

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	PrvPool	Grp Socs	Date	DOM/CDOM
1	P1-16883	S	234 W 87 St ST W	LA	TRUS	2	\$10		\$535,000	\$464.88	1452	1912/PUB	4,367/0.1003	N	0	04/10/24	2/2
2	P1-15908	S	5838 Charlton AVE	LADH	TRUS	2	\$0	\$1,400,000	\$647.51	2471	1955/ASR	9,540/0.219	N	2	04/10/24	117/238	
3	SB24038999	S	4752 W 162nd St	LAWN	TRUS	2	\$44,448	\$899,000	\$551.53	1630	1950/PUB	5,206/0.1195	N	2	04/08/24	2/2	
4	SB24030721	S	128 8th Street	MANH	STD	2	\$204,000	\$5,950,000	\$2,245.28	2650	1938/ASR	2,697/0.0619	N	2	04/10/24	8/8	
5	RS24036847	S	12228 21st St	HG	STD	2	\$34,503	\$815,000	\$562.07	1450	1957/ASR	5,365/0.1332	N	2	04/10/24	8/8	
6	VZ24034884	S	21421 Horst AVE	HG	54	STD	2	\$0	\$1,030,000	\$543.82	1894	1965/ASR	8,801/0.202	N	0	04/08/24	6/6
7	P1-15582	S	625 N Angeleno AVE	AZU	607	STD,TRUS	2	\$37,800	\$1,000,000	\$504.49	1980	1988/ASR	7,521/0.1727	N	4	04/09/24	2/2/22
8	24364605	S	3840 Tracy ST	LA	637	STD	2		\$1,450,000	\$611.58	2124	1947	5,550/0.1274	N	2	04/11/24	15/
9	OC24033081	S	414 E Mission RD	SGAB	654	TRUS	2	\$0	\$1,100,000	\$568.77	1934	1913/PUB	9,181/0.2108	N	2	04/12/24	13/13
10	PW23214871	S	12818 Foxley DR	WH	670	STD	2	\$0	\$975,000	\$367.23	2655	1927/ASR	7,508/0.1724	N	2	04/08/24	45/45
11	PW24015510	S	2436 W Renetto AVE	MTB	674	STD	2	\$30,000	\$735,000	\$541.24	1358	1949/PUB	5,062/0.1162	N	2	04/11/24	29/29
12	WS24014383	S	2432 W Renetto AVE	MTB	674	STD	2	\$30,000	\$735,000	\$535.71	1372	1950/PUB	5,042/0.1157	N	2	04/11/24	29/29
13	CV24051541	S	2210 A ST	LVRN	684	STD,TRUS	2	\$52,920	\$925,000	\$539.04	1716	1948/ASR	6,811/0.1564	N	1	04/08/24	2/2
14	AR24034750	S	1303 1305 Kingsley AVE	POM	687	STD	2	\$40,800	\$730,000	\$412.90	1768	1953/PUB	8,387/0.1925	N	2	04/08/24	10/10
15	SR24026174	S	613 E 74th ST	LA	699	STD	2	\$0	\$815,000	\$491.56	1658	1925/ASR	5,569/0.1278	N	2	04/11/24	16/16
16	NDP2401901	S	807 N Alexandria AVE	LA	699	STD	2	\$67,200	\$1,195,000	\$477.24	2504	1938	5,119/0.1175	N	2	04/11/24	7/
17	WS24018367	S	3565 E 4th ST	LA	BOYH	STD	2	\$29,460	\$675,000	\$426.14	1584	1961/ASR	6,011/0.1138	N	1	04/11/24	23/23
18	PW24045370	S	1654 S Stanley AVE	LA	C16	NOG	2	\$114,000	\$1,804,000	\$917.03	2208	1932/ASR	6,955/0.1597	N	2	04/09/24	17/
19	24358162	S	1212 S Spaulding AVE	LA	C19	STD	2		\$1,766,510	\$901.01	2081/AP	1926/AP	7,190/0.1651	N	0	04/09/24	2/2
20	SR24013082	S	419 N Vista ST	LA	C19	STD	2	\$8,736	\$1,780,000	\$696.40	2556	1928/EST	6,103/0.1401	N	0	04/09/24	52/52
21	CV22156814	S	1201 N Niccadden Pl	HLW	C20	STD	2	\$0	\$1,450,000	\$836.22	1734	1913/ASR	8,382/0.1924	N	2	04/12/24	102/102
22	GD23228304	S	359 N Occidental BLVD	LA	671	STD,TRUS	2	\$13,200	\$758,000	\$439.93	1723	1912/ASR	5,043/0.1158	N	0	04/09/24	5/5
23	BB24034443	S	2166 Echo Park AVE	LA	671	STD	2	\$72,000	\$1,189,000	\$764.14	1556	1903/PUB	4,956/0.1138	N	0	04/09/24	6/40
24	PW24035462	S	1363 E 56th ST	LA	C42	STD	2	\$0	\$485,000	\$332.65	1458	1911/ASR	5,404/0.1241	N	0	04/12/24	2/2
25	PW24006698	S	8043 Cheyenne AVE	DOW	D3	STD	2	\$59,920	\$975,000	\$609.38	1600	1964/ASR	5,754/0.1321	N	2	04/11/24	46/46
26	VZ240469	S	901 N Diltman AVE	LA	ELA	STD	2		\$270,000	\$611.75	1226	1928	3,899/0.0895	N	0	04/12/24	29/3
27	SR24012336	S	14770 SAN FERNANDO MISSION BLVD	MH	MHL	STD	2	\$2,611	\$870,000	\$844.66	1030	1949/ASR	7,641/0.1754	N	0	04/11/24	73/73
28	SR24021921	S	24036 Arch ST	NEWH	NEW1	STD	2	\$21,600	\$655,000	\$316.73	2068	1978/ASR	6,187/0.142	N	2	04/10/24	0/0
29	SR2427999	S	4118 4th AVE	LA	PHHT	STD	2	\$0	\$1,275,000	\$610.05	2090	1929/ASR	5,318/0.1221	N	2	04/10/24	32/32
30	SR23185136	S	6942 Baird AVE	RES	RES	STD	2	\$0	\$795,999	\$534.23	1490	1949/ASR	8,000/0.1837	N	2	04/08/24	19/19
31	RS24006940	S	9505 Somerset BLVD	BF	RJ	STD	2	\$0	\$925,000	\$527.07	1755	1949/ASR	8,103/0.1861	N	2	04/09/24	64/64
32	DW23204422	S	8417 San Juan AVE	SOG	T4	STD	2	\$42,000	\$760,000	\$649.57	1170	1921/ASR	5,997/0.1377	N	0	04/08/24	44/44
33	PF24046812	S	6917 Bear AVE	BELL	T6	STD	2	\$0	\$675,000	\$327.35	2062	1954/PUB	6,600/0.1515	N	2	04/09/24	8/8
34	SB24033008	S	1025 Manhattan AVE	HMB	148	STD	3	\$83,020	\$1,800,000	\$747.51	2408	1912/PUB	3,996/0.0917	N	4	04/11/24	14/14
35	SB24014843	S	916 W Oliver ST	SP	187	STD	3	\$72,528	\$1,195,000	\$351.47	3400	1928/ASR	8,790/0.2018	N	0	04/10/24	20/20
36	P1-16691	S	1704 N Verdugo RD	GD	627	STD	3	\$96,000	\$1,300,000	\$433.07	2540	1957/PUB	7,619/0.1749	N	3	04/12/24	34/34
37	PW24038443	S	695 Earham ST	PAS	645	TRUS	3	\$0	\$1,081,000	\$511.35	2114	1908/ASR	8,237/0.1891	N	0	04/10/24	11/11
38	24355037	S	731 N Madison AVE	PAS	646	STD	3		\$1,020,000	\$462.96	2214/A	1953/ASR	7,116/0.1634	N	0	04/11/24	10/
39	P1-16151	S	1817 1821 Oxford AVE	PAS	646	STD	3	\$87,600	\$1,350,000	\$465.79	2894	1949/PUB	9,995/0.2295	N	6	04/11/24	67/67
40	WS24006264	S	1255 Del Rey AVE	PAS	646	STD	3	\$6,829	\$1,550,000	\$500.00	3100	1948/APP	7,708/0.177	N	4	04/09/24	27/27
41	WS24043892	S	3358 Angelus AVE	RSMD	651	STD	3	\$30,000	\$1,950,000	\$513.16	3800	2024/SLL	7,500/0.1722	N	2	04/08/24	10/10
42	24348721	S	2836 Ruckingham RD	LA	C16	STD	3		\$970,000	\$433.07	2540	1924	6,553/0.1504	N	0	04/12/24	53/
43	24364582	S	186 S Commonwealth AVE	LA	C17	STD	3		\$1,300,000	\$298.41	4524/A	1922	7,435/0.1707	N	0	04/12/24	7/
44	SB24028361	S	931 S Sherbourne DR	LA	C19	STD	3	\$75,960	\$1,350,000	\$438.31	3080	1939/ASR	5,187/0.1191	N	3	04/10/24	25/25
45	23328943	S	1311 W 38th ST	LA	C34	STD	3		\$720,000	\$306.37	2608	1921	5,255/0.1206	N	0	04/11/24	113/
46	DW24031895	S	1451 W 108th ST	LA	C36	STD	3	\$87,284	\$1,090,000	\$340.52	3201	1953/PUB	8,075/0.1854	N	4	04/10/24	13/13
47	SR24070452	S	12736 Montford ST	PAC	PAC	STD	3	\$0	\$1,000,000	\$483.79	2067	1957/ASR	6,176/0.1418	N	0	04/11/24	0/0
48	RS24031109	S	225 S Matthisen AVE	CMP	RN	STD	3	\$73,800	\$965,000	\$248.90	3877	1942/ASR	35,842/0.8228	N	3	04/11/24	1/1
49	24363975	S	1747 Stoner AVE	LA	WLA	STD	3		\$2,385,000	\$1,347.92	1851/A	1927	7,377/0.1694	N	0	04/10/24	11/
50	RS24021999	S	10234 S 10th AVE	ING	102	STD	4	\$79,332	\$1,000,000	\$240.85	4152	1955/ASR	7,002/0.1607	N	5	04/10/24	2/165
51	SB24026290	S	740 S Leland ST	SP	183	STD	4	\$37,220	\$1,120,000	\$274.64	4078	1923/ASR	6,756/0.1551	N	4	04/10/24	16/16
52	DW24027321	S	1032 Lexington Gallatin RD	SELM	657	STD	4	\$68,400	\$1,700,000	\$442.48	3842	1956/ASR	23,394/0.5371	N	8	04/08/24	17/17
53	24351977	S	2209 S Spaulding AVE	LA	C16	PRO	4		\$1,360,000	\$373.16	4009	1964/ASR	4,820/0.1107	N	0	04/12/24	29/
54	23324133	S	119 S Westmoreland AVE	LA	C17	STD	4		\$1,350,000	\$362.62	3858	1938	6,496/0.1491	N	0	04/10/24	135/
55	23324123	S	115 S Westmoreland AVE	LA	C17	STD	4		\$1,350,000	\$361.87	3866	1939	6,496/0.1491	N	0	04/10/24	135/
56	24350311	S	1237 S Citrus AVE	LA	HPK	STD	4		\$1,625,000	\$431.47	3940	1936	6,250/0.1435	N	0	04/09/24	49/
57	PW23229536	S	4146 Woodlawn AVE	LA	C23	REO,AUC	4	\$0	\$693,000	\$160.42	4320	1906/ASR	3,865/0.0887	N	0	04/12/24	38/38
58	PW24016188	S	17136 Woodruff AVE	BF	RG	TPAP,TRUS	4	\$0	\$1,540,000	\$309.73	4972	1989/ASR	6,832/0.1568	N	8	04/08/24	38/38
59	24352939	S	4419 Burns AVE	LA	STD	5			\$1,195,000	\$276.50	4698/A	1921/ASR	9,592/0.2202	N	0	04/10/24	32/
60	RS24024681	S	10234 S 10th AVE	ING	102	STD	5	\$79,332	\$1,000,000	\$240.62	4156	1955/ASR	7,002/0.1607	N	5	04/10/24	0/165
61	SB24029379	S	1064 W 9th St # 1	SP	183	STD	5	\$95,592	\$1,350,000	\$337.16	4004	1963/ASR	5,166/0.1186	N	5	04/10/24	2/2
62	P1-16696	S	1702 N Verdugo Rd RD	GD	627	STD	5	\$91,740	\$1,900,000	\$519.78	1978/PUB	7,049/0.1618	N	1	04/12/24	34/34	
63	AR24024786	S	159 N Sierra Bonita AVE	PAS	648	STD	5	\$165,600	\$2,400,000	\$0	0	1954/ASR	8,967/0.2059	N	1	04/09/24	55/55
64	SB24040619	S	4755 W Broadway	HAWT	108	STD	6	\$96,000	\$1,500,000	\$290.14	5170	1957/PUB	7,848/0.1802	N	6	04/08/24	20/20
65	24360065	S	4021 Griffin AVE	LA	679	STD	6		\$850,000	\$237.09	5462	1930	6,487/0.1489	N	6	04/12/24	8/
66	24379611	S	216 N Normandie AVE	LA	C17	STD	6		\$1,535,888	\$409.05	4156	1948	5,999/0.1377	N	0	04/09/24	107/
67	GD23212748	S	822 W 2nd Pl	LA	C34	STD	6	\$0	\$1,700,000	\$282.35	6021	1914/ASR	6,877/0.1579	N	0	04/08/24	19/19
68	24360627	S	6111 Horner ST	LA	C09	STD	7		\$2,565,000	\$401.73	6472	1964	5,676/0.1303	N	0	04/10/24	2/
69	23330029	S	3812 W Adams BLVD	LA	C16	STD	8		\$1,600,000	\$304.45	5321/A	1940	15,343/0.3522	N	0	04/08/24	83/
70	GD24026809	S	138 S St Andrews Pl	LA	HPK	STD	8	\$177,600	\$1,920,000	\$303.27	6331	1958/ASR	6,654/0.1528	N	0	04/12/24	26/26
71	24367469	S	110 N Kings RD	LA													

