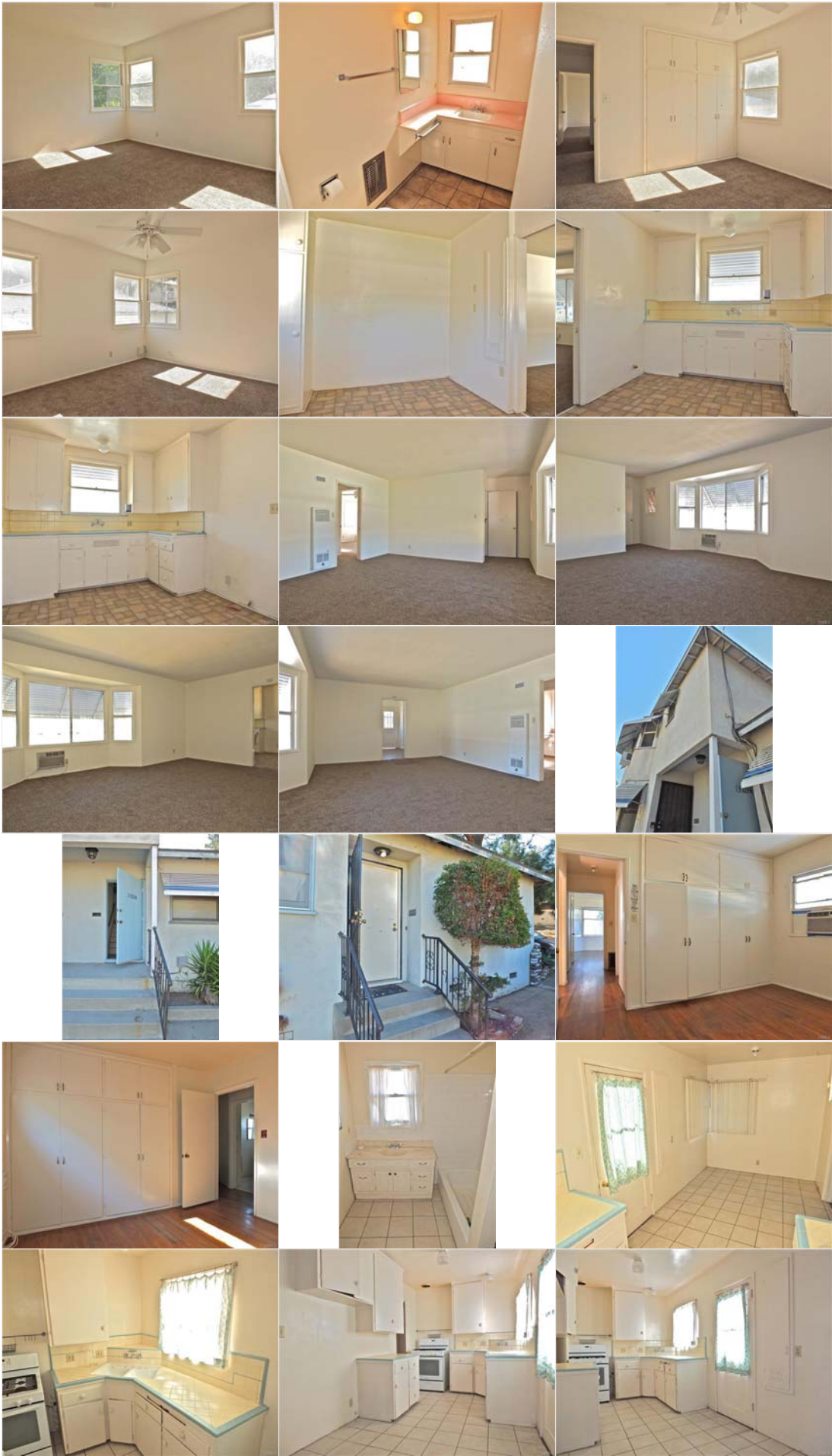
State License #: 01019397
Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: DW20157026

Printed: 04/11/2021 7:29:27 PM

Closed •List / Sold: **\$798,800/\$750,000** ↓**24 days on the market****329 E KINGSLEY • Pomona 91767****3 units • \$266,267/unit • 2,080 sqft • 9,897 sqft lot • \$360.58/sqft • Built in 1925****Listing ID: CV21015805****Between Towne Ave and Garey, North of Holt on Kingsley**

TRIPLEX IN LINCOLN PARK! Great opportunity to own 3 units in a well-maintained triplex in the highly desirable community of Lincoln Park Historic District. Live in main home and rent the other units. Or rent all 3 Units! The units consist of two bedroom home approx. 1,100 sq. ft, one bedroom unit 700 sq. ft and studio 500 sq. ft. Main house is a charming Craftsman with river rock porch and many original features. This home features 2 bedrooms, bathroom and remodeled kitchen. The one-bedroom unit is ample in size and has a remodeled kitchen and newer laminate floors. Studio apartment is approx. 500 Sq. ft. also remodeled kitchen and bathroom. Newer water heaters in all 3 units. Each unit has a private fenced yard. Parking for 6 cars - driveway for two cars for front house, parking for 4 cars in back with alley access which is also fenced. Laundry room in main house. Shared laundry for units on back patio of studio. Excellent rental income. Units are located near 10, 57, 60, and 71 freeways. Separate gas and electric meters. Great property for owner occupied or investment property.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$798,800
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Individual Room
- \$61200 Gross Scheduled Income
- \$45257 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: Lot 10000-19999 Sqft, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,943
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01970316
- Gardener:
- Licenses: 70
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$26,400	\$2,200
2:	1	1	1	2	Unfurnished	\$1,600	\$19,200	\$1,850
3:	1	0	1	2	Unfurnished	\$1,300	\$15,600	\$1,500

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 1
- Disposal: 3
- Drapes:
- Patio: 1
- Ranges: 2
- Refrigerator: 3
- Wall AC: 5

Additional Information

- Standard sale
- 687 - Pomona area
- Los Angeles County

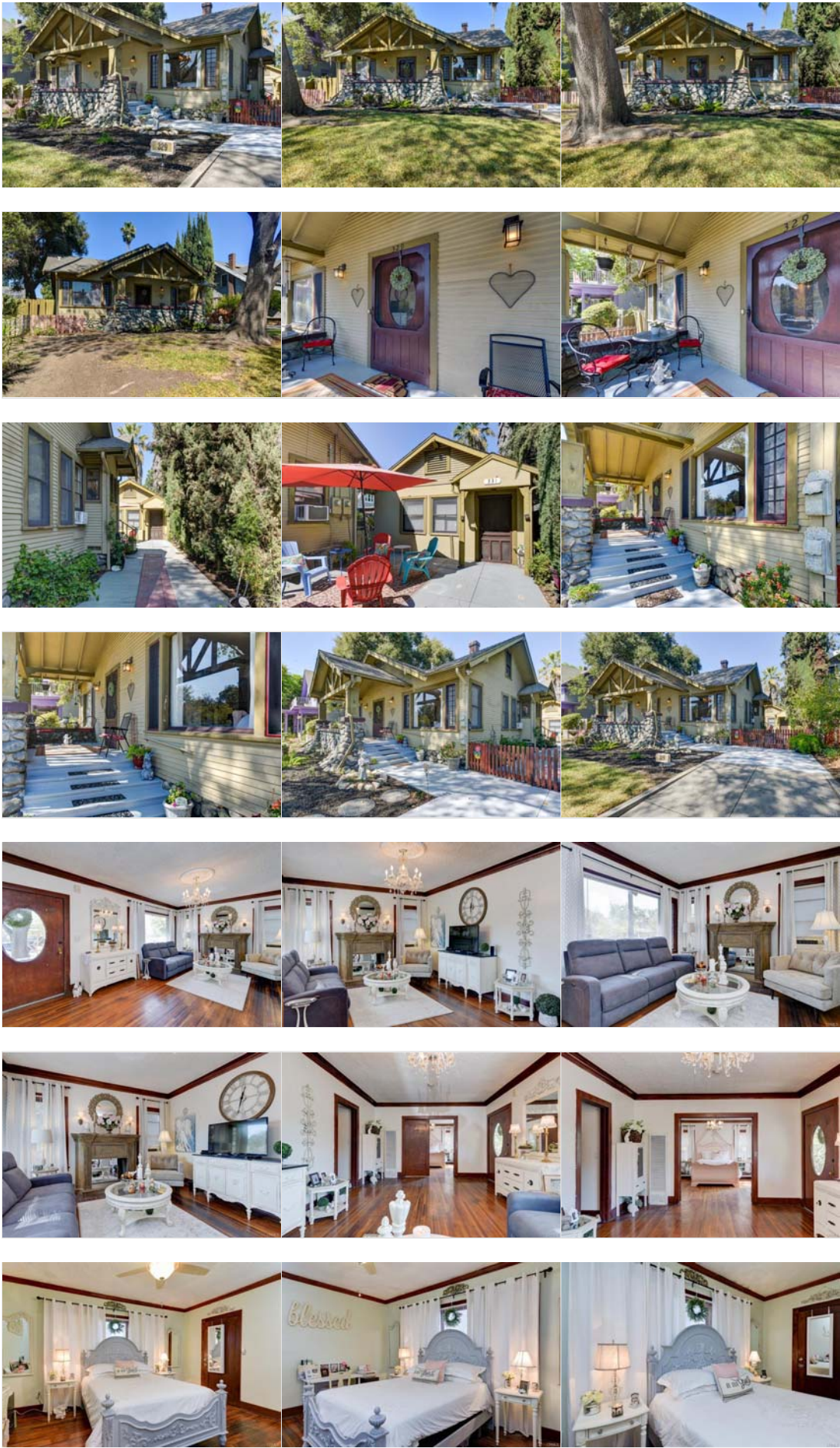
Michael Lembeck

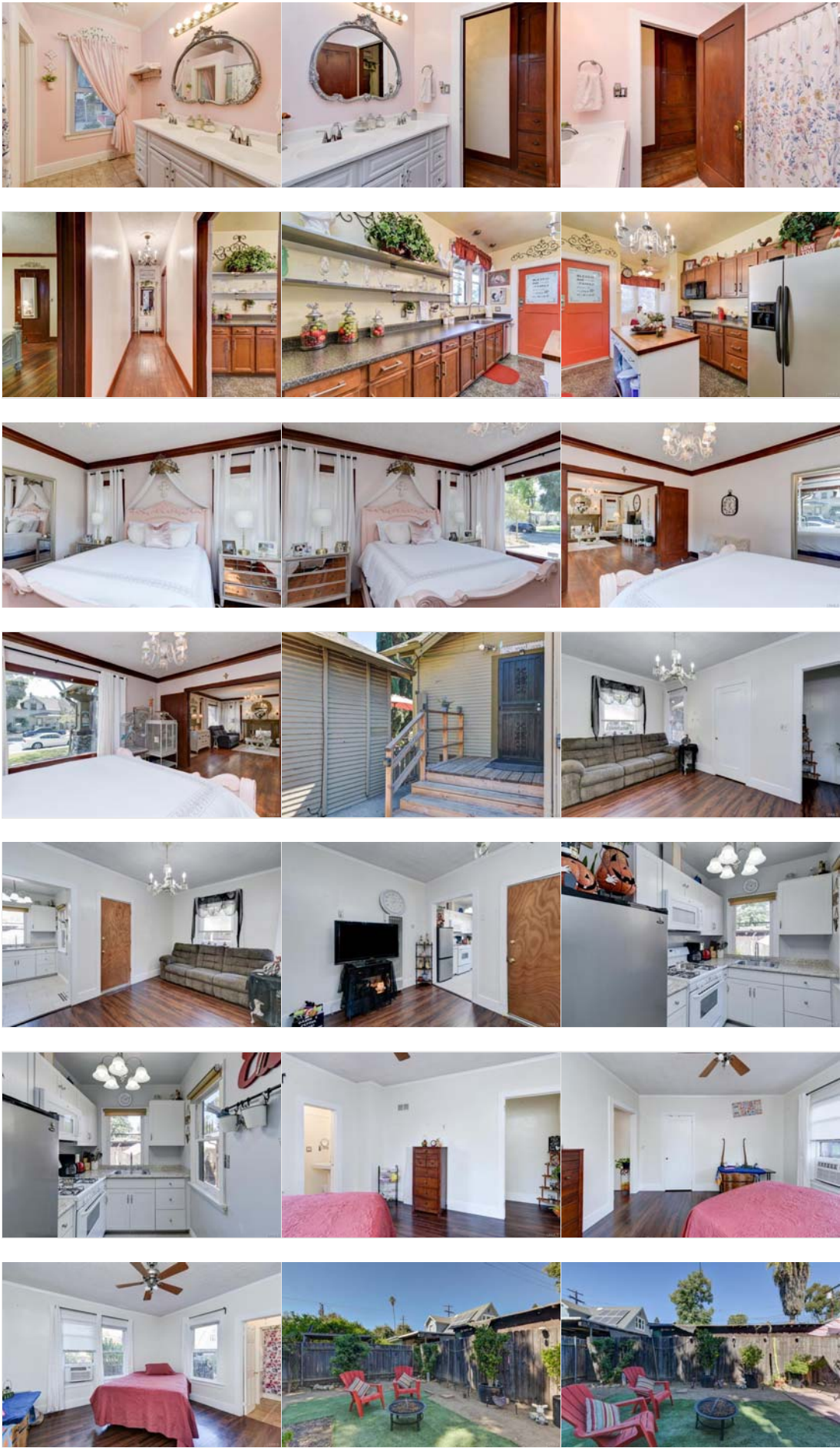
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Cell Phone: 714-742-3700

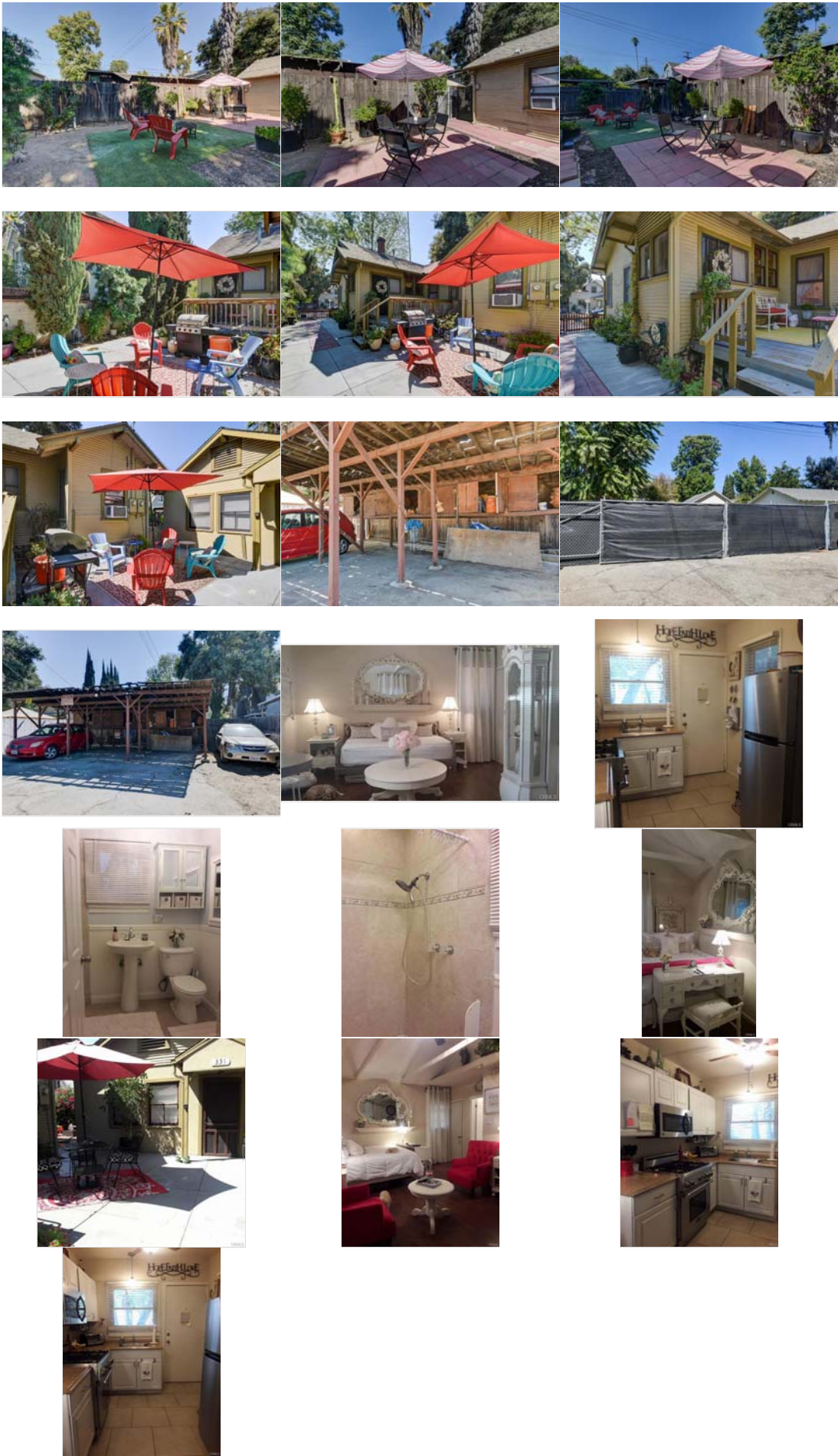
Re/Max Property Connection

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

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Closed •

1270 Devon Ave • Los Angeles 90024
3 units • \$831,667/unit • 3,903 sqft • 4,951 sqft lot • \$579.04/sqft •
Built in 1941
Just south of Ashton, East of Beverly Glen

List / Sold:

\$2,495,000/\$2,260,000 ↓

181 days on the market

Listing ID: 20623572



Amazing Westwood Classic Triplex, with totally remodeled 2nd floor 3 bed/ 3 bath unit that lives like a home. The unit has Mr Steam and rain shower in master, custom tile throughout, stainless steel washer/dryer in unit, all stainless steel appliances, custom shades on all windows, dimmer lighting on all light fixtures, new central heat and air system with digital thermostat, nest doorbell and camera system, built in closets, plugs with USB outlets,recessed low voltage energy efficient lighting throughout. Large balcony. Nice rear private yard shared by all units. Laundry and fireplaces in all units. Potential for 350 to 1,200 s.f. ADU above the existing garage. Minutes from Beverly Hills, Century City Shopping Center, UCLA and Bel-Air. Do not disturb tenants. Showing only with accepted offer and proof of funds. Income property: Showing only with accepted offer and proof of funds.