**Closed** • Duplex

List / Sold: **\$675,000/\$535,000** ↓

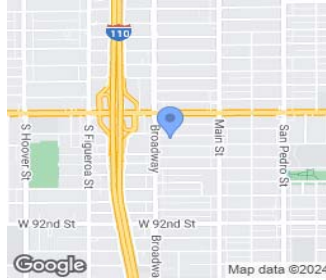
**234 W 87 St St W** • Los Angeles 90003

2 days on the market

**2 units** • \$337,500/unit • 1,452 sqft • 4,367 sqft lot • \$464.88/sqft • Built in 1912

Listing ID: P1-16883

**Broadway South of Manchester**



This duplex needs a lot of TLC. Investor special for income property or large family

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Outside
- \$10 Gross Scheduled Income
- \$10 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Jack & Jill, Kitchen, Living Room
- Floor: Wood
- Appliances: None
- Other Interior Features: Tile Counters, Unfurnished

**Exterior**

- Lot Features: Back Yard, Near Public Transit, Sprinklers None
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$10
- Electric: \$1.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01311859
- Gardener:
- Licenses:
- Insurance: \$10
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 6040018021

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

Closed •

List / Sold:  
**\$1,600,000/\$1,400,000** ↓

117 days on the market

Listing ID: P1-15908

**5838 Chariton Ave** • Ladera Heights 90056  
 2 units • \$800,000/unit • 2,471 sqft • 9,540 sqft lot • \$647.51/sqft •  
 Built in 1955  
 Cross streets La Cienega & Slauson. South of Slauson



Opportunity Awaits! Duplex in the coveted Ladera Heights Neighborhood. Both units are 2BD/2BA. One of the units has a family room and is attached to a garage. Huge flat lot and there is enough parking for 9 cars behind a nice yard. Near the Ladera Center, Fox Hills Mall, Howard Hughes Center/Shopping Mall, LAX, Culver City, Westchester, West LA College, Loyola Marymount University, and The Marina Del Rey. Open Feb 18, 12-3

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- Laundry: In Garage, In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Family Room, Kitchen, Living Room, Main Floor Primary Bedroom, Primary Bathroom, Two Primaries
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Electric Cooktop
- Other Interior Features: Built-in Features

**Exterior**

- Lot Features: Yard
- Fencing: Chain Link, Stucco Wall

**Annual Expenses**

- Total Operating Expense: \$7,300
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	4	4	Partially	\$0	\$0	\$0
2:								
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**

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 103 - Ladera Heights area
- Los Angeles County
- Parcel # 4101011025

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed • Duplex**

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

**4752 W 162nd St • Lawndale 90260**

**7 days on the market**

**2 units • \$449,500/unit • 1,630 sqft • 5,206 sqft lot • \$551.53/sqft • Built in 1950**

**Listing ID: SB24038999**

**Crossroads: Inglewood Ave and W 162nd St**



Turnkey duplex in a great location! Front unit has 2 bedrooms and 1 bathroom with upgraded kitchen and bathroom, including newer flooring and paint throughout. Enjoy the lovely patio in the back and the 2-car garage with laundry. The rear unit also has 2 bedrooms and 1 bathroom with newer flooring, laundry inside, and an updated bathroom. There's also a fenced yard and driveway parking. Easy access to the Galleria Mall, stores, dining and the 405 freeway. Don't miss this great investment opportunity!

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$899,000
- 2 Buildings
- 4 Total parking spaces
- \$765 (Estimated)
- Laundry: Inside
- \$44448 Gross Scheduled Income
- \$35719 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$8,729
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,205
- Cable TV: 02163228
- Gardener:
- Licenses:
- Insurance: \$1,445
- Maintenance:
- Workman's Comp:
- Professional Management: 2667
- Water/Sewer: \$1,212
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,200	\$2,200	\$2,500
2:	1	2	1	0	Unfurnished	\$1,504	\$1,504	\$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**

- Trust sale
- Buyer Agency Compensation: 2%
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4080009014

**Michael Lembeck**

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**Citivest Realty Services, Inc**

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

List / Sold:

\$6,250,000/\$5,950,000 ↓

Closed • Single Family Residence

8 days on the market

128 8th Street • Manhattan Beach 90266  
2 units • \$3,125,000/unit • 2,650 sqft • 2,697 sqft lot • \$2245.28/sqft •  
Built in 1938

Listing ID: SB24030731

8th Street West of Manhattan Beach Blvd



Welcome to 128 8th Street, a stunning walk street property located 5 lots from the Strand and on the south edge of town. This beautiful property presents a rare opportunity to live just steps from the beach and just steps from downtown Manhattan Beach with its outstanding restaurants and shops. With stunning ocean and coastline views, along with it's A+ location, this property offers the opportunity to experience an incomparable coastal lifestyle either as a primary residence, a family beach house or as an incredible location to build your dream home. The property is comprised of 2 separate structures and both have been upgraded to designer perfection(In the recent past, the main house was recently leased for \$12,000/month. Both units are currently vacant). The main house is 4 bedrooms and 2.5 baths and was originally built in 1938. The entry level has the kitchen, dining area, living room and 1/2 bath. There are 3 bedrooms and 1 bathroom on the 2nd level. The primary bedroom is on the 3rd floor and has a large deck with views of both the coastline and downtown. The rear unit is above the 2 car carport and has 3 bedrooms and 1 bathroom. Both units have private backyards. Manhattan Beach is world famous for it's beaches, lifestyle, downtown and excellent schools. Contact listing agent for info on neighboring new build.

Facts & Features

- Sold On 04/10/2024
- Original List Price of \$6,250,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$1 (Unknown)
- Laundry: Outside
- \$204000 Gross Scheduled Income
- \$202000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$350.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	7	0	2	Unfurnished	\$17,000	\$0	\$17,000

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4180030024

Michael Lembeck

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Citivist Realty Services, Inc

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

**Closed** • Duplex

List / Sold: **\$799,999/\$815,000** ↕

**12224 221st St** • Hawaiian Gardens 90716

**8 days on the market**

**2 units** • \$400,000/unit • 1,450 sqft • 5,365 sqft lot • \$562.07/sqft • Built in 1957

Listing ID: RS24036847

Norwalk Blvd & Carson



Single level two units in the City of Hawaiian Garden, close to everything

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$799,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$733 (Estimated)
- \$34503 Gross Scheduled Income
- \$30253 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lot Over 40000 Sqft, Flag Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$4,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500
2:	1	2	1	1	Furnished	\$2,500	\$2,500	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7076037011

**Michael Lembeck**

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4340 Von Karman Ave, #200  
Newport Beach, 92660

**Closed** • Duplex

List / Sold:

**\$1,015,000/\$1,030,000** ↕

**21421 Horst Ave** • Hawaiian Gardens 90716  
**2 units** • \$507,500/unit • 1,894 sqft • 8,801 sqft lot • \$543.82/sqft •  
 Built in 1965

6 days on the market

Listing ID: IV24034884

West on E Carson St., North on Juan Ave, West on 214th St and South on Horst Ave



Come view this rare Duplex with separate gas, electric and water meters, it has a big lot with divided back yards that are fully fenced for your privacy and both of the homes have been remodeled and are move in ready! The front unit has 2 bedrooms with a full bathroom, with vinyl flooring and the kitchen contains tile with granite countertops. The bathroom has tile flooring with granite countertops, and the front unit has inside laundry with ceiling fans throughout. The back unit has 4 bedrooms with 2 full bathrooms, and it contains vinyl flooring and the kitchen has tile flooring with granite countertops with an inside laundry area and the bathrooms also have tile flooring with granite countertops. The 2nd bathroom has tile flooring with granite countertops with a stand in shower; the back unit has recess lighting throughout. In 2009 the Duplex plumbing was upgraded with copper piping and the electrical was also upgraded. The homes have been upgraded with energy-efficient double pain windows. This property has plenty of parking so you don't have to park in the streets.

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,015,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Ductless
- Heating: Central, Wall Furnace
- \$796 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Tile, Vinyl
- Other Interior Features: Granite Counters, Recessed Lighting

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01096925
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 1.625%
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7065009018

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

**Closed**

List / Sold: **\$998,888/\$1,000,000**

**625 N Angeleno Ave** • Azusa 91702

27 days on the market

2 units • \$499,444/unit • 1,980 sqft • 7,521 sqft lot • \$504.49/sqft • Built in 1988

Listing ID: P1-15587

210 to HWY 39 Azusa go North, then west on RT 66



Welcome to this stunning multi-family duplex, first time on the market in 34 years! 2 HOMES ON A LOT! LIVE IN 1 & RENT THE OTHER! This property offers a fantastic opportunity for investors looking for bread and butter units or those seeking a multi-generational living arrangement. Each home has 2 very spacious bedrooms, private bathrooms, large living rooms, kitchens eating areas, oversized 2 car garages and yards. The layout is thoughtfully designed to maximize space and privacy for all occupants. The main living areas are large and versatile, with grand, newer windows which bring natural light into the home, creating a bright and inviting atmosphere. The kitchen is ideal for the aspiring chef, with ample counter space and great appliances. Whether you're hosting a dinner party or preparing a family meal, this kitchen has everything you need. The bedrooms are generously sized and provide a peaceful retreat after a long day. The bathrooms are tastefully appointed, offering both style and functionality. Outside, you'll find a newly landscaped and beautifully maintained yard, perfect for outdoor gatherings and relaxation. Located in Azusa, this home offers easy access to shopping, new Target, dining, and entertainment options. The nearby parks and recreational areas provide plenty of opportunities for outdoor activities. New Metro Gold Line is just a couple blocks away to take you to Pasadena, Arcadia, Downtown LA, Hollywood and to the Beach! Don't miss out on this incredible opportunity to own a multi-family home. Schedule a showing today and see all that this property has to offer!

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$998,888
- 2 Buildings
- Levels: One
- 14 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Garage
- \$37800 Gross Scheduled Income
- \$27473 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Appliances: Dishwasher, Gas Range

**Exterior**

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Paved, Sprinkler System

**Annual Expenses**

- Total Operating Expense: \$4,545
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02221897
- Gardener:
- Licenses:
- Insurance: \$1,185
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,560
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2	4	Unfurnished	\$3,150	\$3,150	\$5,800
2:								
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, Trust sale
- Buyer Agency Compensation: 2.500%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8616005017

**Michael Lembeck**

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4340 Von Karman Ave, #200  
Newport Beach, 92660



Closed •

List / Sold:

**\$1,299,000/\$1,450,000** ↕

**3840 Tracy St** • Los Angeles 90027

15 days on the market

**2 units** • **\$649,500/unit** • **2,124 sqft** • **5,550 sqft lot** • **\$611.58/sqft** • **Built in 1947**

Listing ID: 24364605

Tracy St is located between St. George & Hyperion. Use Google Maps or Waze.



Charming 1940s duplex located in the highly coveted Franklin Hills neighborhood of Los Feliz. This is the first time this property has been on the market in 52 years, featuring two single-family residences and separate 1-car garages for each unit. It's a rare opportunity to own a piece of Northeast LA's most sought-after neighborhoods! 3840 + 3838 Tracy St boasts a fantastic location right by local hotspots like Barbix, Tomato Pie, Baller Hardware, Gelson's, and Trader Joe's. History buffs will appreciate being close to the Franklin Hills Shakespeare Bridge and the original site of Walt Disney's animator cottages. This multi-family home sits on a 5,550 square foot lot and comprises two units, each offering 2 bedrooms, 1 bath with washer and dryer hookups. The property provides a blend of space and privacy that is ideal for investors or owner-occupiers looking for rental income. The top unit, 3840 Tracy St, is currently vacant and move-in ready - updates include fresh paint, new kitchen flooring, new garbage disposal, new dining room light fixture, new toilet and updated plumbing. This unit will be delivered vacant at the close of escrow, offering immediate income potential or a comfortable owner's residence. The downstairs unit has the same footprint, but with an added bay window. It is currently occupied by long-term tenants. Outside you'll enjoy a lush garden complete with mature persimmon, peach and loquat trees. Whether you're looking for an income property or a place to call home with rental opportunities, this duplex in Franklin Hills is a rare find that won't last long.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$48120 Net Operating Income

**Interior**

- Rooms: Living Room
- Floor: Tile, Vinyl, Wood
- Appliances: None, Disposal
- Other Interior Features: Ceiling Fan(s)

**Exterior**

- Sewer: Other, Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$3,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01856445
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$1,600
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$1,415	\$1,415	\$3,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.500%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5433020012

**Michael Lembeck**

State License #: 01019397  
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**Citivest Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$950,000/\$1,100,000** ↕

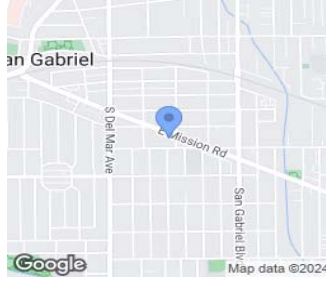
**414 E Mission Rd** • San Gabriel 91776

13 days on the market

2 units • \$475,000/unit • 1,934 sqft • 9,181 sqft lot • \$568.77/sqft • Built in 1913

Listing ID: OC24033081

Exit Del Mar Ave off 10 Freeway, right on Pearl, right on Mission



Incredible opportunity to build 2 single family homes AND 2 ADU's on the same lot! Yes, that is a total potential of 4 separate income properties located in the highly desirable City of San Gabriel. HUGE LOT of 9,200~ square feet. There are currently 2 separate buildings on the property. This type of property is rarely on the open market. Come and get it!

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$950,000
- 2 Buildings
- 0 Total parking spaces
- \$716 (Estimated)
- Laundry: Individual Room
- 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: \$2,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02179442
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Buyer Agency Compensation: 2%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5368019032

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$1,100,000/\$975,000** ↓

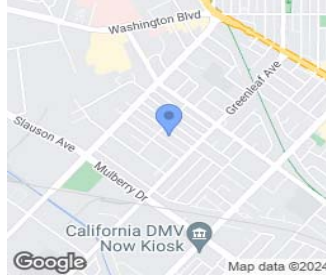
**12818 Foxley Dr** • Whittier 90602

45 days on the market

2 units • \$550,000/unit • 2,655 sqft • 7,508 sqft lot • \$367.23/sqft • Built in 1927

Listing ID: PW23214871

Lambert Rd to Foxley



Don't miss the opportunity to own this exceptional duplex with PAID for solar-20 solar panels on the roof of the rear unit (5.7 kW system). Whether you're looking for an income property or a multi-generational living solution, this duplex offers the best of both worlds. The front unit is 2 bed | 1 bath with 855 square feet & has been extensively remodeled (Nov 2023) and updated with brand new kitchen cabinets, counter top, backsplash, bathroom has also been remodeled (Nov 2023) with new vanity, tub/shower, toilet and tile flooring. Spacious main bedroom offers a large walk-in closet with mirrored closet doors. Other front unit amenities include: fresh interior paint, new vinyl plank flooring, ceiling fans, inside laundry area, new blinds, 3 skylights & window AC unit. Front unit has a front carport and storage area and a fenced backyard area & in 2017 new driveway & walkway. Rear upper unit has fresh paint, new flooring, updated fixtures, is also 2 bed | 1 bath with 805 square feet, & features large upper patio outside kitchen dining area with spacious rooms & two car garage. Easy to maintain landscaping with drought tolerant plants. Extra permitted square footage includes workshop and storage areas offering more income opportunities see agent remarks and photos more information.

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$870 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Laminate, Vinyl, Wood
- Appliances: Gas Range, Gas Cooktop, Refrigerator
- Other Interior Features: Ceiling Fan(s), Storage

**Exterior**

- Lot Features: Front Yard, Garden
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02216655
- Gardener:
- Licenses:
- Insurance: \$1,621
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8166011018

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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4340 Von Karman Ave, #200  
Newport Beach, 92660

**Closed** • Duplex

List / Sold: **\$725,000/\$735,000** ↕

**2436 W Repetto Ave** • Montebello 90640

29 days on the market

2 units • \$362,500/unit • 1,358 sqft • 5,062 sqft lot • \$541.24/sqft • Built in 1949

Listing ID: WS24015510

2436 W Repetto Ave, Montebello, CA 90640



Long time owners! First time on the market since 1950!! Rare side by side DUPLEX opportunity (4 units total)! SELLER PREFERS TO SELL BOTH PROPERTIES TOGETHER. 2432 W Repetto Ave (APN: 6343-017-023) and 2436 W Repetto Ave (APN: 6343-017-024). Asking price for BOTH properties: \$1,450,000. Unit are all separately metered for electricity and gas. Owner pays for water, sewer, trash and gardening. Each unit has their own detached single car garage. Roof has been recently been replaced. May 2018 (2432 W Repetto) and July 2017 (2436 W Repetto). Properties have laundry hook ups, gas heaters in living room, recent kitchen upgrades (cabinets and countertops). 1.3 miles away from Montebello/Commerce Metrolink Station. 1.8 miles away from Montebello Country Club. 2.3 miles away from Citadel Outlets. Easy access to 60 FWY, 5 FWY, and 710 FWY.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Estimated)
- Laundry: Individual Room
- \$30000 Gross Scheduled Income
- \$16686 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,314
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01845447
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- Buyer Agency Compensation: 2.25%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6343017024

**Michael Lembeck**

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Cell Phone: 714-742-3700

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$725,000/\$735,000** ↕

**2432 W Repetto Ave** • Montebello 90640

29 days on the market

2 units • \$362,500/unit • 1,372 sqft • 5,042 sqft lot • \$535.71/sqft • Built in 1950

Listing ID: WS24014383

2432 W Repetto Ave, Montebello, CA 90640



Long time owners! First time on the market since 1950!! Rare side by side DUPLEX opportunity (4 units total)! SELLER PREFERS TO SELL BOTH PROPERTIES TOGETHER. 2432 W Repetto Ave (APN: 6343-017-023) and 2436 W Repetto Ave (APN: 6343-017-024). Asking price for BOTH properties: \$1,450,000. Unit are all separately metered for electricity and gas. Owner pays for water, sewer, trash and gardening. Each unit has their own detached single car garage. Roof has been recently been replaced. May 2018 (2432 W Repetto) and July 2017 (2436 W Repetto). Properties have laundry hook ups, gas heaters in living room, recent kitchen upgrades (cabinets and countertops). 1.3 miles away from Montebello/Commerce Metrolink Station. 1.8 miles away from Montebello Country Club. 2.3 miles away from Citadel Outlets. Easy access to 60 FWY, 5 FWY, and 710 FWY.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Estimated)
- Laundry: Individual Room
- \$30000 Gross Scheduled Income
- \$16686 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,314
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01845447
- Gardener:
- Licenses:
- Insurance: \$650
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# 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
- Buyer Agency Compensation: 2.25%
- 674 - Montebello area
- Los Angeles County
- Parcel # 6343017023

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$915,000/\$925,000** †

**2210 A St** • La Verne 91750

2 days on the market

2 units • \$457,500/unit • 1,716 sqft • 6,811 sqft lot • \$539.04/sqft • Built in 1948

Listing ID: CV24051541

S of Bonita Ave, E of D St & downtown LV, W of Wheeler Ave.



TWO SEPARATE HOUSES ON ONE PARCEL OF LAND! Perfect Income Property OR Live in One House and Rent Out the Other! This 5 BR, 3 BA Duplex, has Curb-Appeal Galore with Charming Exterior Details, Dual Pane Windows, White Vinyl Fencing, & Professionally Landscaped Front Yards; each House with its Own Private Side & Backyards. The Largest House, 2206 A Street, is almost 1100 SF, with 3 Bedrooms, and 2 Bathrooms. The Living Room is Light & Bright and features Double French Doors w/Retractable Screen accessing a Large Alumawood Covered Patio. The Large Kitchen is Open to the Living Room and features lots of White Cabinets, ample Countertops, a Breakfast Bar, and a Stainless Steel Range & Dishwasher. There are Two Updated Bathrooms with Tile Floors & Wood Vanities; One with a Shower & the other with a Tub/Shower. The One Car Attached Garage has Laundry Hook-ups & Direct Access to the Home. The Smaller House, 2210 A Street, feels Larger than its 650 SF and has 2 Bedrooms & 1 Updated Full Bathroom. The Updated Kitchen is Open to the Living Room and Features Pale Gray Cabinets, Black Countertops, Breakfast Bar, Tile Floors, & a Stainless Steel Gas Range. The Door off the Kitchen leads to a Nice Patio Area w/Paver Floors. Two Sheds in the No Maintenance Backyard...One for Storage and One Shed provided as a "Laundry Room" with Hookups for a Washer & Electric or Gas Dryer. Additional features include a 50 Gallon Water Heater, Attic & Ceiling Fans, Automated Timed Sprinklers, & Private Parking behind the Locked, Sliding Vinyl Gate; Potential RV Parking. Each House has its Own Separate Utilities and Individual Mailing Addresses. Enjoy Walking or Bike Riding to Downtown La Verne Shops & Restaurants, the University of La Verne, Kuns Park, Award Winning Schools & More!

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$915,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$528 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Garage, See Remarks, Washer Hookup
- \$52920 Gross Scheduled Income
- \$47850 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Family Room, Kitchen
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Range, Range Hood, Water Heater, Water Line to Refrigerator
- Other Interior Features: Attic Fan, Block Walls, Ceiling Fan(s)

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Park Nearby, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Security Features: Carbon Monoxide Detector(s), Security Lights, Smoke Detector(s)
- Fencing: Block, Vinyl
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$5,070
- Electric: \$140.00
- Gas: \$170
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$2,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,490	\$2,490	\$2,900
2:	1	2	1	0	Unfurnished	\$1,920	\$1,920	\$2,400

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 684 - La Verne area
- Los Angeles County
- Parcel # 8381027014

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$700,000/\$730,000** ↕

**1303 1305 E Kingsley Ave** • Pomona 91767

**10 days on the market**

**2 units** • \$350,000/unit • 1,768 sqft • 8,387 sqft lot • \$412.90/sqft • Built in 1953

Listing ID: AR24034750

**10 E fwy exit Indian Hill Blvd South, Turn Right on Kingsley**



Location, Location! Conveniently located Duplex unit in central Pomona, most of the newer shopping plazas are located on Indian Hills Blvd, close to the 10 fwy for commute. Both units are 2 bedrooms and 1 bath with its own laundry area, each unit has its own portable AC unit. Both have a good size yard space and a detached one car garage for storage. Tenants are long term, they pay on time and take good cares of the property. Both are on month to month. Great potential for an additional ADU in the back yard, architect confirmed ADU up to 800 SF. Buyer & agent to consult with city for detail. Good income with low maintenance, bring your investor, it won't last!

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$700,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Ductless, Electric, Wall/Window Unit(s)
- Heating: Ductless, Electric
- \$599 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
- \$40800 Gross Scheduled Income
- \$35392 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Range
- Other Interior Features: Copper Plumbing Partial

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$5,408
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,704
- Cable TV: 01918023
- Gardener:
- Licenses: 120
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,604
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$1,700	\$1,700	\$2,000
2:	1	2	1	1	Furnished	\$1,700	\$1,700	\$2,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8321010015

**Michael Lembeck**

State License #: 01019397  
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**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$800,000/\$815,000** ↕

**613 E 74th St** • Los Angeles 90001

**16 days on the market**

**2 units** • \$400,000/unit • 1,658 sqft • 5,569 sqft lot • \$491.56/sqft • Built in 1925

**Listing ID: SR24026174**

**Cross Street are E Florance Ave and Avalon BLVD**



2 UNITS!!!! Perfect for a first-time home buyer that is looking for additional help to cover their mortgage payment since interest rates have gotten higher. An investor could also consider these units since both units were owner occupied and will be delivered vacant. Front unit offers 3 bedrooms with 2 bathrooms. Back unit features 3 bedrooms 1.5 bathrooms. Garage is detached and room for 2 cars. There is also enough parking for up to 6 cars on the property. The property is full fenced with access from the front and the back. Back gate operates with a motor.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$800,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$420 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Floor: Laminate, Vinyl
- Appliances: Gas Range

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Security Features: Window Bars
- Fencing: Block, Good Condition, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6023008026

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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



List / Sold:

**Closed** • Duplex

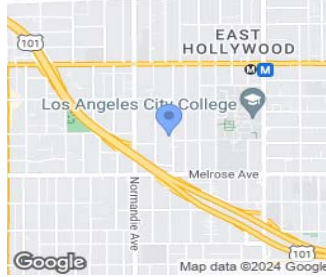
**\$1,195,000/\$1,195,000**

**807 N Alexandria Ave** • Los Angeles 90029  
 2 units • \$597,500/unit • 2,504 sqft • 5,119 sqft lot • \$477.24/sqft •  
 Built in 1938

7 days on the market

Listing ID: NDP2401901

Santa Monica Blvd, then South on Alexandria Avenue.