Facts & Features

- Sold On 04/09/2021
 - Original List Price of \$2,695,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Central
- \$83728 Net Operating Income

Interior

- Rooms: Den
 - Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Gas Cooktop, Gas Oven
 - Other Interior Features: Crown Molding

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$30,188
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01134046
 - 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	3		Unfurnished	\$5,245	\$5,245	\$5,350
2:	1	2	1		Unfurnished	\$2,340	\$2,340	\$3,200
3:	1	1	1		Unfurnished	\$1,908	\$1,908	\$2,500
4:	1	1	1		Unfurnished	\$2,500	\$0	\$2,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

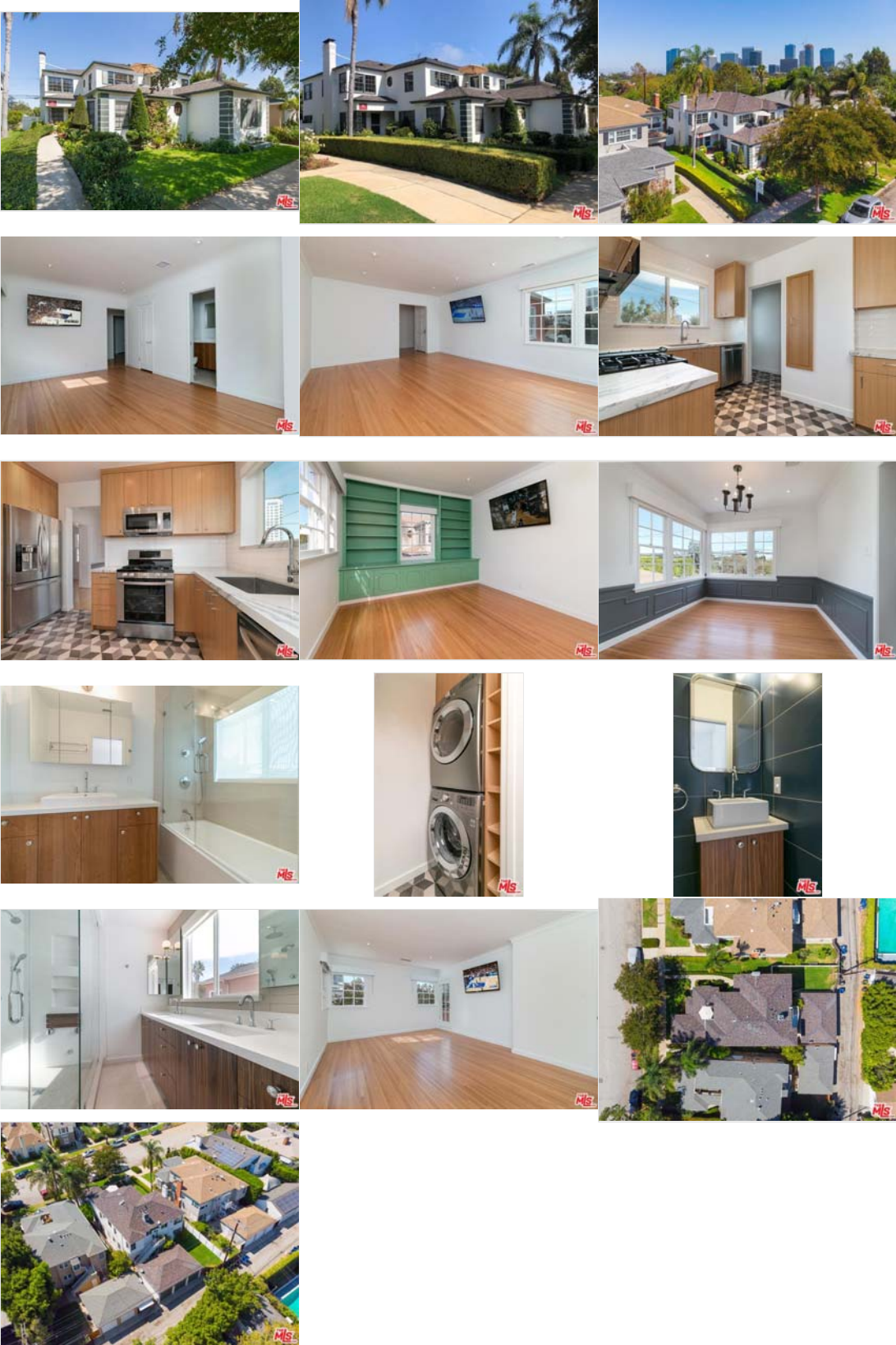
- Standard sale
 - Rent Controlled
- C05 - Westwood - Century City area
 - Los Angeles County

• Parcel # 4327014030

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

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List / Sold:

Closed**\$1,890,000/\$1,815,000** ↓

78 days on the market

657 San Juan Ave • Venice 90291**3 units • \$630,000/unit • 1,483 sqft • 5,215 sqft lot • \$1223.87/sqft •****Built in 1952****Listing ID: SB20243280****Travelling Northwest on Abbot Kinney Blvd, turn right onto San Juan Ave. The property will be a block and a half up the street on the left hand side.**

LOCATION, LOCATION, LOCATION! We are pleased to present 657 San Juan Ave in Venice. Located just up the street from Abbot Kinney Blvd and less than a mile from the beach, this charming triplex is tucked away in a quiet residential neighborhood, perfect for an owner-user and investor alike. The property consists of (2) 1-Bed/1-Bath Units, (1) Studio Unit, and a converted 3-car garage with ¼ Bath, currently operating as a creative studio/workshop that has historically generated up to \$2,200/month. The back unit was fully renovated in 2001 and the front unit in 2006. The middle unit has undergone minor upgrades, including a brand-new refrigerator and fixtures. Exterior upgrades include double-pane vinyl windows, new fence, a metal roof, tankless water heaters, most plumbing upgraded to copper & PVC, and the front unit and gates were recently painted. The back unit has a large private yard with a brand-new privacy gate. There is additional outdoor space in front of the garage with a sliding gate that locks. There is a laundry shed on-site with W/D hook-ups. Gas & electric are metered separately. Tenants pay their own gas & electric. Landlord pays water & garage/exterior electric. There is a fourth electric meter for the garage that is not currently in use, ideal for a potential garage conversion/ADU build. Do not miss this opportunity to acquire a unique income property in the highly sought-after Venice market, steps from the infamous Abbot Kinney Blvd.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,890,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Common Area, Electric Dryer Hookup, Washer Hookup
- \$99300 Gross Scheduled Income
- \$67304 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,017
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$790
- Maintenance: \$1,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,334
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4239024037

Michael Lembeck

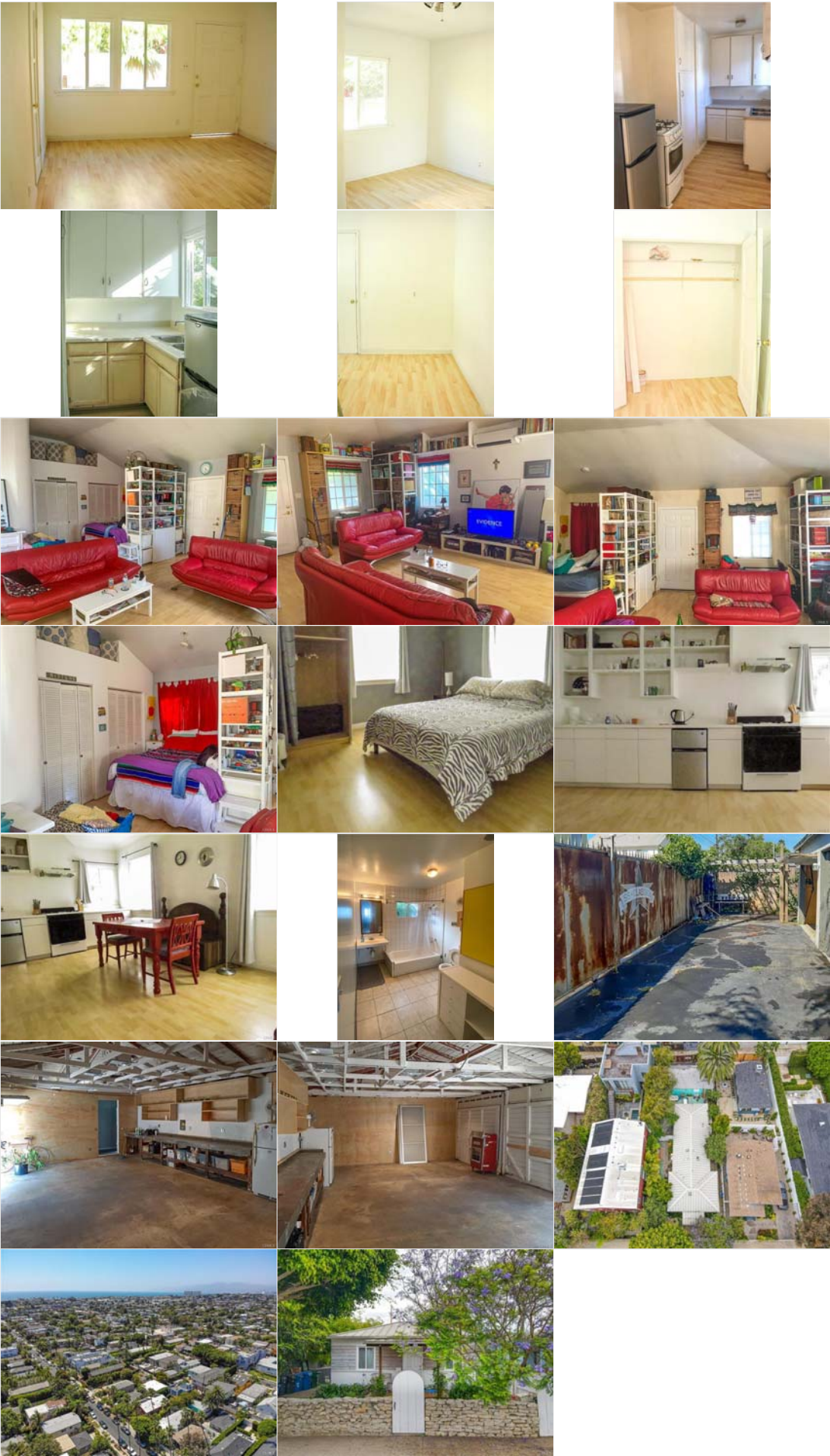
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Re/Max Property Connection

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List / Sold:

Closed •**\$1,799,000/\$1,780,000 ↓****33 days on the market****Listing ID: 21683868****1912 W 23rd St • Los Angeles 90018****3 units • \$599,667/unit • 4,445 sqft • 6,660 sqft lot • \$400.45/sqft • Built in 2020****Located S of the Santa Monica (10) freeway and North of Adams Blvd; E of Western Ave. From Adams Blvd - 23rd St is accessible from La Salle Ave or Normandie.**

Brand new construction - No rent control - All units delivered vacant. This newly built, turn-key investment property is situated on a securely gated lot in close proximity to the 10 freeway, public transportation, DTLA and USC campus. 3 large units offer the savvy investor a unique opportunity to rent to students (USC campus less than a mile) or working professionals with roommates, or families. Two separate buildings with a large 2-story front house (1916) 4 bed+3.5 baths (2 bedrooms w/ensuite private bath) open floorplan, brand new kitchen with built-in SS appliances, washer/dryer hookups, front patio area, 2-car garage parking. The rear duplex (1912 & 1914) offers 3 Bed + 2 bath (lower unit) and 3 Bed + 3 bath (upper unit) open floorplans, private W&D hookups, new kitchen w/SS built-in appliances, and 2 open parking spaces each. Separately metered for G&E, tankless water heaters, central heat/AC, private patio areas for each. Strong positive cash flow potential for investors.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,799,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- Laundry: Inside
- \$111465 Net Operating Income
- 3 electric meters available
- 3 gas meters available

Interior

- Rooms: Living Room, Master Bathroom, Center Hall
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range

Exterior

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$35,199
- 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	4	3		Unfurnished	\$0	\$0	\$4,500
2:	1	3	3		Unfurnished	\$0	\$0	\$4,300
3:	1	3	2		Unfurnished	\$0	\$0	\$3,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

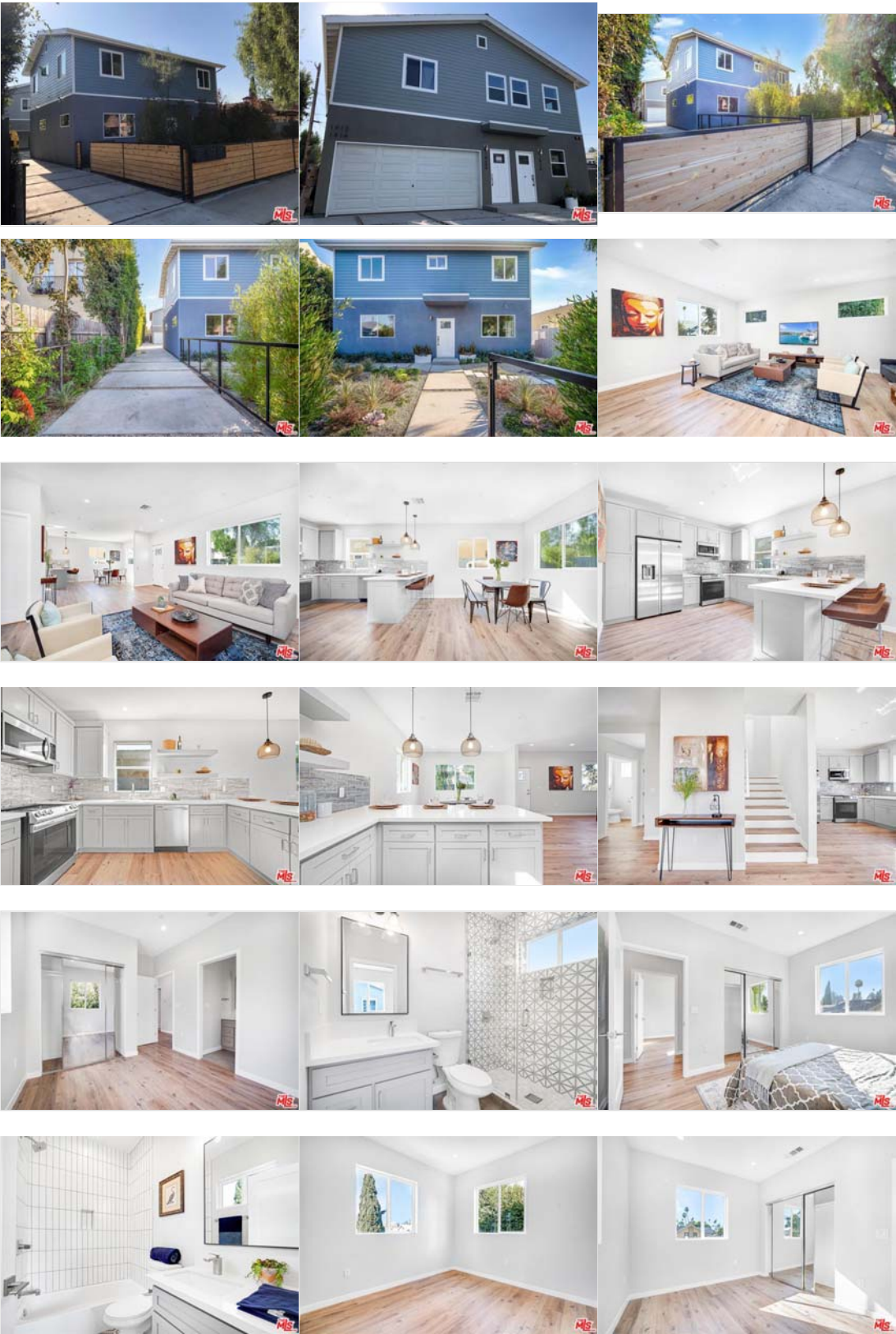
- Standard sale
- C16 - Mid Los Angeles area

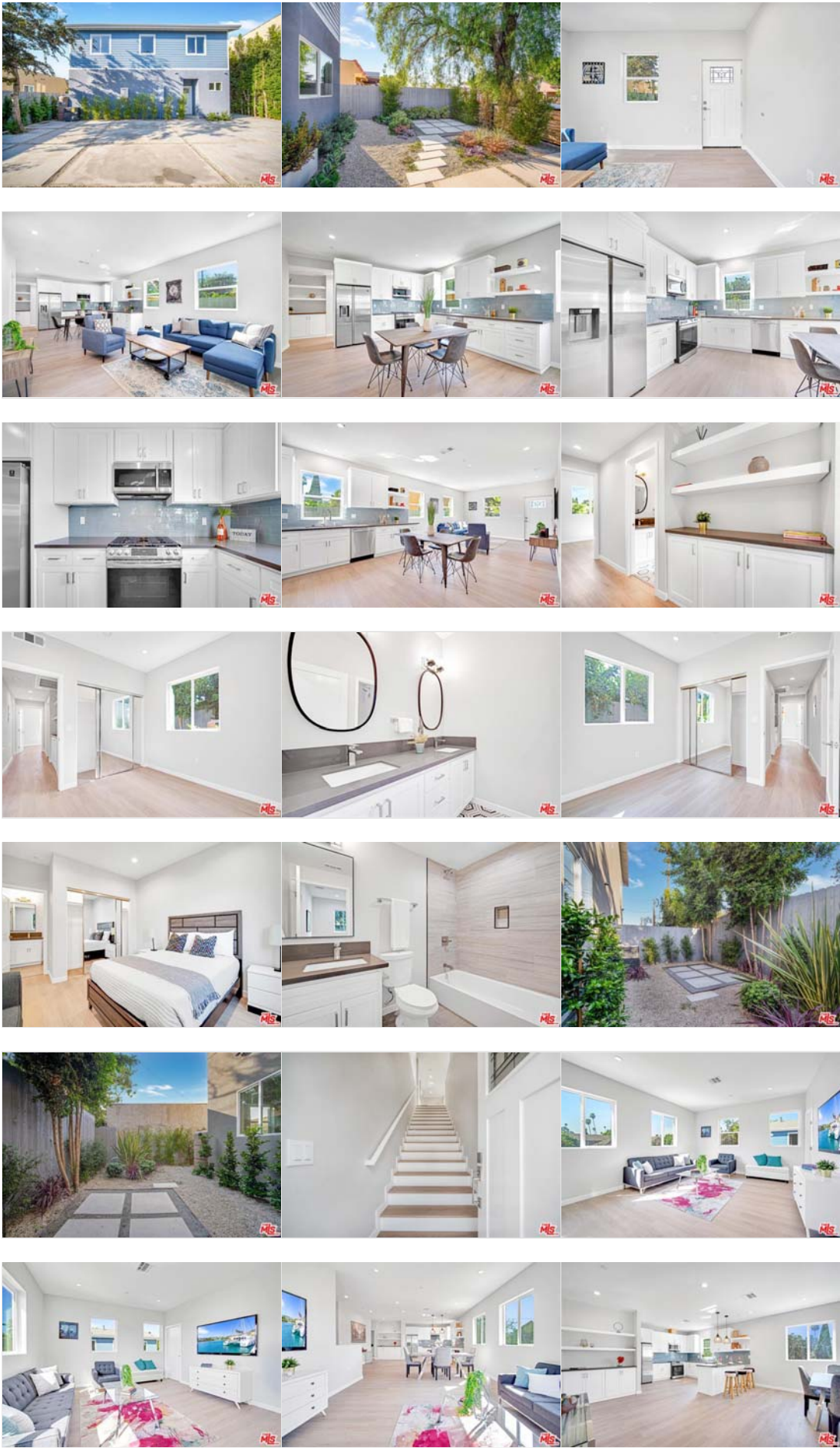
- Los Angeles County
- Parcel # 5058022037

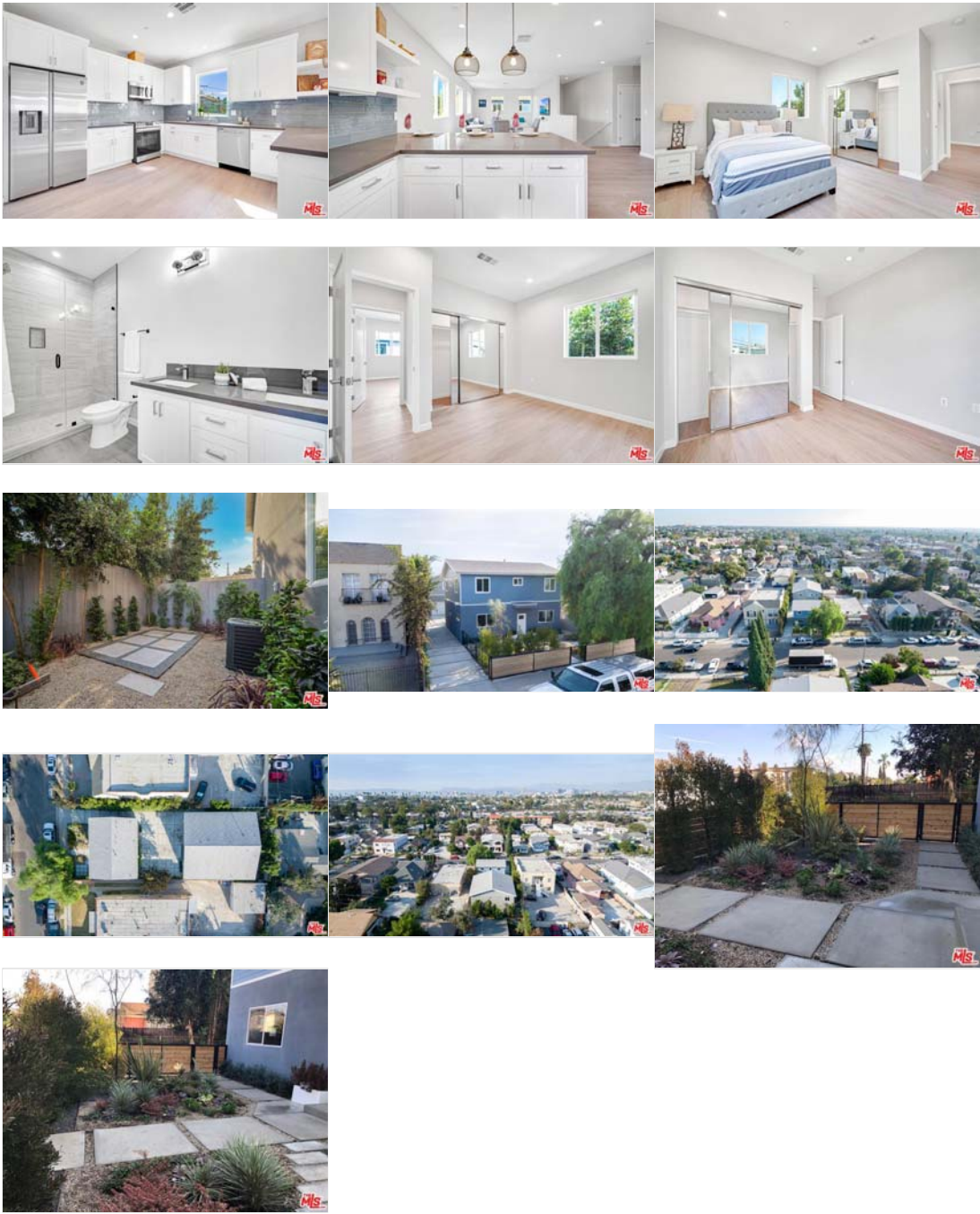
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CUSTOMER FULL: Residential Income LISTING ID: 21683868

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List / Sold:

Closed**\$1,300,000/\$1,310,000** ↑**39 days on the market****Listing ID: 21685866****120 N Hobart Blvd • Los Angeles 90004****3 units • \$433,333/unit • 2,616 sqft • 7,506 sqft lot • \$500.76/sqft • Built in 1938****North of 1st South of Beverly**

A rare and charming property on a quite residential street in a up and coming city neighborhood with easy access all major freeways. Located in Korea Town area with markets, clinics, convenient stores, restaurants, and post office near by. The seller lives in the main unit at front. All units are installed with wood floors.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,300,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$60100 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$15,500
- 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	\$1,708	\$1,708	\$1,800
2:	2	2	1		Unfurnished	\$0	\$0	\$2,400
3:	3	1	1		Unfurnished	\$1,900	\$1,900	\$2,100
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5517016019

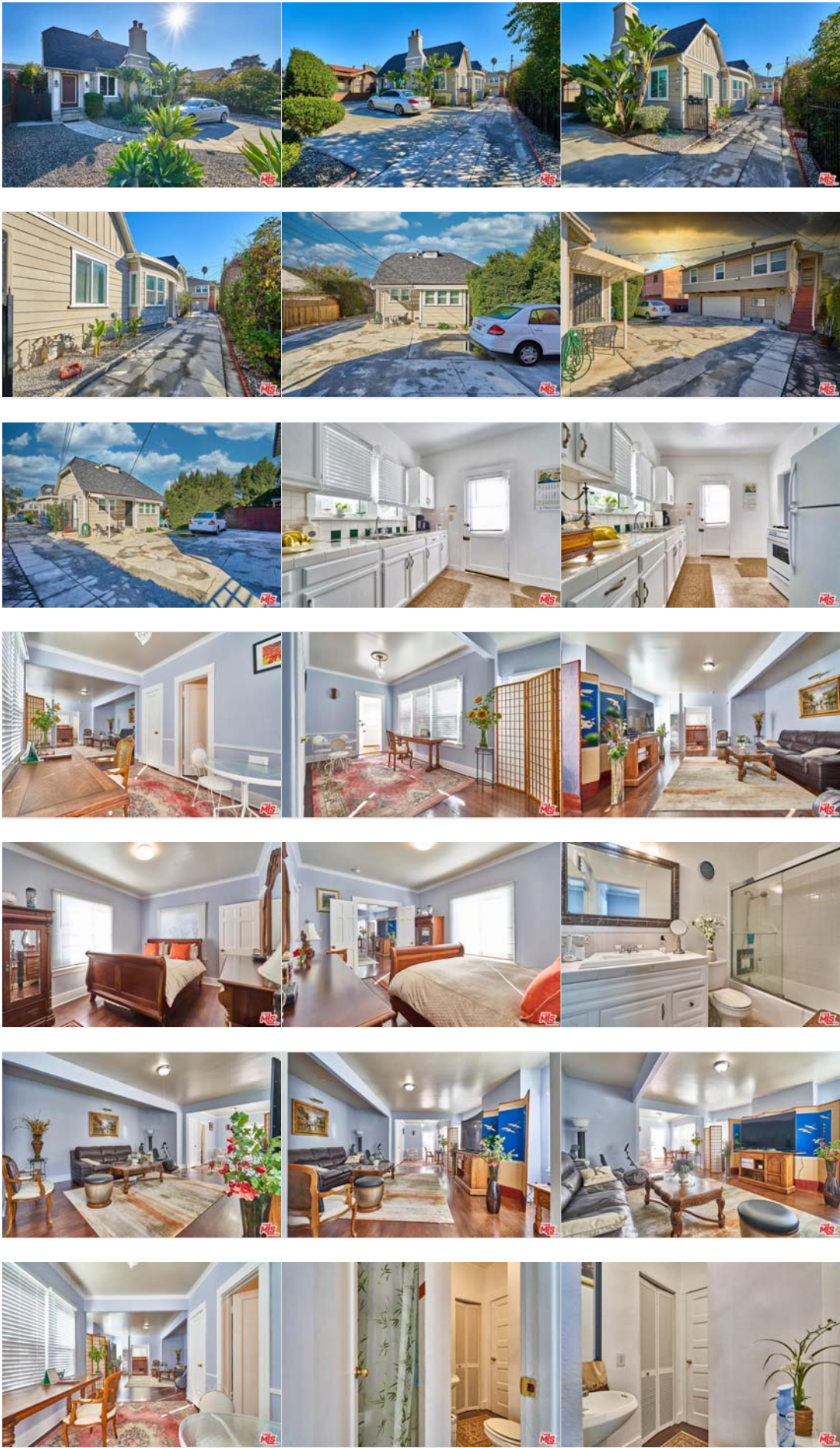
Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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Mission Viejo, 92691

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Closed •

List / Sold:

\$1,150,000/\$1,150,000 ↑

62 days on the market

1730 N Kenmore Ave • Los Angeles 90027
3 units • \$383,333/unit • 2,790 sqft • 7,190 sqft lot • \$412.19/sqft •
Built in 1920

Listing ID: 20670154

From Hollywood Blvd, Turn left onto N Kenmore Ave, Destination will be on the right



1730 N. Kenmore is a Los Feliz adjacent three-unit multifamily investment opportunity with tremendous upside. Nestled between Hollywood Boulevard and Franklin Avenue and walking distance to shopping, dining, and entertaining it is only minutes away from LA City Community College, Sunset Gower Studios, Children Hospital Los Angeles, CHA Hollywood Presbyterian Hospital, Silver Lake, Los Feliz, and countless other local attractions. Two of the three units will be delivered vacant at closing. Huge rental upside, also, given the zoning, location, and lot size the property has great development potential!

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$999,000
- 2 Buildings
- Laundry: Inside

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$0
3:	1	1	1		Unfurnished	\$0	\$855	\$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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5589038009

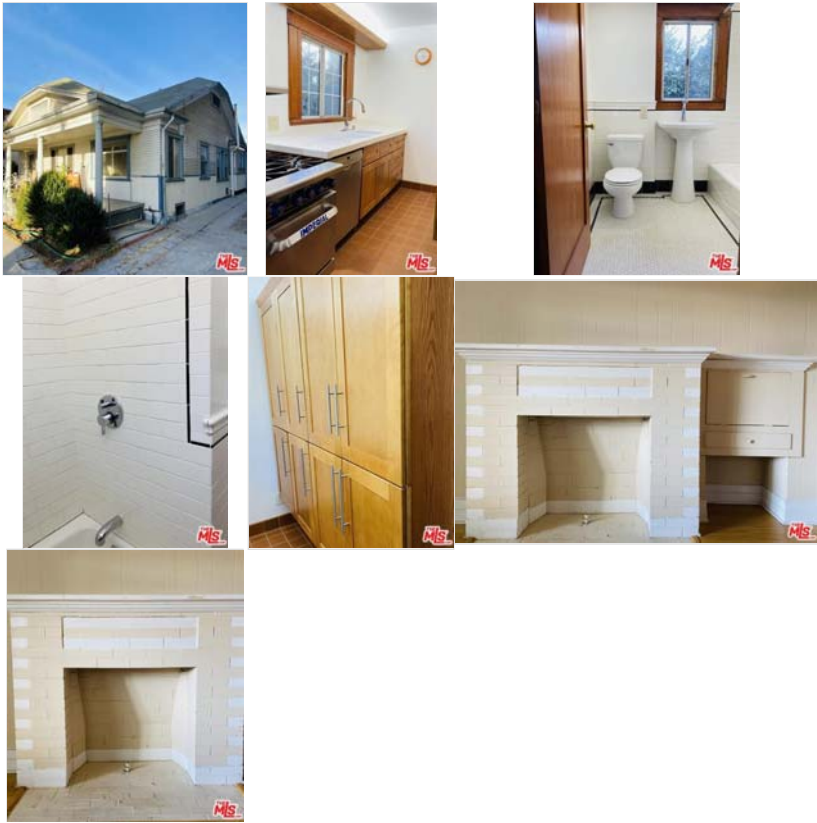
Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: 20670154

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List / Sold:

Closed**\$1,350,000/\$1,300,000** ↓

16 days on the market

Listing ID: SR21025277

4070 Rosabell St • Culver City 90066**3 units • \$450,000/unit • 1,487 sqft • 6,256 sqft lot • \$874.24/sqft • Built in 1926****One block south of Washington Blvd**

Charming triplex in Culver City minutes from Marina Del Rey and Venice Beach. Easy access to the westside and Silicon Beach. The 1,487 square foot property includes a two bedroom two bathroom unit with a den, as well as 2 one bedroom one bathroom units. Large driveway with lots of outside parking, as well as 4 individual garages. Fantastic opportunity to live in the two bedroom unit and collect income from the other two units. Very walkable located steps to Washington Blvd and a myriad of retail and commercial offerings including restaurants and services.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: Inside
- Cap Rate: 3.01
- \$70992 Gross Scheduled Income
- \$40600 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Garden, Landscaped, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,262
- Electric: \$300.00
- Gas: \$1,481
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,292
- Maintenance: \$4,918
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,040
- Other Expense: \$300
- Other Expense Description: Misc.

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,725	\$1,725	\$1,795
2:	1	1	1	1	Unfurnished	\$1,622	\$1,622	\$1,795
3:	1	2	2	2	Unfurnished	\$2,569	\$2,569	\$2,995

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4231026002

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Re/Max Property Connection

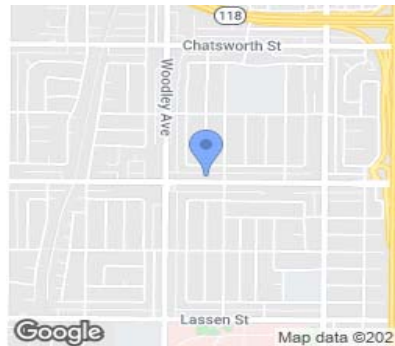
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CUSTOMER FULL: Residential Income LISTING ID: SR21025277

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Closed • **Single Family Residence**List / Sold: **\$825,000/\$795,000** ↓**16061 Devonshire St** • **Granada Hills 91344****139 days on the market****3 units** • **\$275,000/unit** • **2,323 sqft** • **7,320 sqft lot** • **\$342.23/sqft** • **Built in 1953****Listing ID: SR20215870****On Devonshire**

Granada Hills Home with 2 additional rental units. Main house is 3 bedroom, 1 bath. Features a spacious living room, a dining room and a kitchen with white cabinets and granite countertops. Attached at back end of the main house is a studio unit with a 3/4 bath, a main room, an office area and a kitchen. Finally there is a detached ADU in the back of the parcel. It is also a studio unit with a roomy main room with builtins, a kitchenette and a nicely remodeled bathroom with an oversized shower. The parcel has alley access. Lots of paved parking plus a covered carport.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s), Evaporative Cooling
- Heating: Forced Air
- Laundry: Outside
- \$51600 Gross Scheduled Income
- \$38700 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, See Remarks
- Floor: Carpet, Tile

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,250
3:	1	1	1	0	Unfurnished	\$1,200	\$1,250	\$1,250

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
- Rent Controlled
- GH - Granada Hills area
- Los Angeles County
- Parcel # 2668022016

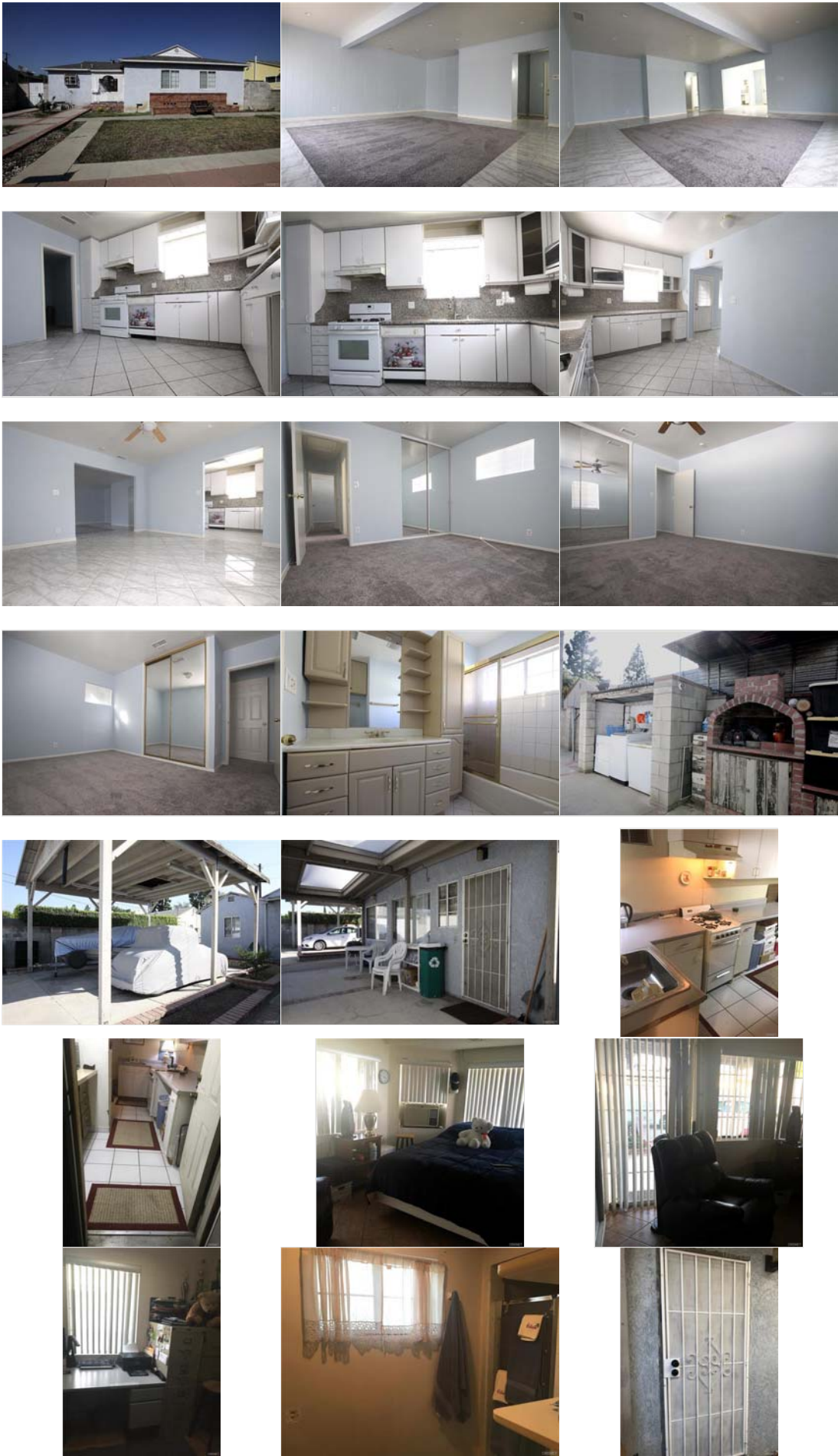
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CUSTOMER FULL: Residential Income LISTING ID: SR20215870