Located between the burgeoning restaurant scenes of Virgil Village and Melrose Hill. This beautiful duplex boasts pride of ownership with only 2 owners since being built in 1938. Spacious upper and lower units with nearly identical floor plans and exceptional original details. Wainscoting in the formal dining rooms. Wonderful decorative fireplaces, sconces, fixtures, and knobs. Large bedrooms featuring built-ins. The vintage kitchens and baths are all in near original condition. Hardwood floors. The upstairs is airy with expansive views. Private lush yard with mature fruit trees (orange, fig, and pomegranate). Detached two car garage with additional off-street parking. Community laundry in the basement. Close to Silverlake, Los Feliz, Griffith Park, Hollywood, and blocks from LACC. Updated plumbing and electrical. Newer roof.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$1,195,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Floor Furnace, Gravity
- \$359 (Public Records)
- Laundry: Common Area, Community, Dryer Included, Individual Room, Washer Included
- Cap Rate: 4.4
- \$67200 Gross Scheduled Income
- \$53000 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Basement, Living Room
- Floor: Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Chair Railings, Crown Molding, Wainscoting

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$14,200
- Electric: \$1,400.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$2,625
- Maintenance: \$1,000
- 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		\$2,100	\$2,100	\$3,500
2:	1	2	1	1		\$0	\$0	\$3,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5538006019

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

**Closed** • Duplex

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

**3565 E 4th St** • Los Angeles 90063

**23 days on the market**

**2 units** • \$337,500/unit • **1,584 sqft** • **6,011 sqft lot** • **\$426.14/sqft** • **Built in 1961**

**Listing ID: WS24018367**

**Indiana St the 60 FWY**



Opportunity Knocks! Welcome to East LA. This perfectly located duplex is a great opportunity for investment. Two houses on a lot in a prime location. Front house is 2 bedrooms, 2 bathrooms with a bonus room. Back house is 2 Bedrooms, 1 bathroom, with a 1 car garage and a backyard. Located near the 60 freeway for easy access to downtown LA, countless restaurants, and entertainment.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: In Kitchen
- \$29460 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Paved
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02051216
- 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			\$1,280	\$1,280	\$2,200
2:	1	2	1	1		\$1,175	\$1,175	\$2,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179014035

**Michael Lembeck**

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Cell Phone: 714-742-3700

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

**Closed** • Duplex

List / Sold:

**\$1,790,000/\$1,804,000** ↕

**1654 S Stanley Ave** • Los Angeles 90019  
**2 units** • \$895,000/unit • 2,208 sqft • 6,955 sqft lot • \$817.03/sqft •  
 Built in 1932

17 days on the market

Listing ID: PW24045370

From W. Pico Blvd, go south on Stanley to property on Left side.



Discover an exceptional Picfair Village duplex now on the market for the first time in over 17 years, offering a rare investment opportunity. Minutes away from Culver City, West Hollywood, and Beverly Hills, this property features a mix of units: a 3-bedroom 1.5-bath, and a 2-bedroom 1-bath, each designed to maximize comfort and appeal to a wide range of tenants. Each unit has its own private outdoor space making this an attractive duplex for owner-occupants or investors. The units have a history of generating significant income through short-term monthly rentals. The property includes stamped and APPROVED plans to convert the garage into a luxurious 2-bedroom, 2-bath Accessory Dwelling Unit (ADU) with 800 sqft of living space and a rooftop deck with views of Century City. This addition enhances the property's value and promises to increase its income-generating capabilities. Whether you choose to occupy one unit and lease the others, or capitalize on the full rental capacity, this property is poised to deliver an attractive annual income. With the flexibility to adjust rents in line with market conditions, this investment stands out as a not-to-be-missed opportunity for those seeking a property with strong income potential and growth. The neighborhood boasts lots of restaurants and amenities just a short distance away.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$381 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- \$114000 Gross Scheduled Income
- \$107481 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Tile, Wood
- Appliances: Gas Range, Refrigerator, Water Heater
- Other Interior Features: Quartz Counters

**Exterior**

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Chain Link
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$6,519
- Electric: \$504.00
- Gas: \$551
- Furniture Replacement:
- Trash: \$491
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,113
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$5,000	\$5,000	\$5,500
2:	1	2	1	0	Negotiable	\$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**

- Notice Of Default sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5069016012

**Michael Lembeck**

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 Cell Phone: 714-742-3700

**Citivist Realty Services, Inc**

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

Closed •

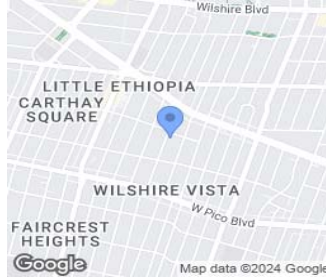
List / Sold:

\$1,875,000/\$1,766,510 ↓

23 days on the market

Listing ID: 24358167

1212 S Spaulding Ave • Los Angeles 90019  
2 units • \$937,500/unit • 2,081 sqft • 7,190 sqft lot • \$901.01/sqft •  
Built in 1926  
Take Olympic Blvd. to Spaulding.



Beautifully updated spanish style property on tree-lined street. There are 2 units on the lot. The front house is vacant and boasts 2 bedrooms and 2 bathrooms and has brand new flooring, recessed lighting, central AC, and modern appliances throughout. Outdoor yard/patio space off the second bedroom. Plenty of parking in the long driveway as well as a two car garage for additional storage or parking. The back unit also boasts 2 beds and 2 baths with similar updates. Additional storage space behind the garage. Back unit is currently occupied and being rented for \$4,154. Amazing central location near LACMA, Little Ethiopia, and all the great restaurants/shops on Pico.

Facts & Features

- Sold On 04/09/2024
- Original List Price of \$1,875,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$70000 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$45,848
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$5,500
2:	1	2	2		Unfurnished	\$4,154	\$4,154	\$4,154

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085025011

Michael Lembeck

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

Citivist Realty Services, Inc

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

List / Sold:

**Closed** • Duplex

**\$1,780,000/\$1,780,000**

**419 N Vista St** • Los Angeles 90036

52 days on the market

**2 units** • \$890,000/unit • 2,556 sqft • 6,103 sqft lot • \$696.40/sqft • Built in 1928

Listing ID: SB24013082

**405 North- Off on La Cienega and turn right. Right on Jefferson, left on Hauser to Martel. Left on Oakwood Ave. Then turn left on Vista**



This gorgeous and sophisticated Spanish Duplex has tons of original charm. It is a side-by-side duplex which may be converted to a Single-Family Residence if desired (buyer to check with city to verify). The duplex has formal living and dining rooms with barrel ceilings, fireplaces, and gleaming hardwood floors. All this, with a total of four bedrooms, two bath and a detached guest house (unpermitted). The owner has remodeled the property during their ownership. Just some of the improvements are, new kitchens, baths, plumbing, electrical, central A/C & heat, separated water lines with 2 meters and new sewer line to the street. It's beautifully landscaped private & secluded garden provides serenity. Not to mention it's in a wonderful neighborhood, close to the Grove and chic retail on Beverly Blvd. Please do not disturb the tenants. Property visits only after an acceptable offer has been made. Both units are rented. One tenant is on a month to month basis the other side will be on a month to month basis as of 3/1/24. Showings available for qualified buyers (FICOS, Proof of Funds and Preapproval Letter)

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$1,780,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Fireplace(s), Forced Air
- \$410 (Estimated)
- Laundry: Individual Room
- \$8736 Gross Scheduled Income
- \$7485 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Down, Guest/Maid's Quarters, Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Convection Oven, Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Vented Exhaust Fan, Water Line to Refrigerator, Water Purifier
- Other Interior Features: Attic Fan, Copper Plumbing Full, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage

**Exterior**

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Near Public Transit, Park Nearby
- Security Features: Fire and Smoke Detection System
- Fencing: Block, Chain Link, Good Condition, Stucco Wall, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting

**Annual Expenses**

- Total Operating Expense: \$22,665
- Electric: \$0.00
- Gas:
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 0
- Insurance: \$100
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$4,368	\$4,368	\$4,500
2:	1	2	1	0	Unfurnished	\$4,368	\$4,368	\$4,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5526032010

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold:  
**\$1,700,000/\$1,450,000** ↓

**1201 N McCadden Pl** • Hollywood 90038  
 2 units • \$850,000/unit • 1,734 sqft • 8,382 sqft lot • \$836.22/sqft •  
 Built in 1913

102 days on the market  
 Listing ID: CV22156814

McCadden Pl and Lexington



Calling all investors, land developers and future home owners that want to build units, possibly condos or 2 or 3 story building. According to the property assessors this property is zoned LARD1.5 and the lot measures 8,382sqft, but we encourage all potential buyers to perform their due diligence as all information may not be accurate or reliable. What you are buying here is the land with endless possibilities to build on. This property has not been put in the market in over 45 years. But, the time has come and this sought after location. This property is located to walking distance to Santa Monica and Highland, Trejo's Coffee and Donuts and Hollywood High School. There are many trendy restaurants, cafe' and bars near by and home of the world famous Hollywood Blvd. This property can shown by appointment only. We encourage everyone to submit all offers as they will be presented as they come. Don't forget to submit proof of assets along with your offer. We are looking for only cash offers only and the property will be sold as is condition.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$399 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Living Room
- Floor: Wood
- Appliances: Gas Range, Water Heater

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522500
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$0
2:	1	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
- Buyer Agency Compensation: 1.5%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5532005014

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$799,000/\$758,000** ↓

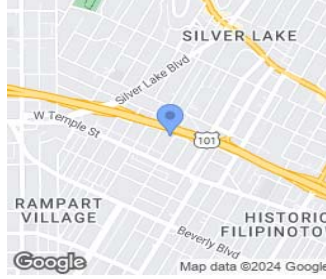
**359 N Occidental Blvd** • Los Angeles 90026

5 days on the market

2 units • \$399,500/unit • 1,723 sqft • 5,043 sqft lot • \$439.93/sqft • Built in 1912

Listing ID: GD23228304

101/2 South, Exit N Benton Way, turn right, right on W Temple. Right on N. Occidental



Welcome to this property located in the heart of Historic Filipino Town. Built in 1912, it presents a unique opportunity for those with a vision to restore or rebuild in this culturally rich neighborhood. Offering a total of three bedrooms plus an additional room in the second unit and two baths spread across two units, this property offers flexibility and potential for customization. The interior features showcase the character of its era, providing a blank canvas for your creative touch. With a lot size of 4979 square feet, there's ample space to bring your ideas to life and create a one-of-a-kind residence. Situated near downtown Los Angeles, this location offers convenience and easy access to the vibrant city center. Whether you're drawn to the area's historical significance or the allure of urban living, this property is an ideal canvas for your next venture. Don't miss this chance to be part of the rich tapestry of Filipino Town and make your mark on a piece of Los Angeles history. Schedule a viewing today and explore the endless possibilities that await this remarkable property.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$799,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$13200 Gross Scheduled Income
- \$11219 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$1,981
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$653
- Cable TV: 01991628
- Gardener:
- Licenses: 150
- Insurance: \$525
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$653
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 - Silver Lake - Echo Park area
- Los Angeles County
- Parcel # 5156015002

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

List / Sold:

**Closed** • Triplex

**\$1,189,000/\$1,189,000**

**2166 Echo Park Ave** • Los Angeles 90026  
 2 units • \$594,500/unit • 1,556 sqft • 4,956 sqft lot • \$764.14/sqft •  
 Built in 1903  
 Sunset Blvd - North on Echo park Blvd

6 days on the market  
 Listing ID: BB24034443



Welcome to this incredible duplex situated on the edge of Silver Lake/Echo Park and Elysian Valley. This charming duplex offers a unique opportunity to either add value or live in one unit while renting out the other to assist with mortgage payments. Nestled in a wonderful location, this property features two detached 2-bedroom, 1-bathroom homes, providing ample living space for occupants. There is a bonus space built out above one of the units that allows extra storage or flexible space. The layout presents numerous possibilities and allows for creative customization to suit your preferences. With a keen eye for investment, this property holds immense potential. Whether you are a savvy investor seeking to maximize returns or a homeowner looking to offset mortgage costs, this duplex offers the perfect opportunity. Beyond its promising financial prospects, this property boasts an enviable location. Situated on the edge of popular neighborhoods, such as Silver Lake, Echo Park, and Elysian Valley, you will have easy access to a myriad of trendy cafes, restaurants, boutiques, and entertainment options. Enjoy the vibrant local scene, renowned for its artistic flair and cultural diversity. Additionally, the surrounding area offers beautiful parks and outdoor spaces, perfect for recreation and relaxation. Take advantage of nearby hiking trails, bike paths, and the picturesque Los Angeles River, all just moments away from your doorstep. Don't miss out on this lovely property with endless potential. Whether you are an investor or a homeowner looking to make the most of your investment, this duplex is an opportunity not to be overlooked. Schedule a viewing today and experience all that this incredible property can offer!!