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Closed •List / Sold: **\$397,500/\$350,000 ↓****80 days on the market****706 W Newgrove St • Lancaster 93534****3 units • \$132,500/unit • 1,700 sqft • 7,492 sqft lot • \$205.88/sqft • Built in 1950****Listing ID: SR20242553****10th Street West, North of Avenue J**

Hot Commodity! Nothing on the market like this! This property is a 2 bedroom home and two, studio apartments. All currently rented. This triplex is located just down the street from The Blvd which has experienced major renovation in the past few years. On The Blvd you will find fantastic restaurants, dancing, a farmer's market and many special events throughout the year

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$410,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- \$36600 Gross Scheduled Income
- \$35400 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Corner Lot, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,771
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	4	3	2	Unfurnished	\$36,600	\$36,600	\$0

Of Units With:

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

Additional Information

- Standard sale
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3133020001

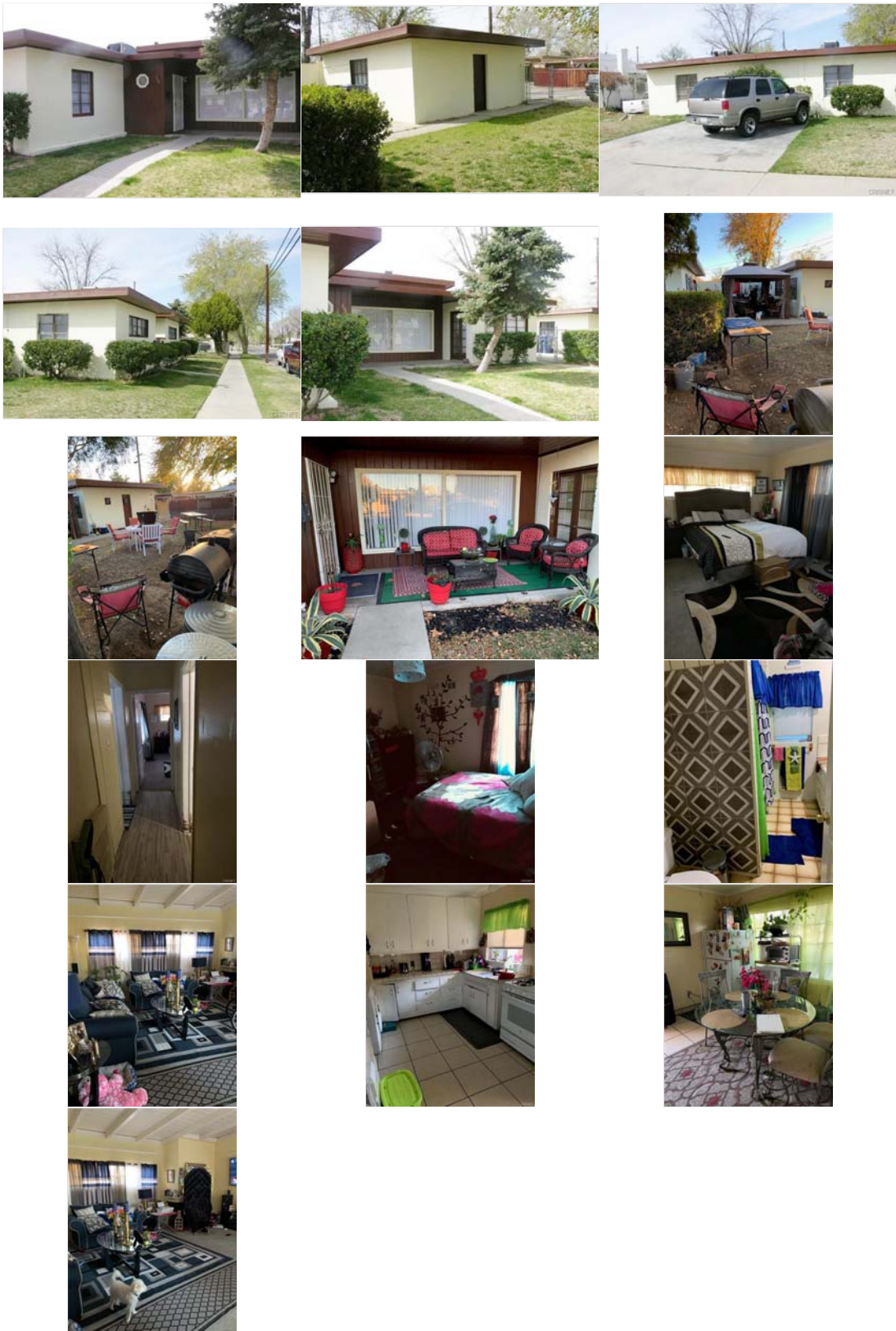
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Closed • **Quadruplex**

List / Sold: **\$995,000/\$940,000** ↓

3621 Fletcher Dr • Los Angeles 90065

66 days on the market

4 units • \$248,750/unit • sqft • 4,988 sqft lot • No \$/Sqft data • Built in 1955

Listing ID: P1-3033

On Fletcher between San Fernando Road and west Avenue 38



Location! Location! Location! Opportunity knocks! Wonderful bread and butter 4 unit complex located close to Downtown Los Angeles. Consists of the following units: 2 x 1 bedroom 1 bath units, 1 x 2 bedroom 1 bath unit, 1 x Single and 1 bath unit that are permitted. Possibility of another single unit next to the garage.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,095,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$504
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,971
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	2	Unfurnished	\$2,151	\$2,151	\$0
2:		1	1	0	Unfurnished	\$577	\$577	
3:		1	1	0	Unfurnished			
4:		0	1	0	Unfurnished	\$855	\$855	
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- Los Angeles County
- Parcel # 5458030026

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List / Sold:

Closed • **Quadruplex****\$1,399,000/\$1,360,000** ↓**45 days on the market****4465 142nd St W • Hawthorne 90250****4 units • \$349,750/unit • 3,600 sqft • 5,823 sqft lot • \$377.78/sqft •****Built in 1960****Listing ID: SB21011158****Ingelwood to 142nd St north of Rosecrans**

BACK ON MARKET. 4 plex in the Ramona tract of Hawthorne. Close to shopping and restaurants on Rosecrans. Quiet neighborhood surrounded by townhomes and single family homes. One unit is owner occupied and all the other units are continuously rented. There are 4 carports and some room in the back driveway to park. There is a coin operated laundry room on premises. The interior photo shown is of the 3 bedroom and all other units are in equal condition.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room, See Remarks
- \$76320 Gross Scheduled Income
- \$54369 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl, Wood
- Appliances: Built-In Range, Gas & Electric Range, Gas Water Heater, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,951
- Electric: \$624.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01481925
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- 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	\$1,650
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,800
3:	1	2	1	1	Unfurnished	\$1,545	\$1,545	\$1,800
4:	1	3	2	1	Unfurnished	\$2,295	\$2,295	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4043025025

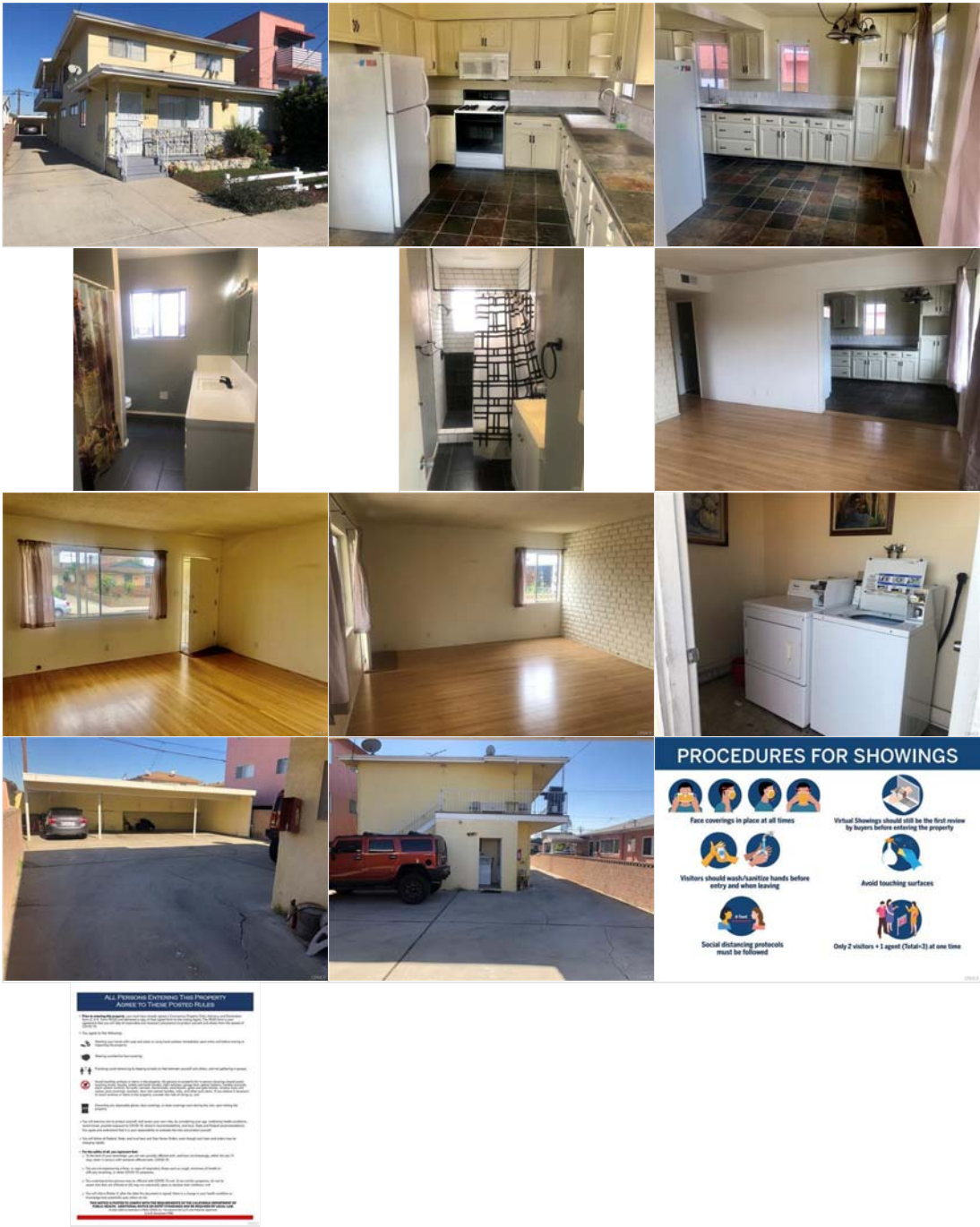
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Closed •

List / Sold:

\$1,100,000/\$1,200,000 ↑

20 days on the market

Listing ID: SB20259462

1243 W 164th St • Gardena 90247
4 units • \$275,000/unit • 4,082 sqft • 6,483 sqft lot • \$293.97/sqft •
Built in 1987
South of Marine Ave, Just east of Normandie Ave on 164th Street



Four unit apartment in nice area of Gardena. The front unit is a townhouse style 3 Br, 2.5 Ba with a fireplace in the large living room. This unit has a fenced front yard, laundry area & direct access to 2 car carport. The second unit is a 2 Bd, 2 Ba unit on second level with 2 car carport parking. The third unit is a 2 Bd, 1 Ba unit on second level with 2 car carport parking. The forth unit is a townhouse style 2 Br, 1.5 Ba with 1 car carport & 1 uncovered parking space. Standard Sale! No rent control! All unit are individually metered for gas & electricity.

Facts & Features

- Sold On 04/05/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Laundry: In Carport
- \$81300 Gross Scheduled Income
- \$64866 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,866
- Electric: \$240.00
- Gas: \$58
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01933726
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$6,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$158
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,045	\$2,045	\$2,400
2:	1	2	2	2	Unfurnished	\$1,850	\$1,850	\$2,000
3:	1	2	1	2	Unfurnished	\$1,185	\$1,185	\$1,500
4:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$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
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113015018

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Re/Max Property Connection

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Mission Viejo, 92691

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List / Sold:

Closed •**\$1,645,000/\$1,600,000** ↓

12 days on the market

Listing ID: PW21045653

425 W 40th St • San Pedro 90731**4 units • \$411,250/unit • 4,795 sqft • 7,589 sqft lot • \$333.68/sqft • Built in 1928****west of Pacific Ave**

Beautiful Spanish style 4 plex on a huge lot. Walking distance to Pt. Fermin Parks and Ocean Bluffs. A good unit mix of three 2-bedroom units, with 1.5 baths and a 2-bedroom unit with a 1.75 bath. Views of the harbor and a spacious private yard with a 4-car garage. Two of the units are upstairs with the other two downstairs. Each apartment averages over 1,200 square feet with bedroom, living room, bath, kitchen, and dining nook. The Living rooms have hardwood flooring. All have front doors and back doors the top units open to a large common deck area the bottom units have access to the spacious back yard. This Point Fermin location with views is hard to beat. The location of this great investment opportunity cannot get any better than this. It is only minutes away from local shops and restaurants, the new Port of Los Angeles Waterfront Development, schools, San Pedro Farmers Market and the City Hall.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,649,000
- 1 Buildings
- 5 Total parking spaces
- Laundry: Individual Room
- Cap Rate: 4.02
- \$96468 Gross Scheduled Income
- \$66099 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Bluff, Park Nearby, Walkstreet
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,950	\$1,950	\$2,300
2:	1	2	2	1	Unfurnished	\$1,599	\$1,599	\$2,300
3:	1	2	2	1	Unfurnished	\$2,195	\$2,195	\$2,300
4:	1	2	2	1	Unfurnished	\$2,295	\$2,295	\$2,600

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
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467026009

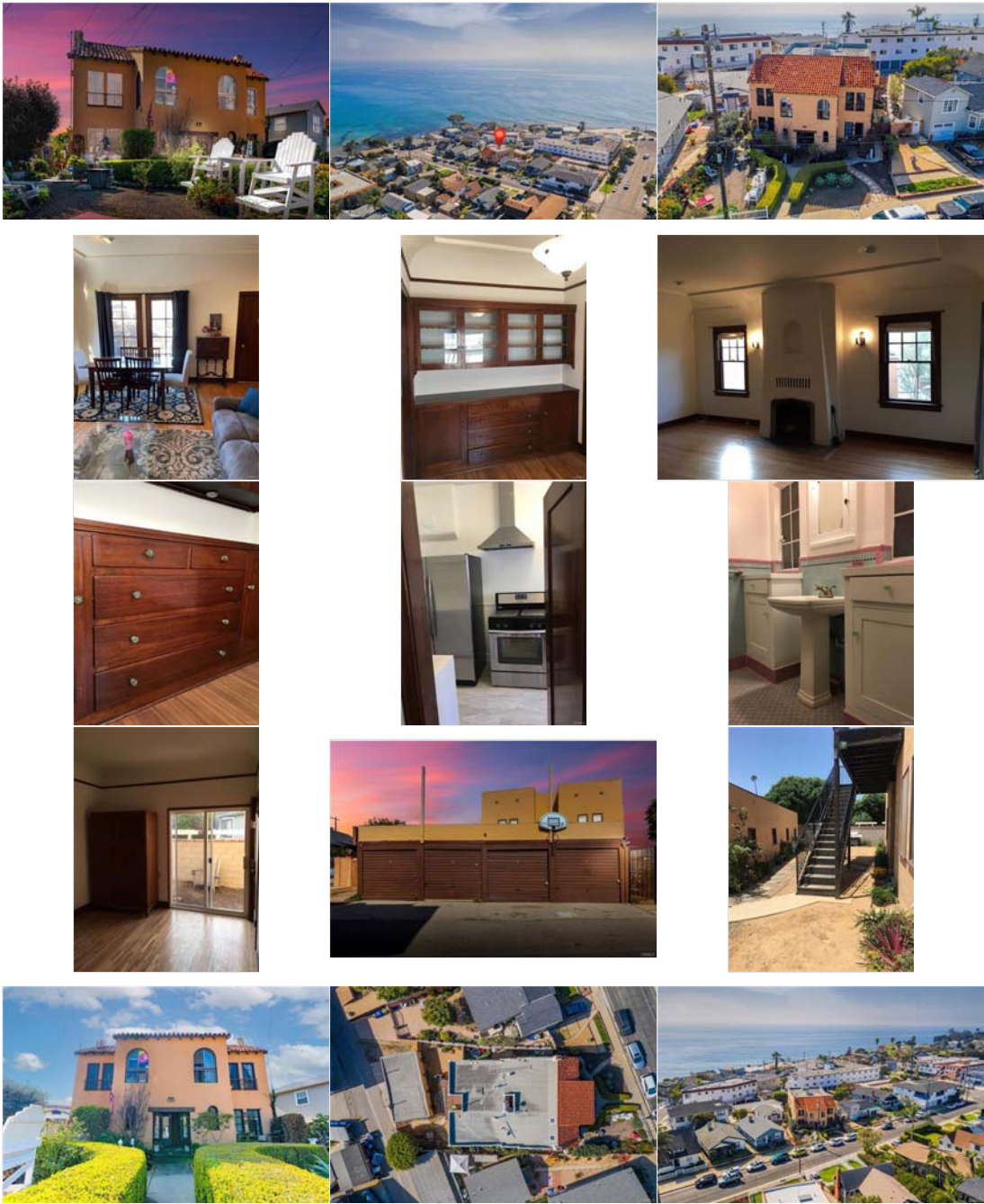
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List / Sold:

Closed • **Quadruplex****\$1,276,000/\$1,222,000** ↓**14 days on the market**

469 W 19th St • San Pedro 90731
4 units • **\$319,000/unit** • **4,332 sqft** • **5,004 sqft lot** • **\$282.09/sqft** •
Built in 1965

Listing ID: OC21033188

First time on the market in over 40 years. This large and very well-maintained building consists of four spacious units, all tenant occupied with a combined square footage of 4,332. The front unit offers 3 bedrooms, 3 bathrooms, and is enormous. The remaining three units are 2-bedroom and 1 bathroom. All units are very spacious, well maintained and have separate electric and gas meters. The outside of the building has been painted, with updated windows, along with newer roof. These units are conveniently located close to The Port's new waterfront development, convenient to downtown San Pedro, parks, beaches, public transportation, and the 110 Freeway. This investment offers great upside potential for significantly increased future rents. Offered subject to inspection... Drive by only... please do not walk through or bother current tenants.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,276,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area, Individual Room, Inside
- \$78792 Gross Scheduled Income
- \$67377 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom
- Floor: Laminate, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,415
- Electric: \$300.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management: 5515
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	0	Unfurnished	\$2,195	\$2,195	\$2,525
2:	1	2	1	0	Unfurnished	\$1,695	\$1,695	\$1,950
3:	1	2	1	0	Unfurnished	\$1,245	\$1,245	\$1,432
4:	1	2	1	0	Unfurnished	\$1,431	\$1,431	\$1,645

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456032002

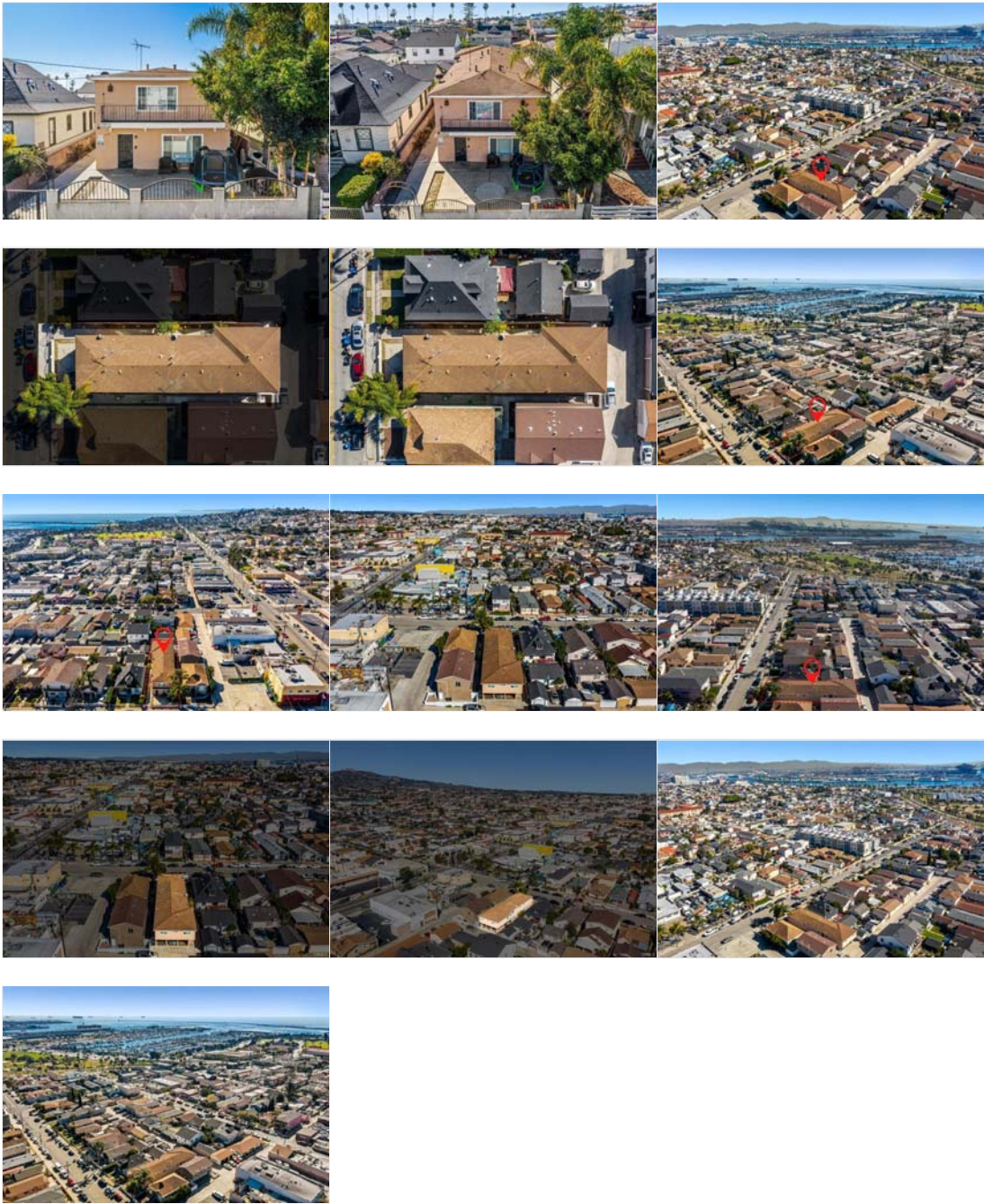
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 Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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List / Sold:

Closed •**\$1,099,000/\$1,030,000 ↓****1 days on the market****Listing ID: WS21024574****3936 3934 Stewart Ave • Baldwin Park 91706****4 units • \$274,750/unit • 3,426 sqft • 7,544 sqft lot • \$300.64/sqft • Built in 1964****605 exit Ramona, drive east, right turn on Stewart property on your left**

Four unit complex priced to sell! Located in a prominent location within Baldwin Park. Minutes from Downtown Baldwin Park, with city hall, large parks, and convenient location near supermarket and shops. Desirable rental location. Don't miss out on this opportunity.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,099,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Common Area
- \$67200 Gross Scheduled Income
- \$44971.21 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$22,557
- Electric: \$1,560.00
- Gas: \$739
- Furniture Replacement:
- Trash: \$1,609
- Cable TV: 01970316
- Gardener:
- Licenses: 250
- Insurance: \$1,567
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,222
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	1	Unfurnished	\$1,150	\$2,300	\$2,600
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,350
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8553008000

Michael Lembeck

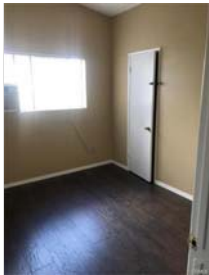
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS21024574

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List / Sold:

Closed • **Quadruplex****\$1,649,000/\$1,625,000** ↓**107 days on the market****Listing ID: CV20236517****240 W. WALNUT Ave** • **Monrovia 91016****4 units** • **\$412,250/unit** • **3,700 sqft** • **8,014 sqft lot** • **\$439.19/sqft** • **Built in 1957****Three blocks North of Huntington Dr two blocks West of Myrtle**

This is a Must See Investment Property..... This investment property has been owner occupied by the owners for over 20 years. The owners treated this well designed and landscaped property as their home and installed some of the best material as they design each of the four units. This two(2) unit 2.25 bathroom townhouse units are in superb condition. The townhouse bedroom units each were completed with on suite and custom cabinetry, recessed light, central HVAC units. Both bedrooms have new carpeting, ceiling fans and walk-in closets. The kitchens are completed with beautiful hickory kitchen cabinets and custom installed granite, the bathrooms are adorned with natural stones and tile counter tops and tile showers, each guest bathroom downstairs is finished with Kohler fixtures and marble vanity tops and custom cabinets. The two, one bedroom, one bath units have also been recently remodeled as well with custom kitchens and baths with tile and carpet flooring. The landscaping is very peaceful and very relaxing, the property is totally secure with security rod iron gates, blocks and partial fencing. Rents in these units are low compared to market rents. As stated before this is a must see property either as a owner occupied or as an investment property.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$1,789,999
- 1 Buildings
- 7 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s), SEER Rated 13-15
- Heating: Central, Wall Furnace, Natural Gas
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Washer Hookup, Washer Included
- \$86400 Gross Scheduled Income
- \$52625 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Master Suite, Walk-In Closet
- Floor: Carpet, Tile
- Appliances: Self Cleaning Oven, Dishwasher, Free-Standing Range, Microwave, Range Hood, Water Heater Central, Water Heater
- Other Interior Features: Attic Fan, Block Walls, Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Secluded, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Chain Link, Fair Condition, Partial, Security, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters, Satellite Dish

Annual Expenses

- Total Operating Expense: \$13,876
- Electric: \$625.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$985
- Cable TV: 02092724
- Gardener:
- Licenses: 125
- Insurance: \$246
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,490
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3	1	Unfurnished	\$2,250	\$2,250	\$2,450
2:	1	2	3	1	Unfurnished	\$0	\$0	\$2,450
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,550
4:	1	1	1	1	Unfurnished	\$1,175	\$1,175	\$1,550

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 3
- Dishwasher: 2
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator:
- Wall AC: 2

Additional Information

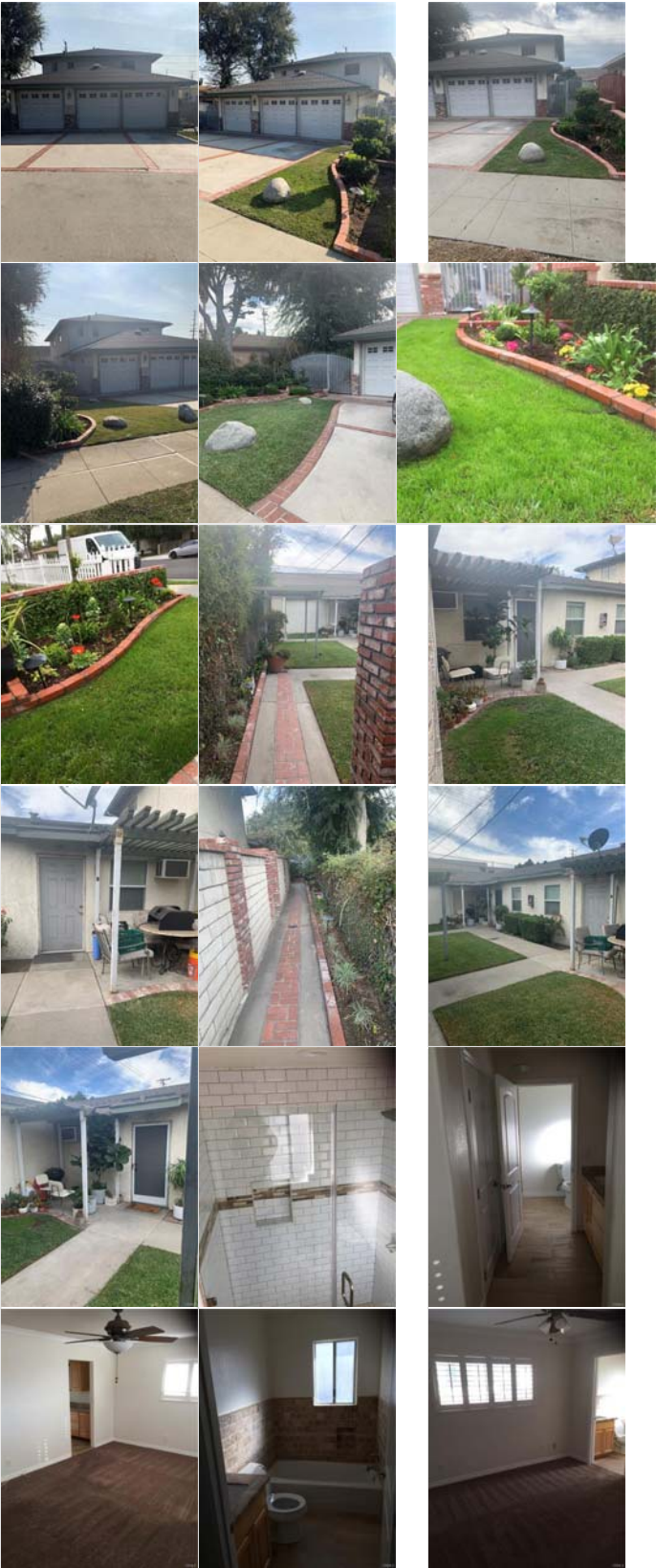
- Standard sale
- 639 - Monrovia area

• Los Angeles County

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

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CUSTOMER FULL: Residential Income LISTING ID: CV20236517

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Closed •

List / Sold: **\$980,000/\$1,000,000** ↑

7906 Painter Ave • Whittier 90602

11 days on the market

4 units • \$245,000/unit • 2,831 sqft • 7,901 sqft lot • \$353.23/sqft • Built in 1948

Listing ID: CV21025950

Drive East on Mar Vista St, turn right on Painter Ave



Wow, 5 cap plus cash flowing property in HOT East LA County market for a 4-plex !!, Prime uptown Whittier location, huge lot, 4 bungalow units all with enclosed garages and 4 car ports. Total of 8 parking spaces... Rents are way below market, Unit 1 is 1/1 rents for \$1320, market is \$1550, has front yard and back door and patio, garage and car port. Unit 2 is 1/1, rents for \$1425, market is \$1550, has back door and patio, garage and car port. Unit 3 is 2/1, rents for \$1750, market is \$1800, has a very large side yard and back door and patio, garage and car port. Unit 4 is 2/1, rents for \$1635, market is \$1800, has a very large balcony, garage and car port. Shared Laundry. With 5 cap plus and with today's super low interest rates start achieving tremendous cash flow. Easy to manage. Market GRM is 12.1 !! Market Cap 5.6 !!

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$980,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Common Area
- \$73560 Gross Scheduled Income
- \$52680 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,880
- 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	1	1	1	Unfurnished	\$1,320	\$1,320	\$1,550
2:	1	1	1	1	Unfurnished	\$1,425	\$1,425	\$1,550
3:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$1,800
4:	1	2	1	1	Unfurnished	\$1,635	\$1,635	\$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
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8142013040

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

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CUSTOMER FULL: Residential Income LISTING ID: CV21025950

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Closed •

List / Sold: **\$2,299,000/\$2,299,000**

1119 Logan St • Los Angeles 90026

30 days on the market

4 units • \$574,750/unit • 4,014 sqft • 6,509 sqft lot • \$572.75/sqft • Built in 1936

Listing ID: 21694464

East on Sunset Boulevard, South on Logan Street.



Character California Craftsman consisting of 4 updated units in 2 structures has been exquisitely re-imagined. Quite literally a stone's throw from Echo Park Lake and the popular neighborhood Farmer's Market. New character wood windows and oak floors frame inviting entrances. New kitchens feature quartz counter-tops, bronze finishes and stainless-steel appliances. Character details like a small desk, dining nook, balcony and patios frame inviting views of the Echo Park fountain. Renovated bathrooms feature beautiful baths, and glass enclosed tubs and showers. Central heating and air conditioning are upgrades of this 4-unit property that includes 2 separate buildings, six parking spaces, and secure gated entry and parking area. Near a number of local hotspots and a short drive from Silver Lake and Downtown Los Angeles.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$2,299,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02109201
 - 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	\$3,995	\$3,995	\$3,995
2:	1	3	2		Unfurnished	\$3,995	\$0	\$3,995
3:	1	2	1		Unfurnished	\$2,496	\$2,496	\$2,496
4:	1	2	1		Unfurnished	\$2,396	\$2,396	\$2,396
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
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5404017007

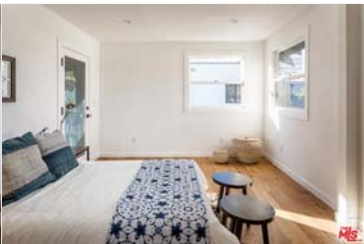
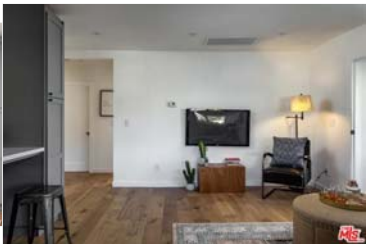
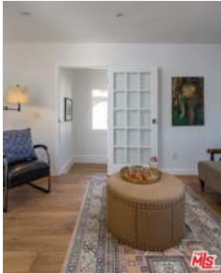
Michael Lembeck

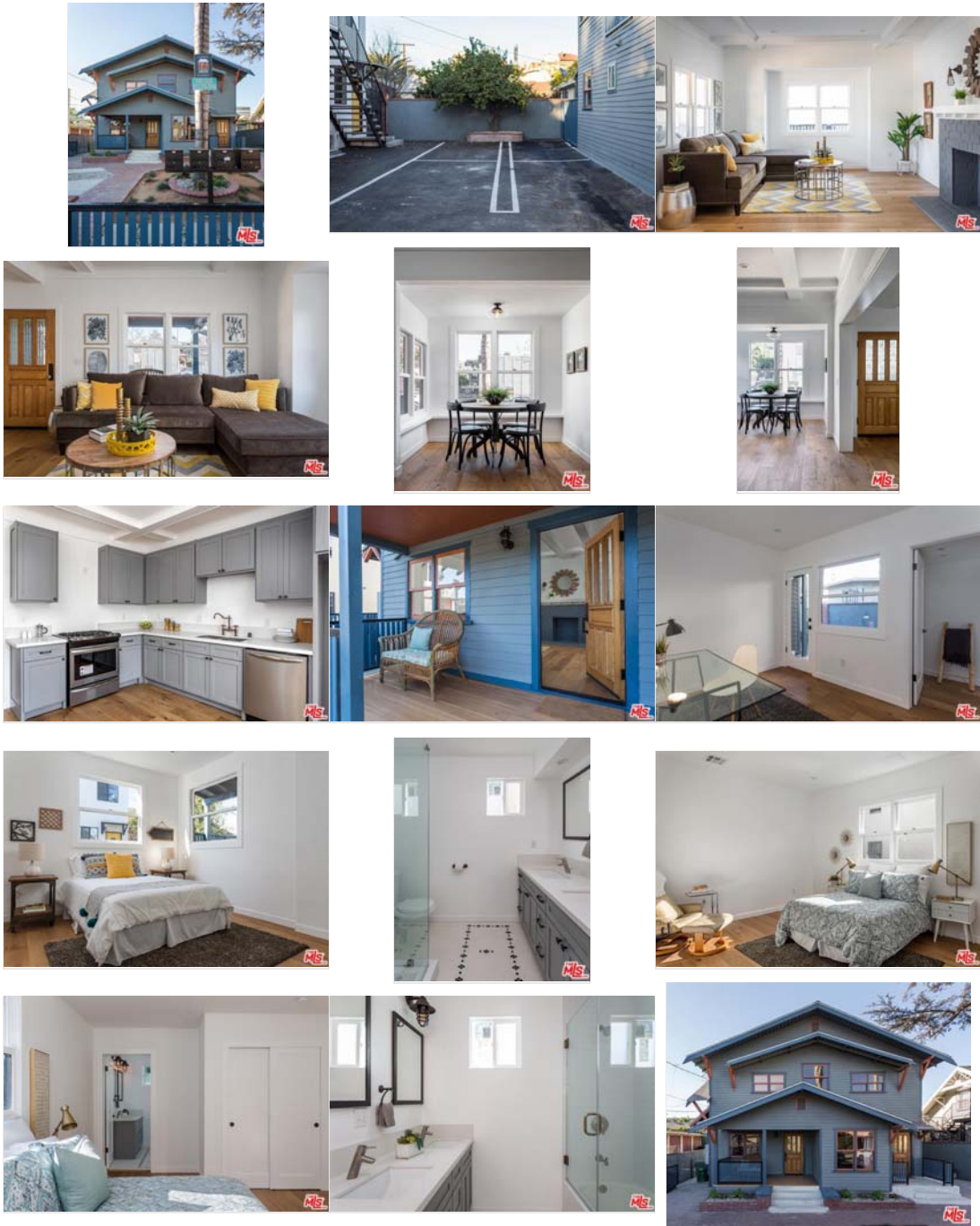
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21694464

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Closed •

List / Sold:

\$2,500,000/\$2,300,000 ↓

2333 Duane St • Los Angeles 90039
4 units • \$625,000/unit • 4,808 sqft • 8,506 sqft lot • \$478.37/sqft •
Built in 1962

44 days on the market

Listing ID: 20673054

One Duane Street, 1/2 block East of Silverlake Boulevard & West of Glendale Boulevard



Designed by Carl Maston, 2333 Duane St is a MidCentury 4-plex only 1/2 a block from the SilverLake Recreational Center - the epicenter for meeting up with neighborhood friends, strolling along the lakeside path, taking your furry friend to the dog park, and hanging out with the little ones at the playground. Come home to your beautiful MidCentury complex just above the lake where you can live in the newly renovated owner unit, tucked in the back of the complex with its own garden patio. The 2 bed 1.5 bath owner unit was designed by Weather Projects with custom millwork, Bosch appliances, designer lighting fixtures and more. The owner's unit also features a new HVAC system, new plumbing, and upgraded electrical system. The other three units showcase their original Mid-Century charm, each with their own patio and two story windows. Unit B and D will both be delivered vacant.