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$1,189,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$72000 Gross Scheduled Income
- \$67200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Back Yard, Front Yard, Near Public Transit, Park Nearby, Walkstreet, Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$4,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,400
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,400
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C21 - Silver Lake - Echo Park area
- Los Angeles County
- Parcel # 5420035024

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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



**Closed** • Single Family Residence

List / Sold: **\$485,000/\$485,000**

**1363 E 56th St** • Los Angeles 90011

7 days on the market

2 units • \$242,500/unit • 1,458 sqft • 5,404 sqft lot • \$332.65/sqft •

Listing ID: PW24035462

Built in 1911

Exit 110 Fwy on Slauson and Head West, On Hooper head North, on 56th Head West.



Priced To Sell, this 2 Unit property has many recent upgrades throughout. The exterior of the property was just painted about a year ago, trees were trimmed, and much of the clutter was removed. The home at the front of the property is a 2 bedroom 1 bath that has an extra room that is currently used as a bedroom. The back unit is a 1 bedroom 1 bathroom that has been recently remodeled with a new roof, new paint, new kitchen, new restroom, new fixtures and much more. The property has alley access with parking spaces for about 3 cars. Both units are tenant-occupied.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$485,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile

**Exterior**

- Lot Features: Back Yard, Yard
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,900
2:	1	1	1	0	Unfurnished	\$900	\$900	\$1,450

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5104019026

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$975,000/\$975,000**

**8043 Cheyenne Ave** • Downey 90242

46 days on the market

2 units • \$487,500/unit • 1,600 sqft • 5,754 sqft lot • \$609.38/sqft • Built in 1964

Listing ID: PW24006698

From 105 fwy head north on Paramount Blvd. Turn Right at Cheyenne Ave. Home will be on your left.



Welcome to 8043 & 8045 Cheyenne Avenue! Great opportunity on the upgraded Downey duplex. Both units are 2 Bedrooms/1 Bathroom, 800 sq/ft each, 1-car attached garage with automatic opener, and 2 additional parking spaces on the driveway. Front unit has it's own yard with grass and sprinkler system, as well as the back unit has it's own fenced in yard with covered patio area and synthetic turf installed in 2022. Upgrades galore on both units include: Copper plumbing, New Roof in 2020 (with complete tear off), luxury vinyl plank flooring throughout, dual pane vinyl windows throughout, white faux window blinds throughout, mini-split A/C Units installed in both units (2022), washer/gas dryer hook-ups for both units, and ceiling fans/lights installed throughout. Both kitchens have been remodeled with stone countertops, shaker cabinets with an abundance of storage, and recessed lighting complete with stainless steel appliances. Both units come with stainless gas range, front unit has a built-in stainless microwave and the back unit comes equipped with stainless built-in dishwasher and range hood. Bathrooms have also been both remodeled with marble in the shower/tub enclosure, single vanity and newer toilets. Low expenses and strong earning rents make this a very well performing income property. You can have the option to live in one and rent out the other or occupy both units with proper notice and timelines to the front tenants after close of escrow. Front tenants are happy to stay and have been consistent in paying rent. Current rent roll and income-expense report for 2023 available upon request. Great Downey Unified School District. Do not disturb tenants.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Ductless
- Heating: Floor Furnace
- \$578 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Outside, Washer Hookup
- Cap Rate: 5
- \$59920 Gross Scheduled Income
- \$48469 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Appliances: Dishwasher, Gas Range, Microwave, Range Hood
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Recessed Lighting

**Exterior**

- Lot Features: Back Yard, Front Yard, Lawn, Sprinklers In Front, Sprinklers Manual
- Fencing: Block, Chain Link
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$11,451
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$70
- Cable TV: 02104123
- Gardener:
- Licenses:
- Insurance: \$1,034
- Maintenance: \$5,875
- Workman's Comp:
- Professional Management: 3970
- Water/Sewer: \$72
- Other Expense: \$430
- Other Expense Description: Plumbing

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,595
2:	1	2	1	1	Unfurnished	\$2,398	\$2,398	\$2,595

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6260006035

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

Closed •

List / Sold: **\$750,000/\$770,000** ↓

**901 N Ditman Ave** • Los Angeles 90063

293 days on the market

2 units • \$375,000/unit • 1,226 sqft • 3,899 sqft lot • \$611.75/sqft •  
Built in 1928

Listing ID: 23270469

Corner of Blanchard St and N Ditman Ave North of E Cesar Chavez Ave, West of N Gage Ave



Well-maintained Duplex with separate building (2 Bedrooms + 1 Bath) and (1 bed + 1 bath). This property is a great opportunity for an investor or owner user due to one unit being Delivered vacant. The vacant unit (1 bed +1 bath) has been totally remodeled and is ready to move in. The Second unit was rented for \$2400 (month to month). There is also a car garage, plus 3 additional parking spaces. Buyer to verify to have the ADU. There is a possibility to deliver both units VACANT.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$900,000
- 2 Buildings
- Levels: Multi/Split
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)

**Interior**

- Appliances: Refrigerator

**Exterior**

- Security Features: Gated Community

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02187306
- 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	\$2,400	\$2,400	\$3,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,000
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
- Buyer Agency Compensation: 2.000%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5231012010

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • **Single Family Residence**

List / Sold: **\$949,999/\$870,000** ↓

**14770 SAN FERNANDO MISSION BLVD** • Mission Hills (San Fernando) 91345

73 days on the market

2 units • \$475,000/unit • 1,030 sqft • 7,641 sqft lot • \$844.66/sqft • Built in 1949

Listing ID: SR24012336

**SAN FERNANDO MISSION BLVD AND SHARP ST**



Two properties on one lot in city of Mission Hills!! Welcome to 14770 San Fernando Mission Blvd, in which the front property is consisting of 3 bedrooms and 2 bathrooms. The front house was completely redone in 2017. The entire front yard was just switched to softscape in efforts to conserve water usage. There is room for a single parking in rear of the house with own entrance to house along with street parking as well. The bathrooms along with the kitchen were all redone. Owners added the french doors to the covered patio in the rear and with tankless water heater. The back unit (14768 San Fernando Mission Blvd) is has total of 2 bedrooms and 1 bathroom which was just completed this year. The owners have taken down the existing garage and made it a very functional and spacious ADU. This unit has been renting out for the past 6 months for \$2,700. There is gated parking in the rear for up to 3 vehicles. There is new heating and AC with brand new mini splits for each room and living/dining room. There is also a tankless water heater as well. Sellers have placed 3 large metal gates to divide the parking areas in the alley. Both units have their own utilities (gas & electricity) however, the water bill is joined. Please text listing agent for more details and to schedule a showing. DO NOT DISTURB TENANTS.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Evaporative Cooling
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$2610.56 Gross Scheduled Income
- \$2610.56 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01893839
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,611	\$2,611	\$2,610
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- MHL - Mission Hills area
- Los Angeles County
- Parcel # 2664011026

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$655,000/\$655,000**

**24036 Arch St** • Newhall 91321

**0 days on the market**

**2 units** • \$327,500/unit • **2,068 sqft** • **6,187 sqft lot** • **\$316.73/sqft** • **Built in 1978**

**Listing ID: SR24021921**

**Take Lyons Ave and turn right on Newhall Ave then left on 2nd street**



Do not disturb occupants. Great opportunity to convert garages into units. Hard to find a duplex in Santa Clarita. Priced to sell fast. Property to be sold with tenants in place.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$655,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,342 (Estimated)
- Laundry: Common Area, In Garage, Washer Hookup
- \$21600 Gross Scheduled Income
- \$21050 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot, Corners Marked, Landscaped, Level with Street
- Fencing: Chain Link
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$2,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00670630
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,000	\$12,000	
2:	1	2	1	1	Unfurnished	\$800	\$9,600	

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- NEW1 - Newhall 1 area
- Los Angeles County
- Parcel # 2831023042

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Single Family Residence

List / Sold:

**\$1,299,000/\$1,275,000** ↓

**4118 4th Ave** • Los Angeles 90008

32 days on the market

2 units • \$649,500/unit • 2,090 sqft • 5,318 sqft lot • \$610.05/sqft • Built in 1929

Listing ID: IN24027999

South of Martin Luther King Blvd north of 42nd Ave



Welcome to your future oasis in Leimert Park! This gorgeously remodeled 3-bedroom, 2-bathroom home comes with a permitted bonus Jr ADU, making it the ultimate package deal. Step inside the main house and soak up the sunshine in the bright living room, complete with a charming decorative fireplace and sleek laminate flooring throughout. The open-concept dining area begs for dinner parties with its spacious layout, while the kitchen is a chef's paradise with its ample countertop and cabinet space, not to mention the stylish island and brand-new appliances. The main house boasts 3 large bedrooms, including a spacious master suite with a beautiful private bathroom. Plus, the main bathroom is equally stunning, featuring a tiled shower that adds a touch of luxury to your daily routine. With the included central heating and cooling system you are sure to be in comfort in this beautiful home. Venture upstairs to discover a stunning studio ADU unit, equipped with its own kitchenette. Whether you're in need of a guest suite, a home office, or a savvy rental opportunity, this versatile space has you covered. Outside, you'll find parking aplenty with a lengthy driveway and a spacious 2-car garage, while the large backyard is perfect for firing up the BBQ or hosting al fresco gatherings. Conveniently located with easy access to downtown Los Angeles, Culver City, and major freeways, this home is also a short commute to many of LA'S popular entertainment venues like the Crypto.com Arena, the Forum, and the new SoFi Stadium. Don't let this opportunity slip through your fingers! Schedule a showing today and experience the best of Southern California living firsthand.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$290 (Estimated)
- Laundry: In Kitchen
- 1 electric meters available
- 1 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: 01908329
- 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	0	1	0	Unfurnished	\$0	\$0	\$0

**# 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
- Buyer Agency Compensation: 2.5%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5023024009

**Michael Lembeck**

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**Citivest Realty Services, Inc**

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

**Closed** • Duplex

List / Sold: **\$799,000/\$795,999** ↕

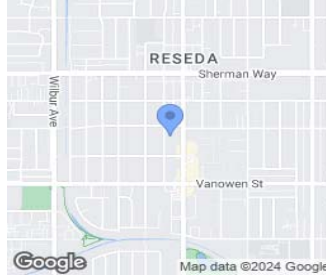
**6942 Baird Ave** • Reseda 91335

**19 days on the market**

**2 units** • \$399,500/unit • **1,490 sqft** • **8,000 sqft lot** • **\$534.23/sqft** • **Built in 1949**

**Listing ID: SR23185136**

**West of Reseda, between Sherman Way & Vanowen St**



Attention buyers seeking opportunities to add value! This duplex is an excellent starter home or investment opportunity. Located in the heart of Reseda near public transportation and Reseda Park. The zoning is R-2, plus with its large yard and garage at the back of the property there is room for expansion or ADU(s). Owner users may qualify for a \$5k "Welcome Home" grant, available from Chase and BMO financial. Inquire for more information. The front unit is an adorable, updated 2 bed+ 1 bath with central HVAC; it's presently leased for 1,850 per month. The back unit, will be delivered vacant, is a big 1 bed + 1 bath unit that needs TLC. Each dwelling has a large living area bedroom and big bathroom with separate tub and shower. Adjacent to the galley kitchens are laundry areas with washer/ dryer hook-ups. Each is separately metered for electricity and gas. There are dual pane windows and two water heaters, one is tankless. Electric panels have been upgraded, too. The long driveway and sizable detached two car garage allow for ample off-street parking. Buyer to cooperate with seller's 1031 tax deferred exchange at no expense to buyer. Enjoy the perks of living in the central San Fernando Valley. Be close to supermarkets, recreation at Lake Balboa, and education at Pierce College or CSUN. Sweet, sour, salty or savory there is a nearby restaurant to match your taste!