Facts & Features

- Sold On 04/06/2021
 - Original List Price of \$2,600,000
 - 1 Buildings
 - Levels: Two
 - Heating: Electric, Wall Furnace
- \$118440 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$20,160
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,200
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$12,000
 - 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	1	1		Unfurnished	\$1,915	\$1,915	\$1,915
2:	1	1	1		Unfurnished	\$2,222	\$2,222	\$2,222
3:	1	1	1		Unfurnished	\$1,915	\$1,915	\$1,915
4:	1	2	1		Unfurnished	\$0	\$0	\$5,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

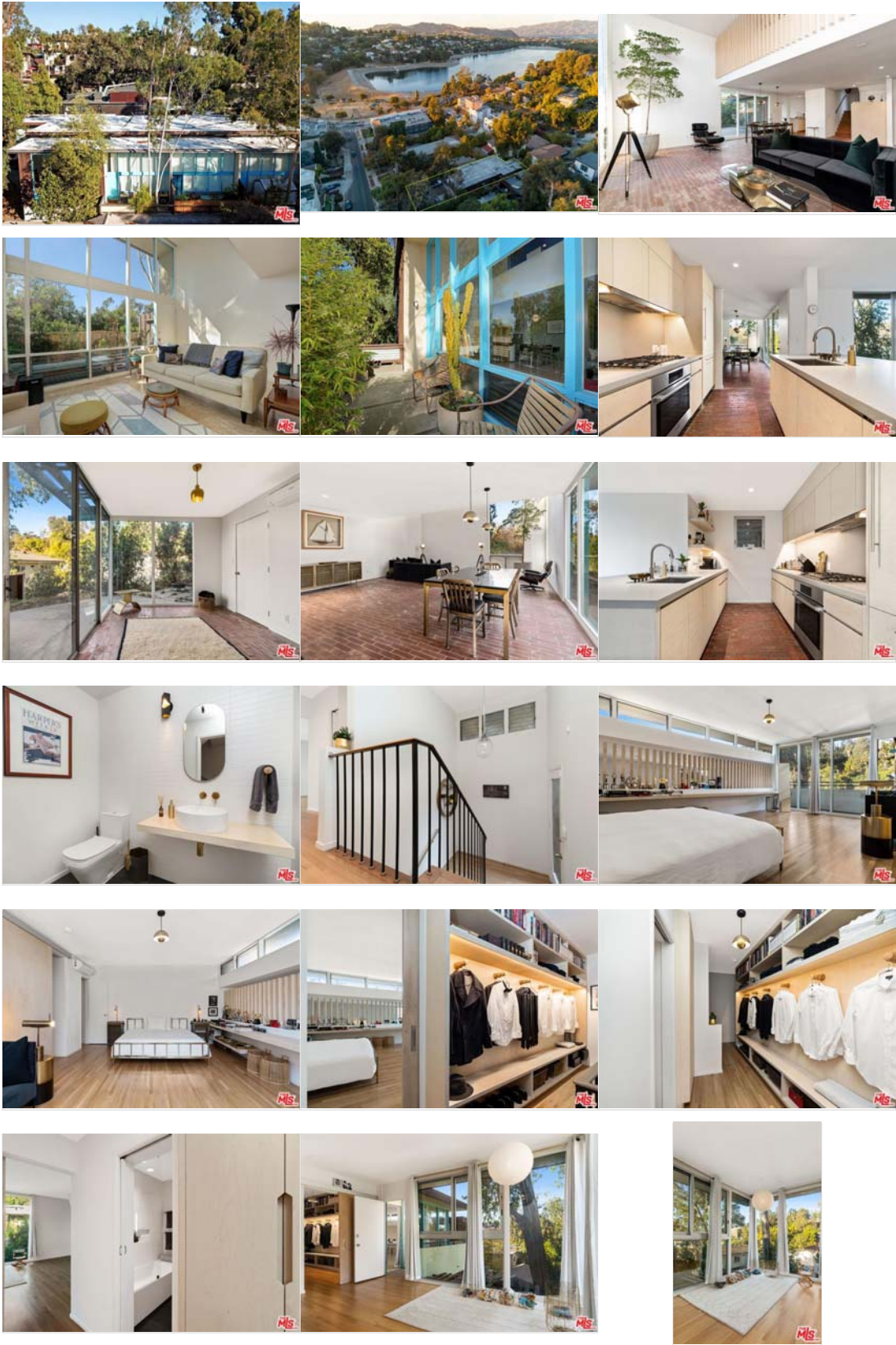
Additional Information

- Standard sale
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5422001031

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: 20673054

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List / Sold:

Closed •**\$2,799,000/\$2,760,000** ↓**10 days on the market****Listing ID: 21694104****264 S Rexford Dr • Beverly Hills 90212****4 units • \$699,750/unit • 4,856 sqft • 6,071 sqft lot • \$568.37/sqft • Built in 1927****South of Wilshire, just North of Gregory Way.**

Here's your opportunity to own a trophy, 1927, Spanish 4-plex in Beverly Hills. Each of the four units has 2 bedrooms and 1 bathroom, is approximately 1,200 sq ft, has its own in-unit laundry and two assigned parking spaces on-site. Plenty of period details remain in this beautiful building's architecture. Well located, just South of Wilshire and near, restaurants, retail, transportation and the new Wilshire/Rodeo subway station. The exterior has just been painted and there are newer windows, a newer roof, and hot water heater. One unit currently vacant to provide added opportunity to the new owner. Upside potential in rents.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$2,799,000
- 1 Buildings
- Heating: Gravity
- \$116600 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior**Annual Expenses**

- Total Operating Expense: \$43,000
- 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	\$2,840	\$34,080	\$3,500
2:	1	2	1		Unfurnished	\$2,825	\$33,900	\$3,500
3:	1	2	1		Unfurnished	\$0	\$0	\$3,500
4:	1	2	1		Unfurnished	\$2,864	\$34,368	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331014039

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

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CUSTOMER FULL: Residential Income LISTING ID: 21694104

Printed: 04/11/2021 7:29:28 PM

List / Sold:

Closed**\$3,150,000/\$3,135,000** ↓

5 days on the market

Listing ID: 20616308

110 Dudley Ave • Venice 90291**4 units • \$787,500/unit • 2,850 sqft • 3,778 sqft lot • \$1100.00/sqft • Built in 1964****1/2 block south of Rose, between Main and Pacific**

Prime location in Venice, just off Rose and Main street, a few blocks from Abbot Kinney and 1 block to the beach. Coveted and well maintained 4- unit building with tip-top rents. Unique, private, and secured. It is always fully rented but currently has one vacancy that the owner chose to leave open for the sale, making showings easy, or perhaps the new owner would like a beach pied-a-terre. Carport has 3 tandem spaces. The photos tell the story, the income and expense are current and accurate. The income for the vacant unit is what the prior tenant was paying.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$3,150,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Central, Wall Furnace
- \$170100 Net Operating Income

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Lot Features: Yard
- Security Features: Gated Community, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$13,500
- 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	2		Unfurnished	\$5,350	\$5,350	\$5,600
2:	2	1	1		Unfurnished	\$3,650	\$3,650	\$3,650
3:	3	1	1		Unfurnished	\$3,650	\$0	\$3,650
4:	4	0	1		Unfurnished	\$2,650	\$2,650	\$2,650
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C11 - Venice area
- Los Angeles County
- Parcel # 4286016012

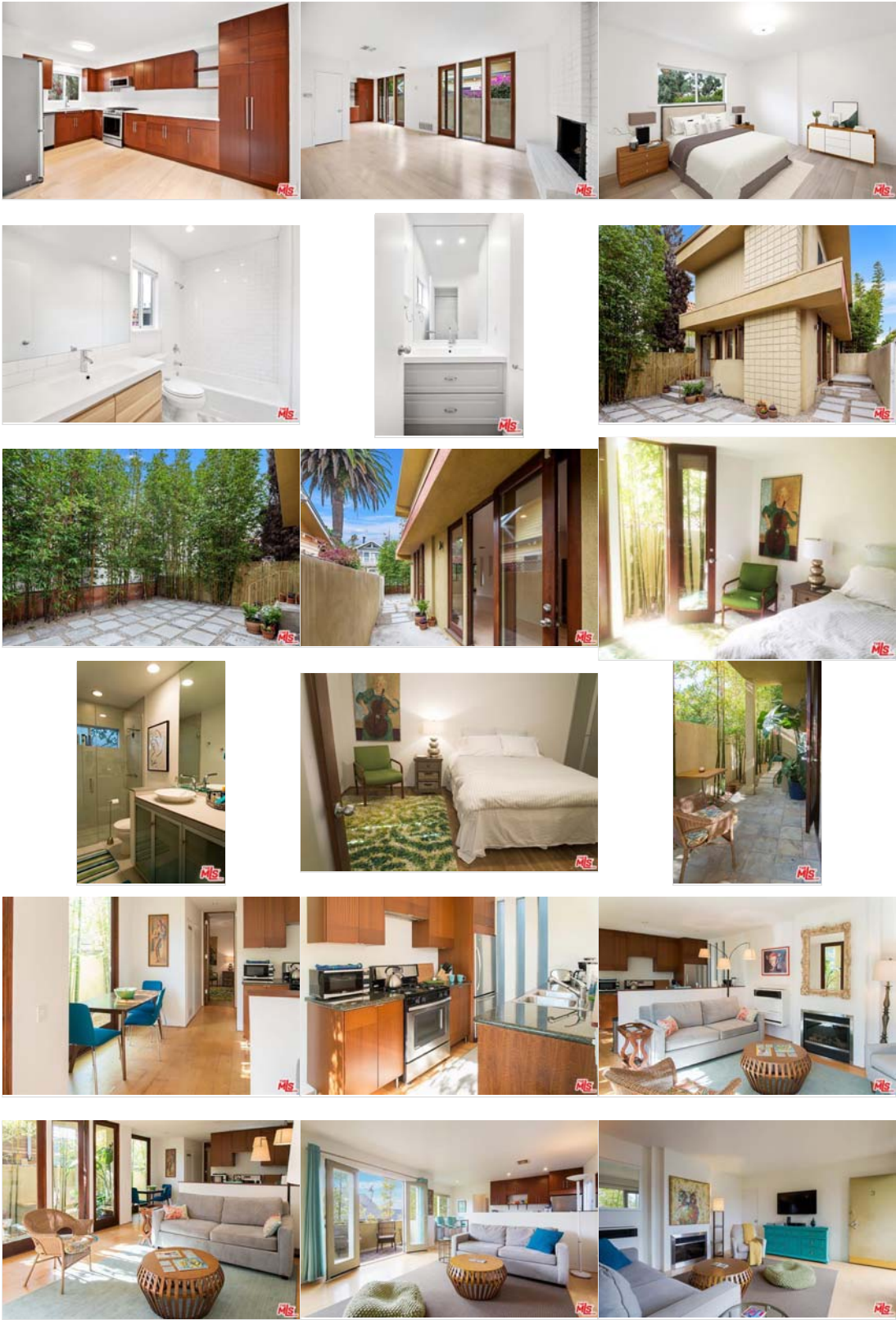
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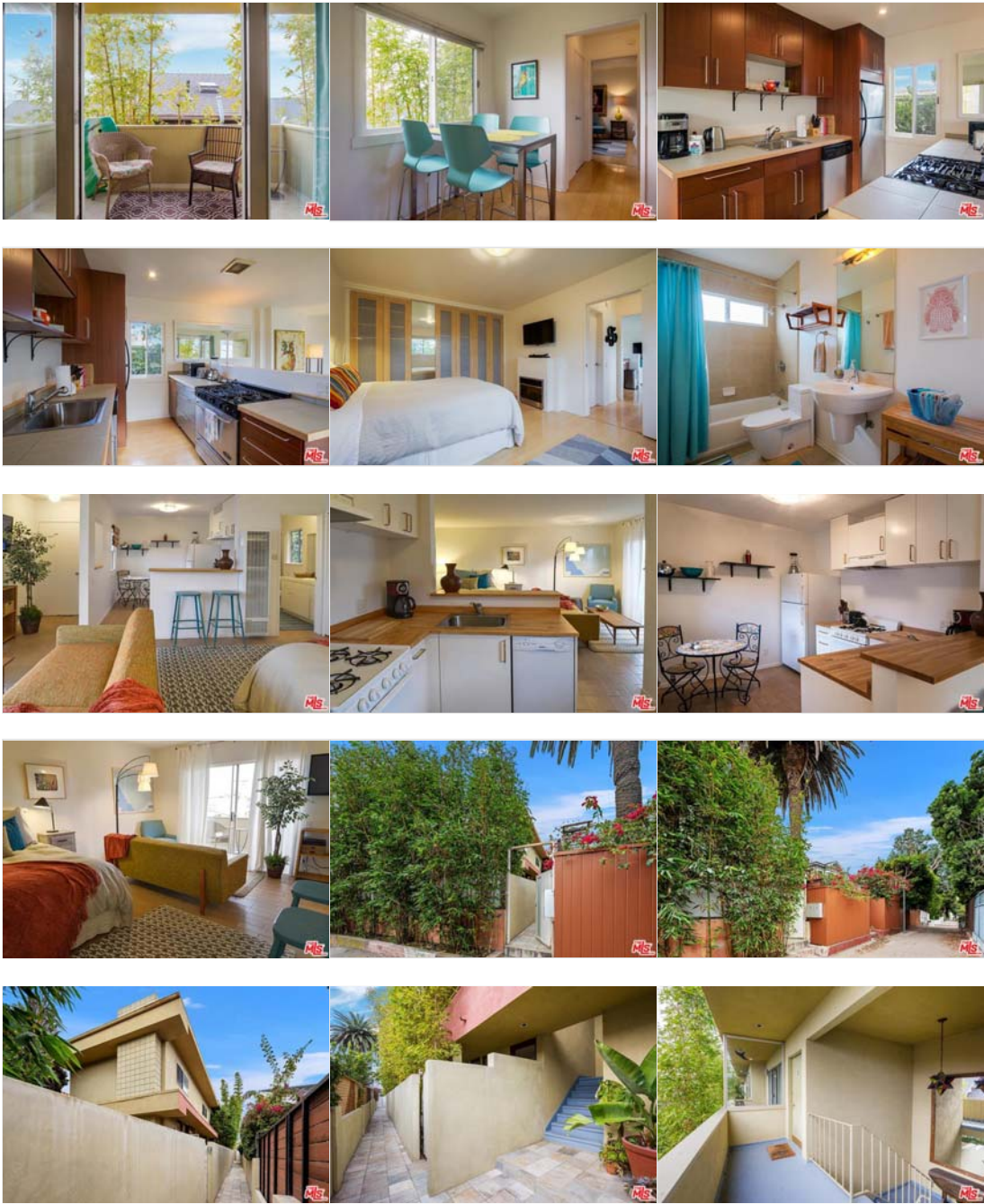
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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180

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CUSTOMER FULL: Residential Income LISTING ID: 20616308

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List / Sold:

Closed •**\$1,475,000/\$1,652,140** ↑

23 days on the market

Listing ID: 21700200

5416 Alvern Cir • Los Angeles 90045**4 units** • **\$368,750/unit** • **3,366 sqft** • **9,763 sqft lot** • **\$490.83/sqft** •
Built in 1951**West of La Cienega, South of Centinela to Alvern Circle.**

BRING YOUR DEVELOPERS/CONTRACTORS! Great Westchester investment on large lot approximately 10,000 sq ft. This 4 unit building has Townhouse style units and one detached unit with a parking spot, three single car garages and all units are individually metered. Develop or keep as is.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,475,000
- 4 Buildings
- \$18720 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- 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	1		Unfurnished	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$2,500
3:	1	2	1		Unfurnished	\$0	\$0	\$2,500
4:	1	1	1		Unfurnished	\$1,560	\$1,560	\$2,100

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
- C29 - Westchester area
- Los Angeles County
- Parcel # 4103008015

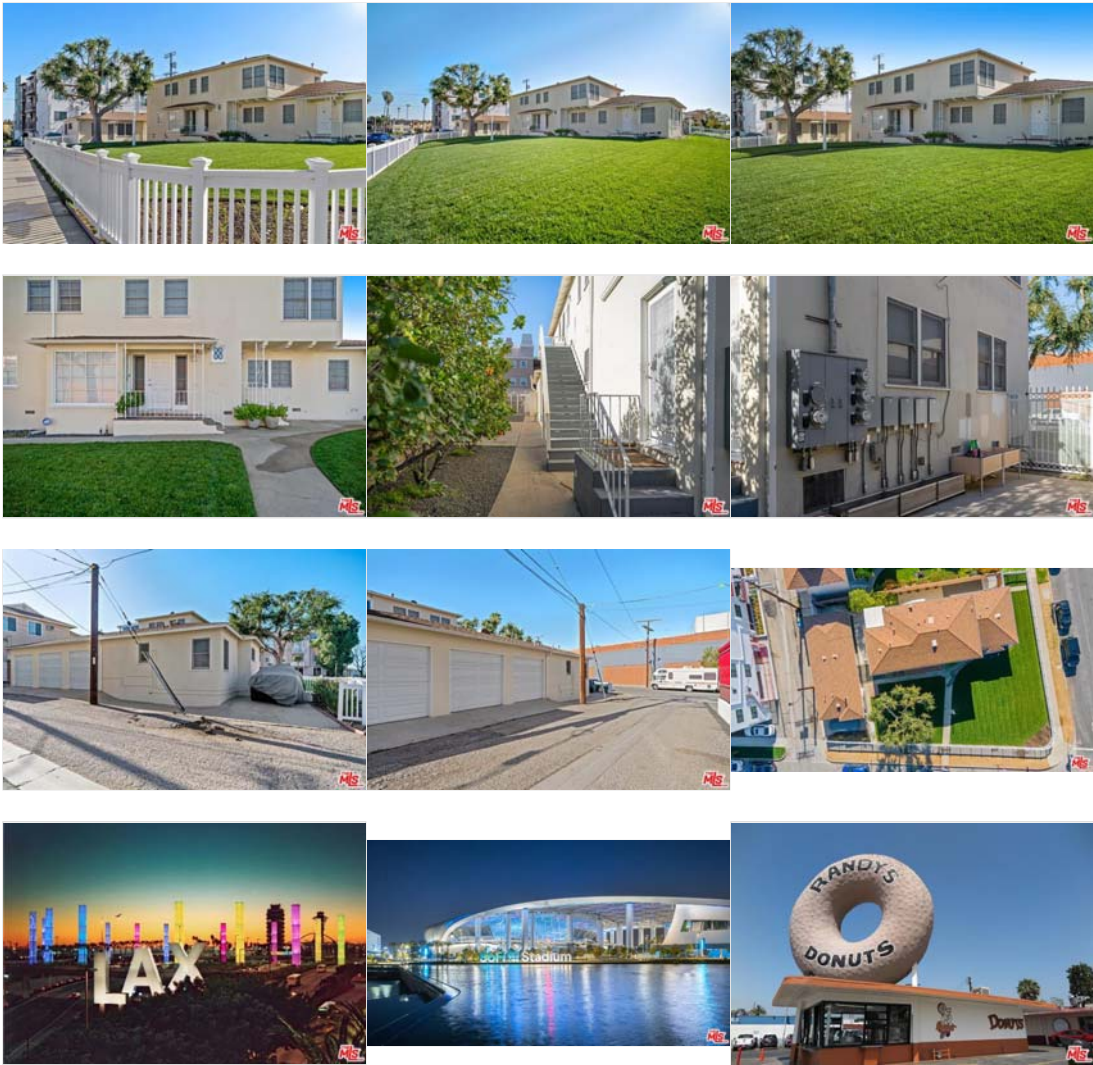
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21700200

Printed: 04/11/2021 7:29:28 PM

Closed •

List / Sold: **\$1,099,000/\$890,000** ↓

1114 E 27Th St • Los Angeles 90011

46 days on the market

4 units • \$274,750/unit • 880 sqft • 7,089 sqft lot • \$1011.36/sqft •

Built in 1895

Listing ID: 21677190

On Central going southbound, make a left on 27th St. Destination will be on your right.