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$774,900
- 1 Buildings
- Levels: One
- 7 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

- Rooms: Galley Kitchen, Laundry
- Floor: Laminate

**Exterior**

- Lot Features: Rectangular Lot
- Fencing: Block, Chain Link
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- RES - Reseda area
- Los Angeles County
- Parcel # 2126021009

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

**Closed • Duplex**

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

**9505 Somerset Blvd • Bellflower 90706**

**64 days on the market**

**2 units • \$462,500/unit • 1,755 sqft • 8,105 sqft lot • \$527.07/sqft • Built in 1949**

**Listing ID: RS24006940**

**Cross Streets: Somerset & Clark**



This unique corner duplex is located on a generous 8,170 sqft lot, R3 zoning and includes two individual units with addresses on separate streets — 9505 Somerset Street and 14762 Betty Jean Ave. The residence on Somerset Blvd., has three bedrooms and one bathroom. The interior features a spacious living room with expansive windows and formal dining area. The country kitchen offers ample counter and cabinet space, complete with built-in appliances. The laundry area is conveniently located just off the kitchen. All three bedrooms are generously proportioned. The hallway bathroom is both spacious and well-appointed. The private backyard includes a covered patio and ample yard space. The unit at 14762 Betty Jean Ave, is a cozy one-bedroom, one-bathroom home. This unit features a welcoming living room with large windows and new flooring. The sizable galley kitchen boasts natural wood cabinets and plenty of counter space. The laundry area is conveniently situated next to the kitchen. The bedroom is complemented by a spacious bathroom. Both homes are equipped with ceiling fans and mini-split units for heating and cooling. Each unit includes a one-car garage. There may be room for additional RV parking and/or on-site parking. This property may present a promising investment opportunity, with the possibility of adding two ADUs (Check with City of Bellflower Planning and Building Depts. for confirmation). Conveniently positioned near Downtown Bellflower, with a variety of shopping and dining options at your fingertips. Enjoy easy access to the 105, 605, and 91 freeways. Don't let this opportunity pass you by!

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$925,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$729 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room
- Other Interior Features: Ceiling Fan(s)

**Exterior**

- Lot Features: Landscaped, Lawn, Value In Land, Walkstreet, Yard
- Sewer: Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01862471
- 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	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
- Buyer Agency Compensation: 1%
- RJ - Bellflower N of Alondra, W of Bellflower area
- Los Angeles County
- Parcel # 6277011028

**Michael Lembeck**

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4340 Von Karman Ave, #200  
Newport Beach, 92660



**Closed** • Duplex

List / Sold: **\$800,000/\$760,000** ↓

**8417 San Juan Ave** • South Gate 90280

44 days on the market

2 units • \$400,000/unit • 1,170 sqft • 5,997 sqft lot • \$649.57/sqft • Built in 1921

Listing ID: DW23204422

North of Firestone /South OLiberty/East of California Ave/West of Otis



DUPLEX. 2 Separate House, Front Unit 2 Bedroom 1 new Bathroom, Back Unit 1 Bedroom 1 new Bathroom. Long Driveway, Nice Yard, Front lot new Fence and Sliding Gate. Side Block Fence on Both Sides. Property house completed remodeled. Air conditioning in both units.

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 2 Total carport spaces
- Cooling: Evaporative Cooling
- Heating: Combination
- \$0 (Unknown)
- Laundry: Outside, Washer Hookup
- \$42000 Gross Scheduled Income
- \$39550 Net Operating Income
- 1 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: Family Room
- Floor: Wood

**Exterior**

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Excellent Condition
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$390
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$110
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$130
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$3,500	\$42,000	\$3,500
2:	1	1	1	2	Unfurnished	\$2,500	\$30,000	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6215014017

**Michael Lembeck**

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

**Closed** • Duplex

List / Sold: **\$599,000/\$675,000** †

**6917 Bear Ave** • Bell 90201

9 days on the market

**2 units** • \$299,500/unit • **2,062 sqft** • **6,600 sqft lot** • **\$327.35/sqft** • **Built in 1954**

Listing ID: PF24046812

**Exit 710 Fwy at Florence Ave. Head West to Bear Ave turn right**



This Duplex is an excellent investment opportunity in Bell, CA. It is a Fixer in need of TLC, however it also a blank canvas for you to create your dream space in a prime location. The home consists of two units. The front unit is 3bed 1bath. The Rear unit is 2beds 1bath with a combined 2062sqft on a 6600sqft Lot. Both units have spacious living areas. There is also a detached garage that could potentially be converted into an ADU providing additional rental income. The home is centrally located and in close proximity to Martha Escutia Primary School, Magnolia Science Academy and Bell High School. Easy access to the 710 Fwy, schools, shopping, restaurants, churches and local parks. First showings will be at the Open House on March 16th & 17th from 1p-4p. Buyers MUST tour property BEFORE submitting an offer or it will NOT be presented to the Seller. Therefore, please be sure to enter your name and contact details on the sign in sheet. Home is being sold AS IS no repairs will be done! All offers must be Cash, Hard Money or Private Money due to property condition. Offers will be due by 5pm on Wednesday March 20th. PLEASE DO NOT DISTURB OCCUPANTS. Broker and broker's agents do not represent or guarantee accuracy of the square footage, bedroom/bathroom count, lot size or lot lines/ dimensions, permitted or un-permitted spaces, school boundary lines or eligibility, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$819 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2				
2:	1	2	1					

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6324027011

**Michael Lembeck**

State License #: 01019397  
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**Citivist Realty Services, Inc**

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

List / Sold:

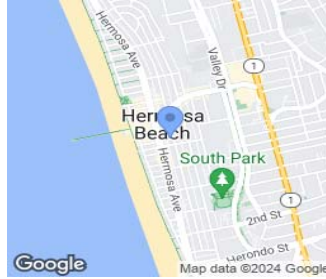
**Closed** • Triplex

**\$2,750,000/\$1,800,000** ↓

**1025 Manhattan Ave** • Hermosa Beach 90254  
**3 units** • **\$916,667/unit** • **2,408 sqft** • **3,996 sqft lot** • **\$747.51/sqft** •  
**Built in 1912**

**14 days on the market**  
**Listing ID: SB24033008**

**Coming from PCH, on Pier Ave turn left onto Manhattan Ave, Property is on the right**



\*\*\*Back on the market, buyer could not perform\*\*\* Introducing an exceptional investment opportunity in the highly sought-after Hermosa Beach Sand section! Located just steps from the Strand, this remarkable income property boasts panoramic ocean views stretching from Palos Verdes to Malibu, best enjoyed from the expansive 400 square foot rooftop deck featuring artificial turf, a fireplace, a sitting area, and a sunbathing spot, or enjoy the amazing view from the living room of the rear unit. This triplex comprises a spacious 2-bed, 2-bath unit and (two) 1-bed, 1-bath units, all currently occupied by longstanding tenants with a proven track record of consistent rent payments, ensuring immediate income generation. With tenants on flexible month-to-month leases, transitioning to new ownership is seamless, offering investors and developers a fantastic value-add opportunity. This property offers (two) 2-car garages, individual laundry in each unit, private decks, an enclosed backyard/patio space, and lightly updated kitchens. Situated just off Hermosa Beach's renowned Pier Avenue, residents can indulge in a plethora of dining, shopping, and beachfront delights. Whether you're an investor, vacation property specialist, land developer, or a savvy buyer with dreams of crafting your own home, this property offers endless possibilities!

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$2,750,000
- 2 Buildings
- 4 Total parking spaces
- \$1,943 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$83020 Gross Scheduled Income
- \$34309.79 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$48,710
- Electric: \$270.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$680
- Cable TV: 01991628
- Gardener:
- Licenses: 168.9
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 8292
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$3,050	\$3,050	\$6,000
2:	1	1	1	1	Unfurnished	\$2,050	\$2,050	\$4,000
3:	1	1	1	1	Unfurnished	\$1,960	\$1,960	\$4,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187006021

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

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 4340 Von Karman Ave, #200  
 Newport Beach, 92660

List / Sold:

**Closed** • **Triplex**

**\$1,195,000/\$1,195,000**

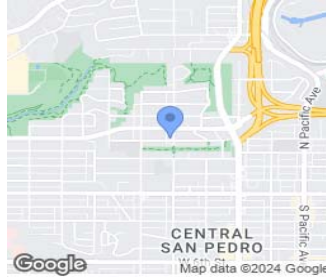
**916 W Oliver St** • San Pedro 90731

**20 days on the market**

**3 units • \$398,333/unit • 3,400 sqft • 8,790 sqft lot • \$351.47/sqft • Built in 1928**

**Listing ID: SB24014843**

**916 W Oliver Street, San Pedro**



Introducing a remarkable property in San Pedro, this expansive 3 unit residence is nestled on a double lot, offering ample space and potential. The main 2 story house boasts 4 bedrooms and 2 baths, featuring a rooftop deck that provides views of the city and harbor, creating a perfect setting for relaxation and entertainment. The recently remodeled 2 bedroom 1 bath unit is ready for the next tenant or owner to occupy it. Additionally, the 1 bedroom, 1 bath unit at the rear has great long term tenants. Both the 2 bedroom and 1 bedroom units, built in 1983, are exempt from LA city rent control. Each unit comes with 2 parking spaces. With the potential to subdivide the expansive lot into two, this property presents an exceptional opportunity for additional income or development. Don't miss out on this versatile and promising investment!

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside
- Cap Rate: 4.4
- \$72528 Gross Scheduled Income
- \$52528 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

**Interior**

- Rooms: Den, Family Room, Galley Kitchen, Kitchen, Laundry, Living Room, Office
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Range Hood, Water Heater
- Other Interior Features: Bar, Stone Counters, Sump Pump, Tile Counters

**Exterior**

- Lot Features: Back Yard, Lawn, Near Public Transit, Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$20,000
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00603367
- Gardener:
- Licenses:
- Insurance: \$2,500
- 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:	1	4	2	0	Unfurnished	\$2,055	\$2,055	\$3,800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600
3:	1	1	1	0	Unfurnished	\$1,389	\$1,389	\$1,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7447007031

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Triplex

List / Sold:

**\$1,350,000/\$1,300,000** ↓

**1704 N Verdugo Rd** • Glendale 91208  
**3 units** • \$450,000/unit • sqft • 7,619 sqft lot • **No \$/Sqft data** •  
**Built in 1957**

34 days on the market

Listing ID: P1-16691

On Verdugo Rd between Kirkby and Arvin



A Rare opportunity! First time on the market after 48 years. Welcome to the charming Verdugo Woodlands area in Glendale! This exquisite 3-unit property is a rare gem, offering a unique opportunity for discerning buyers. The property features a standalone 2+2 unit over 3 car garages with Central A/C and a private yard. Additionally, there are two large 1+1 units with fireplace that add to the versatility and potential rental income. Meticulously maintained, this bungalow-style property features newer windows, and newer roof. It's an ideal investment in this sought-after neighborhood with great rental upside. Located just a few blocks away from Glendale Community College, this property provides incredible rental upside. Additionally, there is an exciting opportunity to combine this property with the adjacent 5-Unit property currently on the market for \$2,250,000. Don't miss out on this exceptional opportunity!