Great 4 unit complex, perfect for investor. Minutes away from Downtown Los Angeles and freeways. Property consists of 2 (2 bed, 1 bath), 1 (3 bed, 1 bath), and 1 (5 bed, 2 baths). Very low maintenance building.

- Facts & Features**
 - Sold On 04/06/2021
 - Original List Price of \$1,099,000
 - 1 Buildings
- \$25528 Net Operating Income

Interior

Exterior

- Annual Expenses**
 - Total Operating Expense: \$48,083
 - 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:	2	2	1		Unfurnished	\$1,100	\$2,200	\$2,200
2:	1	1	1		Unfurnished	\$1,488	\$1,488	\$1,488
3:	1	5	2		Unfurnished	\$2,414	\$2,414	\$2,414
4:								
5:								
6:								
7:								
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- # Of Units With:**
 - Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Additional Information**
 - Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5119013014

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

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CUSTOMER FULL: Residential Income LISTING ID: 21677190

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List / Sold:

Closed • **Quadruplex****\$1,250,000/\$1,200,000 ↓****78 days on the market****9215 Langdon Ave • North Hills 91343****4 units • \$312,500/unit • sqft • 24,485 sqft lot • No \$/Sqft data • Built in 1957****Listing ID: V0-220008203****Cross Street: Tupper; Nordhoff Street to left on Langdon. Property is on the left.**

Very RARE OPPORTUNITY for investor looking for multi units. Incredible housing 'compound' with yards and parking for every unit. Gross and Net income does NOT INCLUDE income from additional units or increase in rents. BONUS! APPROVED PLANS FOR 2 ADU UNITS NOT INCLUDED IN THE 4 PLEX. (ONE (1) BEDROOM AND ONE STUDIO.) Original main home, where the family grew up, is 3 bedrooms, 2 bath with living room and large family room 1897 sq. ft. Large back yard. Behind the main house on a huge lot there is a additional duplex with two additional double car garages. Each of these are 2 bedroom 1 bath, 785 sq. ft. The one bedroom, one bath unit is 437 sq. ft. and has a large, double carport. Each unit has their own yard. New water supply lines and roofs. PLENTY OF PARKING on the property! Current tenants are on month to month and are all long term tenants. There are no current leases in place. Rents have not been raised in years and are: Front house, 3 bed, 2 bath: single car garage: \$1860.00 monthly. Duplex unit 1: 2 bedrooms, 1 bath, 2 car garage, \$1006.32. Duplex unit 2: 2 bedrooms, 1 bath, 2 car garage \$1250.00. Unit 4: 1 bedroom, 1 bath with double car port: \$750.00. Projected rent for planned and approved ADU units when built out is an additional \$3,000.00. monthly. Current cap rate does not include the projected rents if buyer builds out the approved ADU and Junior ADU unit in the existing building that is on the property.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$1,250,000
- 5 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Electric
- Cap Rate: 3.2
- \$4866 Gross Scheduled Income
- \$3855 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet
- Appliances: None

Exterior

- Lot Features: Back Yard, Lawn, Rectangular Lot, Sprinklers None, Yard
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,011
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,313
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$445
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	5	Unfurnished	\$1,860	\$1,860	\$0
2:		2	1		Unfurnished		\$1,006	
3:		2	1	2	Unfurnished	\$1,250	\$1,250	
4:		1	1		Unfurnished	\$750		
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

4/11/2021

Matrix

- Standard sale
- Rent Controlled

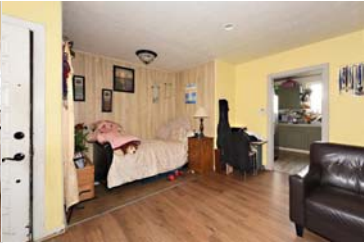
- NOH - North Hills area
- Los Angeles County
- Parcel # 2656027007

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

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Closed •

List / Sold: **\$838,000/\$800,000** ↓

2424 Angela St • Pomona 91766

56 days on the market

4 units • \$209,500/unit • 3,828 sqft • 7,153 sqft lot • \$208.99/sqft • Built in 1965

Listing ID: SC20246212

FWY 60 : north> on S Garey Ave , east> on S Oliver St , south> on Angela St



Investment Opportunity! Convenient location that close proximity to FWY 60 and HWY71, bus stops, shopping and restaurants bring great potential to this 4 unit rental property. Attached garages assigned to each unit, well maintained coin laundry on site. Don't miss the great chance to invest this well maintained four unit apartment.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$838,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- \$45300 Gross Scheduled Income
- \$30711 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Appliances: Water Heater

Exterior

- Lot Features: Near Public Transit, Paved, Sprinkler System
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,966
- Electric: \$222.00
- Gas: \$836
- Furniture Replacement:
- Trash: \$2,531
- Cable TV: 02039203
- Gardener:
- Licenses:
- Insurance: \$1,560
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,597
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,100	\$1,100	\$1,750
2:	1	2	2	1	Unfurnished	\$950	\$950	\$1,350
3:	1	2	2	1	Unfurnished	\$925	\$925	\$1,350
4:	1	1	1	1	Unfurnished	\$800	\$800	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8331023036

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

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Closed •

List / Sold:

\$3,300,000/\$3,000,000 ↓

57 days on the market

Listing ID: 20672444

1420 Berkeley St • Santa Monica 90404
6 units • \$550,000/unit • 7,134 sqft • 7,808 sqft lot • \$420.52/sqft •
Built in 1966

Corner property on Berkeley, just south of Santa Monica Blvd



1420 Berkeley Street is a rare 100% Vacant 6-unit apartment building located on a prime corner lot in Santa Monica. This unique property boasts a desirable unit mix of two-bedroom units and a two-bedroom front townhouse. There is an additional office with half bath (500 sf) that can be rented out for additional income. Walking distance from Santa Monica Blvd and Wilshire Blvd with many restaurants, shopping, and cafes. All income is projected and based on the building being fully occupied with tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$3,300,000
- 1 Buildings
- Heating: Fireplace(s)
- \$143112 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$99,000
- 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	2		Unfurnished	\$3,800	\$3,800	\$3,800
2:	4	2	2		Unfurnished	\$3,100	\$3,100	\$3,100
3:	1	2	1		Unfurnished	\$3,000	\$3,000	\$3,000
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 # 4267017009

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 20672444

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List / Sold:

Closed •**\$1,200,000/\$1,220,000** ↑

27 days on the market

Listing ID: DW21018818

2516 Illinois Ave • South Gate 90280**6 units • \$200,000/unit • 3,126 sqft • 10,752 sqft lot • \$390.28/sqft • Built in 1940****West of 710 and North of 105**

Pride of ownership. Amazing investment opportunity in the city of South Gate CA. 6 Units 1 Bedroom 1 bathroom each. Highly desired rental area offers the opportunity to receive market rents and positive cashflow. Very well maintained and manicured with garages for each tenant. Contact agent for Gross scheduled income and operating expenses.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$1,200,000
- 4 Buildings
- 10 Total parking spaces
- Heating: Wall Furnace
- \$96120 Gross Scheduled Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Appliances: None

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: 01114703
- 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:	3	1	1	3	Unfurnished	\$1,195	\$3,585	\$4,650
2:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,550
3:	1	1	1	1	Unfurnished	\$1,350	\$1,550	\$1,550
4:	1	1	1	1	Unfurnished	\$0	\$1,550	\$1,550

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6205025016

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW21018818

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List / Sold:

Closed • **Commercial/Residential****\$1,315,000/\$1,420,000** ↑**5 days on the market****7615 Bright Ave • Whittier 90602****7 units • \$187,857/unit • 4,759 sqft • 7,147 sqft lot • \$298.38/sqft • Built in 1971****Listing ID: SR21045720****Garfield Ave, left on W Beverly Blvd, right on Pickering Ave, left on Mar Vista St, turn right on Bright Ave**

7615 Bright Avenue consists of one 7-unit building built in 1971. The property offers 6 spacious 1 bed/ 1 bath units & 1 large 3 bed/ 2 bath unit, all come with a wall mounted HVAC unit. There is ample onsite parking that includes 1 two car garage, one single car garage and seven carports. The complex has a small private laundry facility. All units are separately metered for gas and electricity which keeps landlord operating expenses to a minimum. The property is in close proximity to the Whittier Library, Community Center, City Hall, Turnbull Canyon hiking/biking trail, and Whittier College. Current ownership has maintained the rental rates well below the market level and with the right strategy and approach, a new investor can take advantage of a significant repositioning opportunity. This would be a fantastic addition to any investors portfolio. This is a must see! Please Drive-By Only and DO NOT Enter the Building or Disturb Any Tenants.

Facts & Features

- Sold On 04/08/2021
- Original List Price of \$1,315,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Common Area
- Cap Rate: 4.1
- \$81030 Gross Scheduled Income
- \$38563 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Free-Standing Range, Gas Range, Water Heater Central
- Other Interior Features: Balcony, Corian Counters

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Rectangular Lot, Level
- Fencing: Block, Good Condition, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$42,467
- Electric: \$611.00
- Gas: \$2,003
- Furniture Replacement:
- Trash: \$2,135
- Cable TV: 01932742
- Gardener:
- Licenses: 117
- Insurance: \$5,470
- Maintenance: \$12,039
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$4,383
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,550	\$1,550	\$1,900
2:	6	1	1	0	Unfurnished	\$900	\$5,400	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141012024

Michael Lembeck

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Re/Max Property Connection

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

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Closed •

List / Sold:

\$3,250,000/\$2,800,000 ↓

23 days on the market

Listing ID: 21686068

326 S Serrano Ave • Los Angeles 90020
10 units • \$325,000/unit • 9,948 sqft • 9,012 sqft lot • \$281.46/sqft •
Built in 1961
Two blocks east of Western Avenue and just south of 3rd Street.



This is an incredible value-add opportunity for an investor looking to purchase in prime Koreatown. The property features an incredible unit mix with huge units and abundant parking. Select units feature balconies and recessed lighting. All units feature wall air conditioners and forced air heat. Two of the units will be delivered vacant.

Facts & Features

- Sold On 04/06/2021
- Original List Price of \$3,250,000
- 1 Buildings
- 12 Total parking spaces
- Heating: Forced Air
- \$124113 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$75,967
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- 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	1	1		Unfurnished	\$1,326	\$5,304	\$5,304
2:	6	2	2		Unfurnished	\$1,964	\$11,785	\$11,785
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5503005006

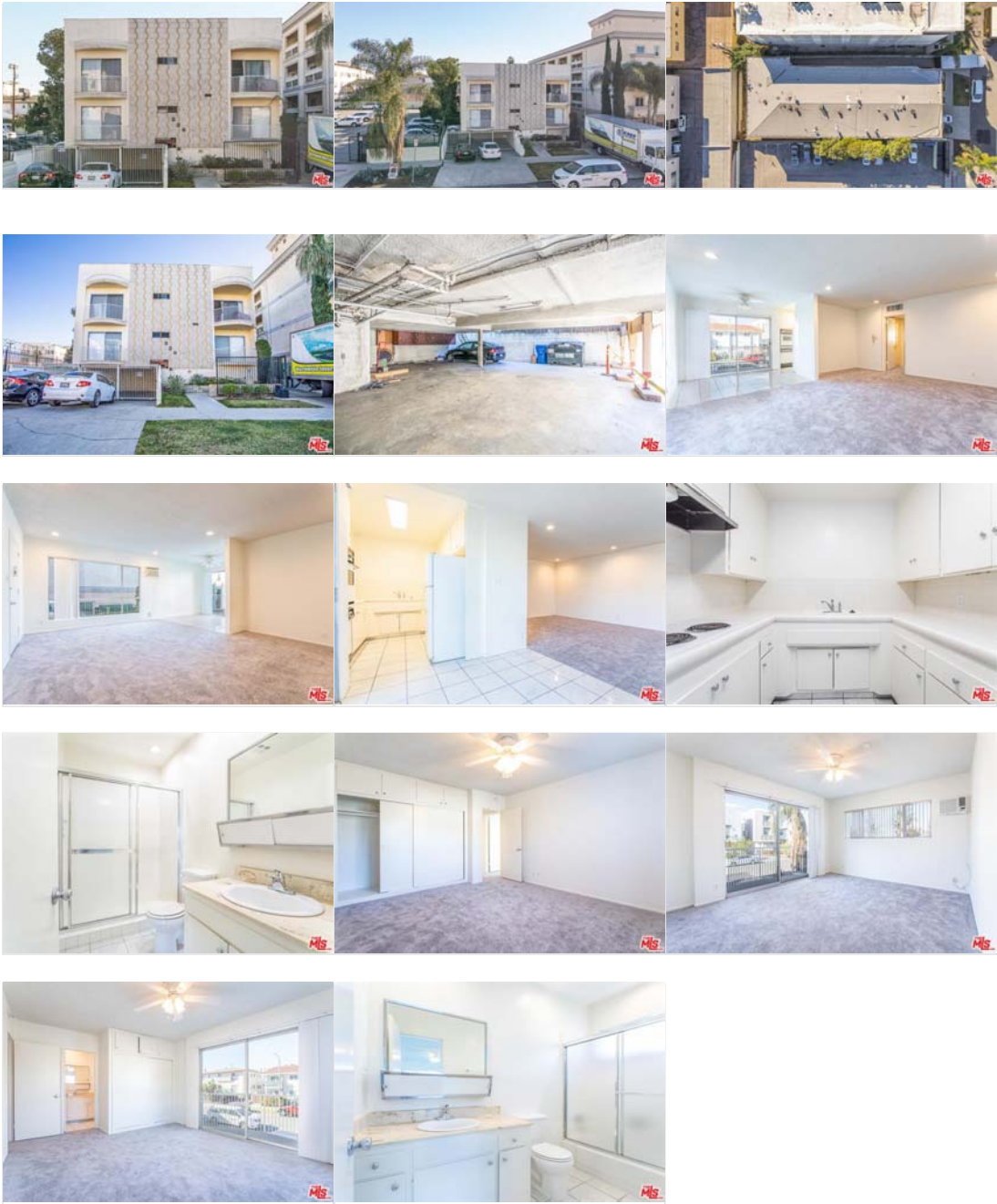
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 21686068

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List / Sold:

Closed •**\$2,295,000/\$2,100,000 ↓****29 days on the market****Listing ID: 21702816****707 Crenshaw Blvd • Los Angeles 90005****10 units • \$229,500/unit • 6,362 sqft • 7,499 sqft lot • \$330.08/sqft • Built in 1940****Just South of Wilshire and West of Western Ave.**

SEE OM IN DOCS SECTION OF LISITNG. 707 Crenshaw Boulevard is a ten-unit classic 1940s vintage apartment building constructed in 1940. The unit mix consists of six guest rooms and four 2bedroom/1bathroom units with preliminary plans and survey for an Accessory Dwelling Unit. The superior location and classic building architecture provide the perfect opportunity for an investor to immediately complete their own renovation plan in the 5 vacant units with significant rental upside remaining in the 5 leased units. All two-bedroom units feature large bedrooms, open kitchens, spacious living room areas, ample storage and closet space, crown molding and significant natural light. One of the two-bedroom units (709 Unit 5) has an updated kitchen, updated bathroom and hardwood flooring throughout. All guest rooms feature open kitchenettes, large living spaces, ample closet and storage space, crown molding and significant natural light. One of the guest rooms (709 Unit 3) has laminate flooring and a partially updated kitchen. Several of the units feature dual access from both the front and rear of the unit. Each unit also features an individual water heater. Current owner will deliver preliminary plans and survey to Buyer for an Accessory Dwelling Unit. Owner will also deliver preliminary plans to convert 2bed+1bath units to 3 bed+2bath units. 5 parking spaces.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$2,295,000
- 1 Buildings
- 4 Total parking spaces
- \$118753 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$58,455
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01263636
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	0	1		Unfurnished	\$1,189	\$7,134	\$9,750
2:	4	2	1		Unfurnished	\$1,865	\$7,458	\$9,800
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:

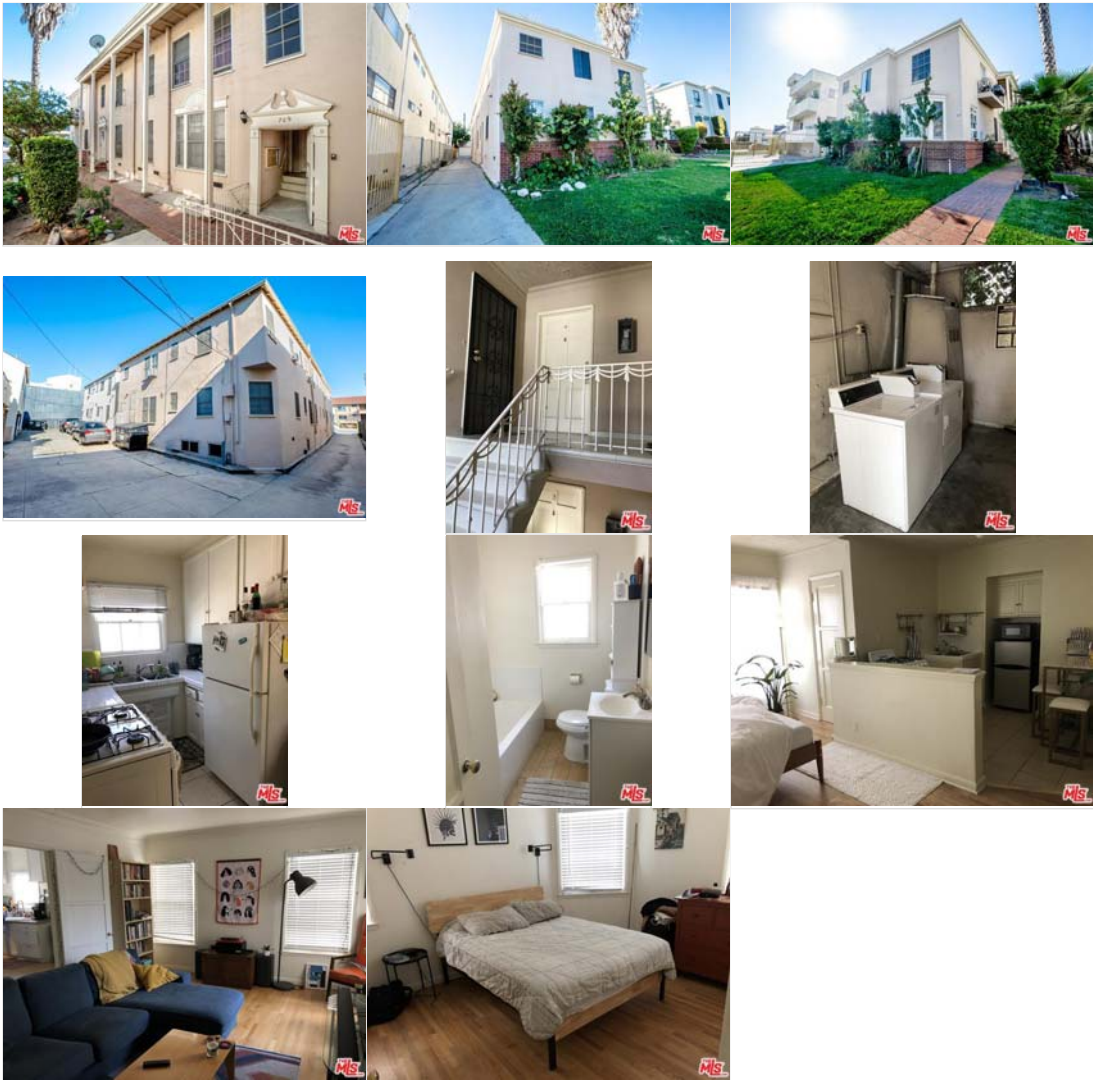
Additional Information

- Standard sale
- HPK - Hancock Park area
- Los Angeles County
- Parcel # 5090032008

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Cell Phone: 714-742-3700

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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 21702816

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List / Sold:

Closed •**\$6,250,000/\$6,215,000** ↓**10 days on the market****Listing ID: 21701590****1809 Malcolm Ave • Los Angeles 90025****11 units • \$568,182/unit • 14,355 sqft • 7,728 sqft lot • \$432.95/sqft • Built in 1987****Malcolm at Santa Monica**

We are pleased to offer for sale an incredible multifamily asset at 1811 Malcolm Ave. Built in 1987, the property is NOT subject to the City of LA's Rent Stabilization Ordinance. Nestled among some the Westside's most prominent neighborhoods. 1811 Malcolm sits two blocks east of Westwood Blvd and just south of Santa Monica Blvd in the shadow of the iconic Los Angeles California Temple. To the north is Westwood and its centerpiece, UCLA. To the east is Century City, its famous shopping center and the various entertainment and law firms filling its high rises. The property features beautiful landscaping, new paint, and a fresh facade. There is a secured lobby, an elevator and secure on-site parking for all units. There is also a common laundry facility for all tenants. The unit mix includes (1) 3-bed, 3-bath unit, (9) 2-bed, 2-bath units and (1) 1-bed, 1-bath unit. Overall, current rents are strong, however there remains significant upside potential as the economy rebounds and the rental market emerges from the grips of the COVID epidemic. This is a fantastic trophy asset in an undeniably attractive location that will surely pay long-term dividends to a savvy investor.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$6,250,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$220206 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$149,190
- 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	3	3		Unfurnished	\$3,795	\$3,795	\$4,200
2:	9	2	2		Unfurnished	\$2,824	\$25,416	\$3,250
3:	1	1	1		Unfurnished	\$2,420	\$2,420	\$2,500

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4321001038

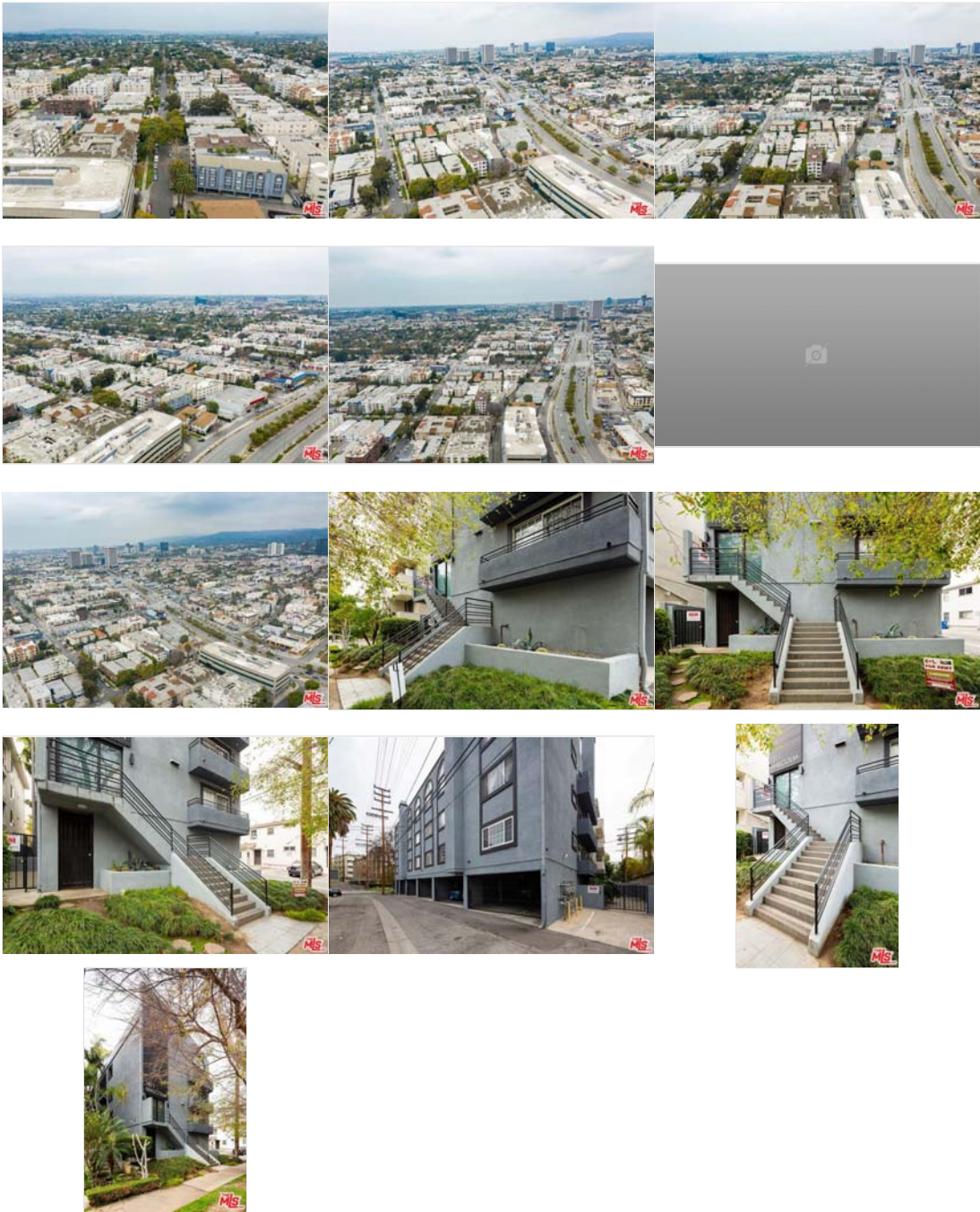
Michael Lembeck**Re/Max Property Connection**

4/11/2021
State License #: 01019397
Cell Phone: 714-742-3700

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

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CUSTOMER FULL: Residential Income LISTING ID: 21701590

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Closed •

List / Sold:

\$3,700,000/\$3,900,000 ↑

19 days on the market

585 N Hill Ave • Pasadena 91106

14 units • \$264,286/unit • sqft • 16,670 sqft lot • No \$/Sqft data •
Built in 1963

Listing ID: P1-3432

From the 210 Freeway East, Exit Hill Ave and turn Left. The destination is on your left.



We are proud to present the Hill Avenue Apartments. An incredible investment opportunity located in beautiful Pasadena. This amazing 14 Unit garden style complex has been cared for by the current ownership since 1972 with quality improvements being made upon unit turnover. The property has secured entry and parking with an open grass common area. Small private patios and balconies for each unit- create a very cozy feeling on the property. The building boasts a solid unit mix of a large townhouse style 3 Bedroom with additional 3 Beds, 2 Beds, and 1 Bedroom apartments all individually metered for gas and electricity. Built in 1963, the building offers spacious units most of which have been meticulously renovated, including copper plumbing yet leaving the next owner approximately 35% rental upside. Most tenants are long term, and the asset has an onsite laundry room with parking for every unit. The property has been well cared for and is ready for the next owner to maximize the buildings potential. Hurry, this deal will move fast and fit perfectly in all size real estate portfolios!

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$3,700,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 3.19
- \$206718 Gross Scheduled Income
- \$118000 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Water Heater

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Fencing: Security, Wood

Annual Expenses

- Total Operating Expense: \$83,680
- Electric:
- Gas: \$1,914
- Furniture Replacement:
- Trash: \$2,846
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,957
- Maintenance:
- Workman's Comp:
- Professional Management: 689
- Water/Sewer: \$6,070
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		26	18	0	Unfurnished	\$17,227	\$17,227	\$27,100
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

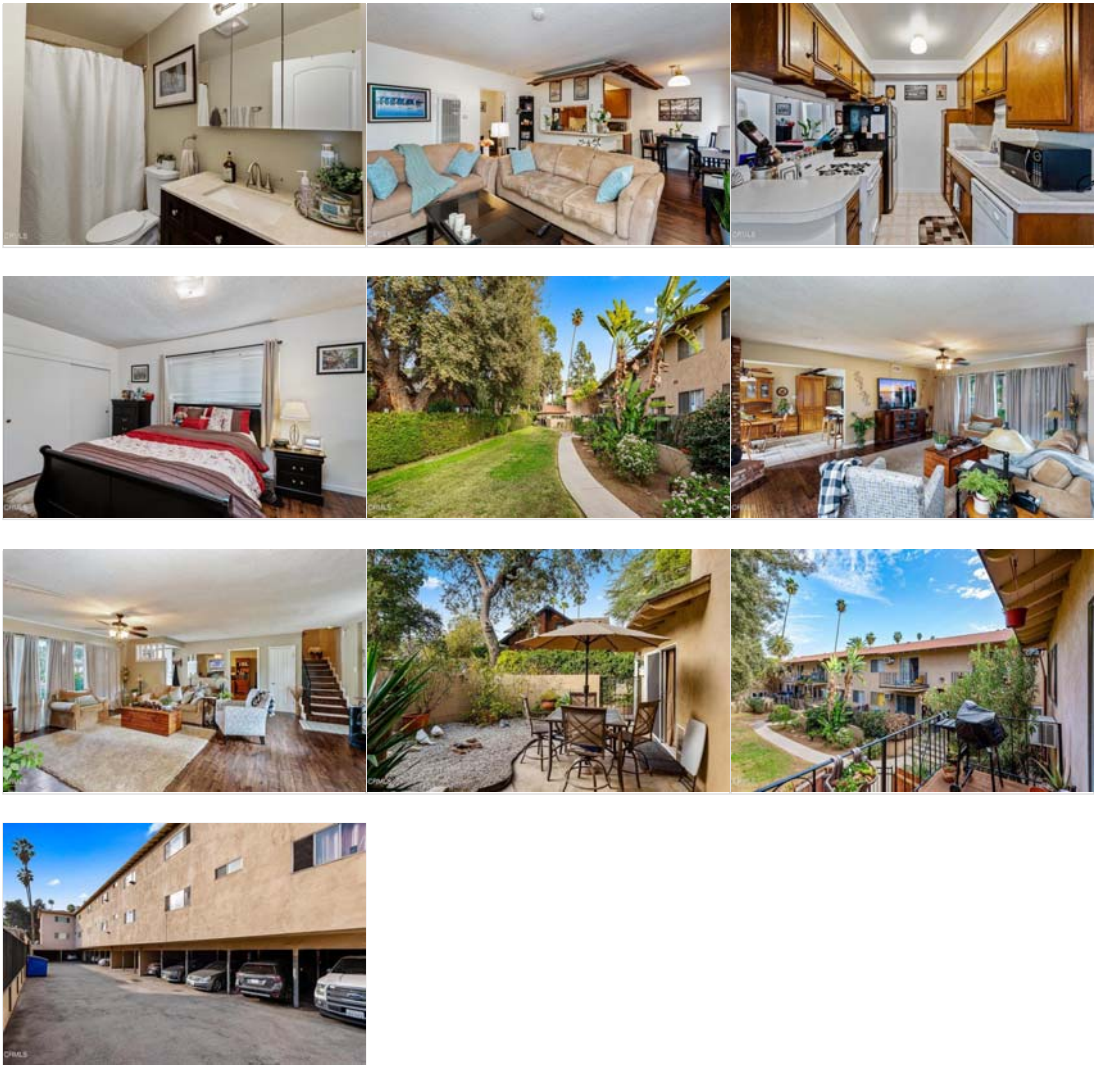
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5739019020

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

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CUSTOMER FULL: Residential Income LISTING ID: P1-3432

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Closed •

List / Sold:

\$2,700,000/\$2,650,000 ↓

237 days on the market

11710 Glenoaks Blvd • San Fernando 91340
14 units • \$192,857/unit • 10,524 sqft • 21,934 sqft lot • \$251.81/sqft •
Built in 1955
N of 118Fwy + W of 210 Fwy

Listing ID: PW20058510



A Great Investment Opportunity of 14U. APT Building in San Fernando, 4=2BR+1BA, 10=1BR+1BA, Huge Lot 21,934 Sq.Ft, Building Size 10,524 Sq.Ft, 22 Parking Spaces, Huge Potential to Increase Value, Very Conveniently Close to Freeway, School, Shopping and Restaurants, Pride Of Ownership, Never Been Vacant For Last Few Years, Located At the Corner of Glenoaks and Vaughn, Right Off 118 FWY, Also Easy Access to 210 & 5 FWY.

Facts & Features

- Sold On 04/07/2021
- Original List Price of \$2,800,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Individual Room
- \$198360 Gross Scheduled Income
- \$127188 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$71,172
- Electric: \$2,000.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$4,800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance: \$8,000
- Workman's Comp:
- Professional Management: 6700
- Water/Sewer: \$10,000
- Other Expense: \$1,000
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1	0	Unfurnished	\$4,932	\$4,932	\$5,130
2:	10	1	1	0	Unfurnished	\$11,598	\$11,598	\$12,060

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- SF - San Fernando area
- Los Angeles County
- Parcel # 2524002024

Michael Lembeck

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Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
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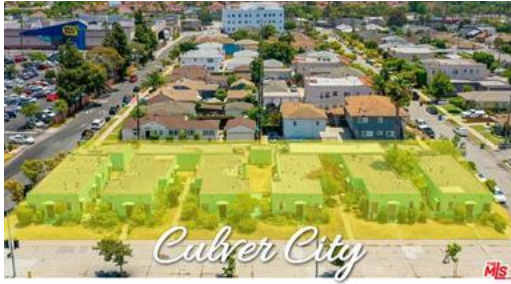
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List / Sold:

Closed •**\$5,900,000/\$5,000,000** ↓

222 days on the market

Listing ID: 20624120

10800 Venice Blvd • Culver City 90232**18 units • \$327,778/unit • 7,114 sqft • 20,875 sqft lot • \$702.84/sqft • Built in 1941****Venice Blvd in Culver City**

This 18-Unit apartment community is set within a multiple courtyard layout on a large parcel of land totaling 20,847 SF with +/-208 feet of Venice Blvd. street frontage. Built in 1941, the property is located just +/-1.1 miles from the dramatically revitalized downtown Culver City. Within the existing 18-Units, the composition consists of Sixteen (16) Studio apartments and Two (2) One Bedroom and One Bathroom apartments. There are Sixteen (16) enclosed garages. Block-to-block parcel with +/-208 feet of Venice Blvd. frontage / zoned Culver City RMD. Sale offering subject to court confirmation and/or possible over-bid proceedings under the Probate Courts Orders or any statutory requirements. Minimum Overbid is \$5,250,000 - Court hearing is scheduled for February 22, 2021 at 9:30 a.m., 111 N. Hill St., Department 11, Los Angeles CA 90012.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$5,900,000
- 9 Buildings
- \$131848 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$104,363
- 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:	16	0	1		Unfurnished	\$922	\$14,750	\$28,800
2:	2	1	1		Unfurnished	\$1,150	\$2,300	\$4,500
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

- Probate Listing sale
- Rent Controlled
- C28 - Culver City area
- Los Angeles County
- Parcel # 4208018020

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

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List / Sold:

Closed •**\$5,300,000/\$5,250,000** ↓

97 days on the market

4500 Santa Rosalia Dr • Los Angeles 90008
23 units • **\$230,435/unit** • **23,789 sqft** • **25,066 sqft lot** • **\$220.69/sqft** •
Built in 1956

Listing ID: PW20209119

Across from Hillcrest Elementary



4500 Santa Rosalia Drive is a well-maintained 23-unit asset in Los Angeles' Baldwin Village neighborhood. This area has become increasingly popular to those priced out of nearby Westside markets such as Venice and Santa Monica, so much so that this area made the top 10 of Curbed LA's recent list of, "Where LA Home Prices Increased the Most," with a 118 percent increase in median sale price between 2010 and 2019. The subject property is well-located in this neighborhood across the street from Hillcrest Elementary School. With a total building size of nearly 24,000 square feet, this 1956 construction offers spacious floorplans and a desirable mix of 11 one-bed/one-bath units, eight two-bed/one-bath units, and four two-bed/one-and-one-half-bath units. Building amenities include private balconies, on-site laundry, and parking, and a new investor could further amenitize the property by better utilizing the large shared courtyard by offering built-in barbecues and patio furniture. 4500 Santa Rosalia boasts numerous substantial recent improvements that include a complete seismic retrofit, all copper plumbing, new vinyl dual-glazed windows, and tankless water heaters. Additionally, the roof is just eight years old. This offering presents an excellent opportunity for an investor to acquire a well-maintained asset in an increasingly popular submarket and capture 35 percent rental upside.

Facts & Features

- Sold On 04/09/2021
- Original List Price of \$5,300,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Laundry: Community
- Cap Rate: 4.02
- \$368683 Gross Scheduled Income
- \$213012 Net Operating Income
- 0 electric meters available
- 13 gas meters available
- 0 water meters available

Interior**Exterior**

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$163,436
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	11	1	1	0	Unfurnished	\$1,278	\$14,057	\$1,795
2:	8	2	1	0	Unfurnished	\$1,373	\$10,981	\$2,225
3:	4	2	2	0	Unfurnished	\$1,422	\$5,686	\$2,395

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5030010001

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

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