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- 5 Total carport spaces
- Cooling: See Remarks
- Heating: See Remarks
- Laundry: Community, See Remarks
- Cap Rate: 5.52
- \$96000 Gross Scheduled Income
- \$74464 Net Operating Income
- 4 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Appliances: Gas Water Heater
- Other Interior Features: Unfurnished

**Exterior**

- Fencing: See Remarks
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$20,204
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,109
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$16,560	\$1,380	\$2,500
2:	1	1	1	1	Unfurnished	\$17,400	\$1,450	\$2,500
3:	2	2	1	2	Unfurnished	\$20,460	\$1,705	\$3,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5652011034

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • **Triplex**

List / Sold: **\$835,000/\$1,081,000** ↕

**695 Earham St** • Pasadena 91101

11 days on the market

**3 units** • \$278,333/unit • 2,114 sqft • 8,237 sqft lot • \$511.35/sqft •

Listing ID: PW24038443

Built in 1908

E Jordan Ave & Hewes Ave



Welcome to 695 Earham St, a rare opportunity in the heart of Pasadena. This triplex, situated in a prime location, offers tremendous potential for the savvy investor or homeowner looking to create their dream property. This fixer-upper presents a unique chance to customize and renovate to your exact specifications. With a little TLC, this property can shine once again, offering ample space and versatility. Each unit within this triplex provides its own distinct charm and character, waiting to be revitalized into modern living spaces. Whether you're looking to restore it to its former glory or reimagine it entirely, the possibilities are endless. The triplex consists of one 2 bedroom & 1 bathroom unit, one 1 bedroom & 1 bathroom unit and one studio & 1 bathroom unit. Nestled in a sought-after neighborhood, this property enjoys proximity to Pasadena's vibrant downtown scene, renowned dining establishments, shopping centers, and cultural attractions. Don't miss out on this incredible opportunity to transform 695 Earham St into the investment or residence of your dreams. Schedule a viewing today and unlock the potential that awaits within.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$835,000
- 1 Buildings
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$837 (Estimated)
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet

**Exterior**

- Lot Features: Lawn
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01885348
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5731014008

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** •

List / Sold:

**\$1,025,000/\$1,020,000** ↓

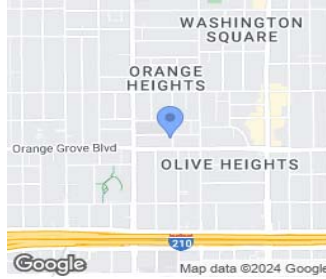
**731 N Madison Ave** • Pasadena 91104

**10 days on the market**

**3 units • \$341,667/unit • 2,214 sqft • 7,116 sqft lot • \$462.96/sqft • Built in 1953**

**Listing ID: 24365037**

**North of Orange Grove Blvd, Between El Molino Ave and N Los Robles Ave**



TRIPLEX - MIDDLE 1+1 DELIVERED VACANT. Well maintained triplex on a tree-lined street in highly desirable Pasadena. Built in 1953. Unit mix is as follows: Two spacious one bedroom + one-bath units (731 end unit & 733 middle unit) each with living room, dining area and kitchen, which have an open concept feel, center hallway with cabinetry, and the generous sized bedroom has ample storage cabinets and closet space against an entire wall. The third unit (735) is the largest, a two bedroom + one bath unit with spacious living room, dining area and U-Shaped kitchen with wood cabinetry. The two bedrooms are off a hallway and are quite spacious, one with large corner windows common in this era of architecture. The units have a nice charm to them and retain some character features which blend into a very functional floorplan. In addition, the end-unit, (731) has nice large corner windows in the living room, and the middle unit, (733) still has unique art deco styled kitchen cabinets with tell-tale rounded wood corners. This is a wonderful long-term investment, 731, 733, 735 N Madison Street is situated on a corner lot and has a large, gated side yard. Each unit has a private back patio space. Amenities/upgrades/features: Three-car carport, freshly painted exterior, large low-maintenance yard with pretty trees/shrubs, separate laundry room shared by all the units and one outdoor storage room. Large side yard may offer some future building opportunities. Buyer to research and do due diligence about feasibility of adding an ADU and/or Jr. ADU. Upside potential in a fantastic area. Zoned PSR6. Conveniently located close to fantastic shops & restaurants, moments from Old Town Pasadena, the Rose Bowl, Rose Bowl Aquatic center, local parks, hiking trails and easy access to freeways. Perfect investment opportunity in high-demand rental area.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$1,025,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- Laundry: Community
- 3 gas meters available

**Interior**

- Floor: Carpet, Tile

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01011211
- 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:	731	1	1		Unfurnished	\$604	\$604	\$2,000
2:	733	1	1		Unfurnished	\$0	\$0	\$2,000
3:	735	2	1		Unfurnished	\$846	\$846	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.500%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5731002016

**Michael Lembeck**

State License #: 01019397  
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**Citivist Realty Services, Inc**

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

**Closed** • Triplex

List / Sold:

**\$1,348,000/\$1,350,000** ↓

**1817 1821 N Oxford Ave** • Pasadena 91104

67 days on the market

**3 units** • \$449,333/unit • 2,894 sqft • 9,995 sqft lot • \$465.79/sqft • Built in 1949

Listing ID: P1-16151

West of Sinaloa and South of New York.



This well-maintained property consists of three units including a home in the front that was built in 1949 and two additional units that were built later. This property represents a great opportunity for the investor or owner occupant who can live in one unit and have the other two units helping with the mortgage payment. The front house features 2 bedrooms, 2 baths, hardwood floors in the living room, dining area and bedrooms, tile floors in the kitchen and bathrooms, recessed lighting, ceiling fans, a laundry room and access to the green belt in the front yard. The middle and rear units each offer 2 bedrooms, 1 bath, laminate wood floors in the living rooms and bedrooms, tile floors in the dining areas, kitchens and bathrooms, ceiling fans and laundry hookups in the garages. The middle unit has a long private cement patio in the back that makes for a great BBQ area while the rear unit has it's own private enclosed back yard with lemon and orange trees. The units all have their own 2-car garages. The buildings total 2,894 square feet which averages out to 965 sq. ft. per unit. The lot size is close to 10,000 sq. ft. This property is situated on a great street in one of the best areas of Pasadena close to all the premier locations in the San Gabriel Valley. Please note that the financial analysis was based on projected rents, the new taxes and current expenses including professional property management.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$1,398,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- Laundry: In Garage, Individual Room
- Cap Rate: 4.1
- \$87600 Gross Scheduled Income
- \$55503 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room
- Floor: Laminate, Tile, Wood
- Appliances: Free-Standing Range
- Other Interior Features: Ceiling Fan(s), Tile Counters

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$29,468
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$756
- Cable TV: 01317331
- Gardener:
- Licenses: 48
- Insurance: \$1,843
- Maintenance: \$3,984
- Workman's Comp:
- Professional Management: 3385
- Water/Sewer: \$909
- Other Expense: \$212
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$2,142	\$2,142	\$2,500
2:	2	1	2	2	Unfurnished	\$2,200	\$2,200	\$2,300
3:	2	1	2	2	Unfurnished	\$1,780	\$1,780	\$2,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851001015

**Michael Lembeck**

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4340 Von Karman Ave, #200  
Newport Beach, 92660



**Closed** • Triplex

List / Sold:  
**\$1,550,000/\$1,550,000**

**1255 Del Rey Ave** • Pasadena 91107  
**3 units** • \$516,667/unit • **3,100 sqft** • **7,708 sqft lot** • \$500.00/sqft •  
**Built in 1948**  
 By GPS

**27 days on the market**  
**Listing ID: WS24006264**



Very well maintained 3-unit income property nestled on a very quiet street in northeast Pasadena neighborhood across street from the Rose Parade parking, close to many shops and restaurants on Washington Blvd. and Foothills, close to the hiking trails, water fall at Eaton Canyon and Eaton Canyon Golf course. Seller just replaced both building's roof in 2023 and spent \$30k + in 2022 to have a major maintenance work done to the foundation. All works have gone through the city permits. All units are in super good condition.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: ENERGY STAR Qualified Equipment, Wall/Window Unit(s)
- Heating: Forced Air, High Efficiency, Natural Gas
- \$814 (Estimated)
- Laundry: Inside
- \$6829 Gross Scheduled Income
- \$62270 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Laundry
- Other Interior Features: Balcony

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$19,678
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,440
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,724	\$1,724	\$3,500
2:	1	2	1	0	Unfurnished	\$2,310	\$2,310	\$2,950
3:	1	2	1	0	Unfurnished	\$2,795	\$2,795	\$2,795

**# Of Units With:**

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator: 1
- Wall AC: 6

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5751008017

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

List / Sold:

**\$1,950,000/\$1,950,000**

10 days on the market

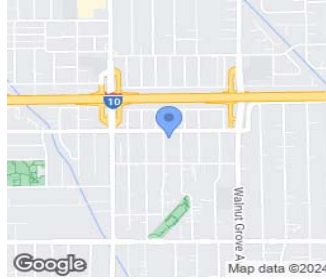
Listing ID: WS24043892

**Closed** • Triplex

**3358 Angelus Ave** • Rosemead 91770

**3 units** • \$650,000/unit • 3,800 sqft • 7,500 sqft lot • \$513.16/sqft • Built in 2024

East of San Gabriel / North of Garvey Ave



Brand New 3 units Built in 2023 and 2024. Front unit 498 Sqft : 1 Bedroom, 1 Bathroom, Middle Main unit : 2,102 : 4 Bedrooms, 4Bathrooms, 1 office, 1 Den, Solar Panels, Back unit 1,200 Sqft :3 Bedrooms, 2 Bathrooms , Oversized 2 Attached Garage, Solar Panels, Airy and Bright, Excellent Floor Plan, Prime Location, Close to Supermarkets, Shopping Centers, Restaurants, Schools, Bus Stops, Freeways 10 and 60

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,950,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, In Closet, Inside
- \$30000 Gross Scheduled Income
- \$23300 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 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: 00527439
- Gardener:
- Licenses:
- Insurance: \$850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$0	\$0	\$2,350
2:	1	4	4	0	Unfurnished	\$0	\$0	\$4,500
3:	1	3	2	2	Unfurnished	\$3,500	\$0	\$3,650

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5288019004

**Michael Lembeck**

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

**Citivest Realty Services, Inc**

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

**Closed**

List / Sold: **\$1,100,000/\$970,000** ↓

**2836 Buckingham Rd** • Los Angeles 90016

53 days on the market

3 units • \$366,667/unit • 2,540 sqft • 6,553 sqft lot • \$433.07/sqft • Built in 1924

Listing ID: 24348721

See Map



Explore the potential of this charming Spanish-style income property in West Adams, offering a Duplex with a bonus unit. Unit (1) features 2 bedrooms and in-unit laundry, while Unit (2) offers 1 bedroom and its own laundry. An additional upstairs 1 bedroom bonus unit, added in 2008, adds versatility. This property not only offers the prospect of optimizing current rents but also boasts significant development potential under the LARD1.5 zoning, possibly allowing for additional units (subject to city verification). Furthermore, the two-car garage, accessed via a long driveway, presents an opportunity for conversion to ADUs (Accessory Dwelling Units), offering additional income streams and investment flexibility. This property offers convenient access to Culver City, DTLA, and the 10 freeway for exploring surrounding areas. Don't miss this opportunity for investment and growth in a prime West Adams location. Please do not disturb tenants.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02214246
- 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	\$1,539	\$1,539	\$2,800
2:	2	1	1		Unfurnished	\$1,200	\$1,200	\$1,900
3:	3	1	1		Unfurnished	\$950	\$950	\$1,900
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5050013018

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

Closed •

List / Sold:

\$1,350,000/\$1,300,000 ↓

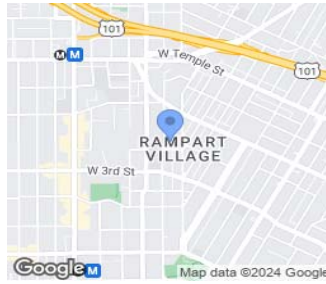
7 days on the market

Listing ID: 24364587

186 S Commonwealth Ave • Los Angeles 90004

3 units • \$450,000/unit • 4,524 sqft • 7,435 sqft lot • \$298.41/sqft • Built in 1922

A few blocks east of Vermont Ave on Beverly Blvd. Turn right on Commonwealth Ave. South of Beverly Blvd and north of 3rd St



Great opportunity to purchase a triplex on a 7,435 sq ft lot in a R-3 zone. Top floor has three bedrooms and two baths plus sun porches. Hardwood floors and tile flooring throughout this spacious and bright unit. Formal dining room leads to a spacious kitchen with a breakfast nook. The unit is approximately 2,500 sq feet. Bottom floor units are side by side (approximately 1,110 sq feet each) with 2 beds and one bath. Close to Frank Coffee, Gogo Tacos, Southwestern Law School, City College, Vermont Village, Ralphs, Vons and Silver Lake.

Facts & Features

- Sold On 04/12/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Floor Furnace

Interior

- Floor: Tile, Wood
- Appliances: Gas Range
- Other Interior Features: 2 Staircases

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,225	\$1,225	\$0
2:	1	2	1		Unfurnished	\$1,336	\$1,336	\$0
3:	1	3	2		Unfurnished	\$3,120	\$3,120	\$0

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501018020

Michael Lembeck

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

Citivist Realty Services, Inc

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

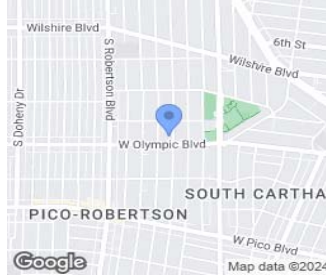
**Closed** • Triplex

List / Sold:  
**\$1,550,000/\$1,350,000** ↓

**931 S Sherbourne Dr** • Los Angeles 90035  
**3 units** • \$516,667/unit • **3,080 sqft** • **5,187 sqft lot** • **\$438.31/sqft** •  
**Built in 1939**

**25 days on the market**  
**Listing ID: SB24028361**

**La Cienega to west on Olympic**



Great three unit investment opportunity located in the Pico Robertson area, Beverly Hills adjacent, and great walk score of 93. Two tenants in place and opportunity to live in the upper 2 bed/1 bath unit and collect rents on the lower two units. All units are separately metered for gas & electricity and no known upgrades (to any systems) have been done to the property. Subject to the City of Los Angeles Rent Control ordinance. Seller(s) has never lived on the property and makes no representations or warranties as to the condition, use, or history of the property. Property is being sold in its "AS IS, WHERE IS CONDITION" and Seller will not be responsible for any repairs, inspection reports, termite work, and/or any mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations. Seller is MOTIVATED so don't miss out!

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,760,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$486 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$75960 Gross Scheduled Income
- \$50640 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, Refrigerator, Water Heater
- Other Interior Features: 2 Staircases, Ceiling Fan(s), Storage

**Exterior**

- Lot Features: 6-10 Units/Acre
- Security Features: Automatic Gate, Smoke Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$25,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01968431
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Partially	\$1,680	\$1,680	\$1,680
2:	1	2	1	1	Partially	\$2,150	\$2,150	\$2,150
3:	1	2	1	1	Partially	\$2,500	\$2,500	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4333021026

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed**

List / Sold: **\$799,000/\$720,000**

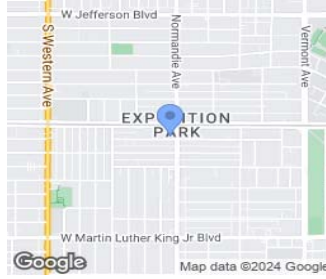
**1311 W 38th St** • Los Angeles 90062

**113 days on the market**

**3 units** • \$266,333/unit • **2,608 sqft** • **5,255 sqft lot** • **\$306.37/sqft** • **Built in 1921**

**Listing ID: 23328943**

**North of MLK Jr. Blvd., South of Exposition Blvd., East of Western Ave and West of Normandie Ave.**



Back on the market. Welcome to this spacious triplex in an Opportunity Zone located in Vermont Square! This property is perfect for an owner user looking to live in one unit while renting out the other two units, or a seasoned investor looking to take advantage of the 5,200 plus square foot (LARD1.5) lot by adding on to the property. The property consists of (Two) 2-bedroom 1 bath units in the front building and (One) 1 bedroom 1 bath detached unit in the rear building. Both 2-bedroom units are slightly over 1,000 square feet a piece. These units have identical floor plans that include spacious living rooms that flow nicely into the kitchen and dining areas. Flooded with natural light, these units offer nice-sized bedrooms with generous closet space. Each unit also includes a full bathroom with a shower/tub combination. The downstairs unit has a rear door that leads to the oversized backyard. With just over 500 square feet, the one-bedroom unit includes a washer and dryer inside. Other notable features include three uncovered parking spaces and separate utility meters. This property is located within close proximity to USC, DTLA, The Coliseum, BMO Stadium, Exposition Park, The Metro Line and great restaurants. With a little TLC, you can turn this property into a masterpiece.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$799,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, Washer Included
- \$27420 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

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

**Exterior**

- Security Features: Gated Community

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02034147
- 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		Furnished	\$1,165	\$1,165	\$1,600
2:	1	2	1		Furnished	\$1,120	\$1,120	\$2,400
3:	1	2	1		Furnished	\$0	\$0	\$2,400
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# 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
- Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5036001012

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Triplex

List / Sold: **\$999,000/\$1,090,000** ↕

**1451 W 108th St** • Los Angeles 90047

12 days on the market

**3 units** • \$333,000/unit • **3,201 sqft** • **8,075 sqft lot** • **\$340.52/sqft** • **Built in 1953**

Listing ID: DW24031895

Between Nornandie & Denker Ave.



Triplex with so much potential situated in the city of Los Angeles. Across the street from Washington Preparatory High School. This property offers an exceptional opportunity for both investors and residents. This location has near by restaurants, public transportation and major Avenues that are very conveniently located. This is a triplex. 2 of the Units are 3 bedrooms and 1 bathroom, kitchen, and a den area. 1 of the units has 3 bedrooms, 2 baths, Living room, dining area, kitchen & laundry area. Property includes a 2 Garages with 2 parking space each and additional 4-5 parking spaces.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$999,000
- 2 Buildings
- Levels: One, Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- \$87284 Gross Scheduled Income
- \$87283 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Primary Bathroom, Multi-Level Bedroom
- Floor: Carpet, Laminate, Tile, Wood
- Appliances: None
- Other Interior Features: Granite Counters

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$14,134
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$560
- Cable TV: 01991628
- Gardener:
- Licenses: 250
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,700
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$0	\$0	\$3,400
2:	1	3	1	2	Unfurnished	\$2,153	\$2,153	\$2,700
3:	1	3	1	0	Unfurnished	\$1,990	\$1,989	\$2,700

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6077030004

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

**Closed** • Triplex

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

**12736 Montford St** • Pacoima 91331

**0 days on the market**

**3 units** • **\$316,633/unit** • **2,067 sqft** • **6,176 sqft lot** • **\$483.79/sqft** • **Built in 1957**

**Listing ID: SR24070452**

**Off of Paxton and Foothill**



Welcome to this stunning property that has been completely transformed into a new build from a single-family home. Every detail has been meticulously upgraded, creating a modern and inviting space ideal for multifamily living or investment purposes. This property boasts brand-new features throughout, including a HVAC system throughout ensuring comfort in every season, upgraded plumbing providing efficiency and reliability, and a newly installed roof offering peace of mind for years to come. Inside, showcases contemporary flooring that complements the stylish design. The kitchens have been completely renovated with modern appliances, sleek cabinetry, and beautiful countertops, providing an exceptional cooking and dining experience. The bathrooms have also undergone a total makeover, featuring elegant fixtures and finishes that enhance both style and functionality. Whether you're looking for a turnkey investment opportunity or a versatile property for extended family living, this transformed home offers the best of both worlds with its new construction quality and flexibility. Don't miss the chance to own this remarkable property that embodies the essence of modern living and investment potential. Schedule a showing today to experience the transformation firsthand!

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$949,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$367 (Estimated)
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991206
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- PAC - Pacoima area
- Los Angeles County
- Parcel # 2527025012

**Michael Lembeck**

State License #: 01019397  
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**Citivist Realty Services, Inc**

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



**Closed** • Triplex

List / Sold: **\$1,200,000/\$965,000** ↓

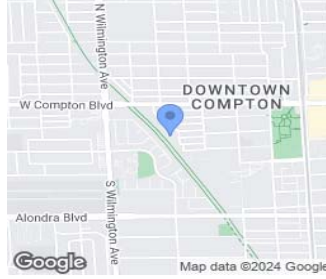
**225 S Matthisen Ave** • Compton 90220

1 days on the market

**3 units** • \$400,000/unit • **3,877 sqft** • **35,842 sqft lot** • **\$248.90/sqft** •  
Built in 1942

Listing ID: RS24031109

Compton Blvd & Matthisen



HUGE! HUGE! OPORTUNITY!! Triplex on a 35,000sqft lot! 3 houses on a lot comprised of 2 2bd 1bth houses and a 3bd 2 1/2bth house toward the rear of the lot. Plenty of parking. Spacious lot which gives investors/developers the opportunity to add another 2 to 3 units. Perfect for owner user as well. Buyer to fully investigate and verify all information and building opportunities. "A MUST SEE"

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$1,200,000
- 3 Buildings
- 3 Total parking spaces
- \$2,635 (Estimated)
- Laundry: Inside
- \$73800 Gross Scheduled Income
- \$57080 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$16,720
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01169181
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$2,400
2:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,400
3:	1	3	3	2	Unfurnished	\$0	\$0	\$3,500

**# 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
- Buyer Agency Compensation: 2.5%
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6161015014

**Michael Lembeck**

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**Citivest Realty Services, Inc**

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

Closed •

List / Sold:

\$2,495,000/\$2,385,000 ↓

1747 Stoner Ave • Los Angeles 90025

11 days on the market

3 units • \$831,667/unit • 1,851 sqft • 7,377 sqft lot • \$1347.92/sqft • Built in 1927

Listing ID: 24363975

South of Santa Monica Blvd/West of Barrington Blvd



Welcome to 1747 Stoner Ave, exceptional property offering a Front House and two additional Units in the back, all delivered vacant upon close of escrow. This presents an incredible opportunity for Developers, Builders, Architects, rent at Market Rent, add Units or as Owner User/Family Compound or take advantage of Small Lot ordinance(Buyer to check with City). Property is situated on a 7,377 square foot parcel zoned R3 (Q) gives opportunity for 6 Unit development project (Buyer to verify) in an area with exploding developments and numerous multifamily buildings adjacent to trendy shops and restaurants on Sawtelle Blvd, Little Japantown, walking distance to Stoner Recreation Center, Santa Monica Blvd and centrally located to all the Best of Los Angeles. PLEASE DO NOT WALK ON PROPERTY OR DISTURB OCCUPANTS

Facts & Features

- Sold On 04/10/2024
Original List Price of \$2,495,000
2 Buildings
Levels: One
3 Total parking spaces
Heating: Forced Air

Interior

- Floor: Laminate, Wood
Appliances: Dishwasher, Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
Electric:
Gas:
Furniture Replacement:
Trash:
Cable TV: 00616212
Gardener:
Licenses:
Insurance:
Maintenance:
Workman's Comp:
Professional Management:
Water/Sewer:
Other Expense:
Other Expense Description:

Unit Details

Table with 8 columns: UNITS, BEDS, BATHS, GARAGE, FURNISHED?, ACTUAL RENT, TOTAL RENT, PRO FORMA. Rows 1-3 showing unit specifications.

# Of Units With:

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

Additional Information

- Standard sale
Buyer Agency Compensation: 2.500%
WLA - West Los Angeles area
Los Angeles County
Parcel # 4262016011

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:  
**\$1,150,000/\$1,000,000** ↓

**10234 S 10th Ave** • Inglewood 90303  
4 units • \$287,500/unit • 4,152 sqft • 7,002 sqft lot • \$240.85/sqft •  
Built in 1955  
South of Century Blvd and West of Crenshaw Blvd.

2 days on the market  
Listing ID: RS24021999



This is a GEM in the rough and unique income residential property! Just a few steps from the new SoFi Stadium and very close to the Intuit Dome. Very nice and well kept FIVE units apartments. All units consist of TWO bedrooms and ONE bath each. Every unit has ONE car garage, the units are located in a very busy and clean area with high demand on residential.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Other)
- \$79332 Gross Scheduled Income
- \$71139 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$8,193
- Electric: \$660.00
- Gas: \$1,233
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01880260
- Gardener:
- Licenses:
- Insurance: \$1,800
- 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	0	1	Unfurnished	\$1,383	\$1,383	\$2,200
2:	1	3	0	1	Unfurnished	\$2,556	\$2,556	\$4,000
3:	1	2	0	1	Unfurnished	\$1,519	\$1,519	\$2,200
4:	1	2	0	1	Unfurnished	\$1,153	\$1,153	\$2,200

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030007013

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • **Quadruplex**

List / Sold:

**\$1,195,000/\$1,120,000** ↓

**740 S Leland St** • San Pedro 90731

**16 days on the market**

**4 units** • \$298,750/unit • **4,078 sqft** • **6,756 sqft lot** • \$274.64/sqft • **Built in 1923**

**Listing ID: SB24026290**

**Property is located on the N/E corner of 8th and Leland St**



Rarely does a Multi Family Income Property become available in the coveted Vista Del Oro neighborhood of San Pedro with so much upside potential. Situated on a large corner lot (6754 sqft) with an inviting front lawn, this investment property includes three 2 Bedroom/1 Bathroom apartments and a detached 3 Bedroom/1 Bathroom Main House. Bring your contractor to update the Spanish Style house and have the Opportunity for an owner Live-In or rent it out and essentially double your income. \*\* The house measures 1460 sqft of interior living space, plus there's a roomy basement for additional storage. All units are individually metered for gas and electricity, and they each have their own laundry hookups and a single car garage space. San Pedro is experiencing a renaissance with the Multi-Million dollar Waterfront project "West Harbor", featuring 42 acres of outdoor space for restaurants, retail, fresh markets, office space, waterside activities and a proposed open-air amphitheater for live entertainment. With easy access to the 110 freeway and all parts of Los Angeles, the time is NOW to invest in the hidden coastal destination of San Pedro!

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$632 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$37220 Gross Scheduled Income
- \$28130 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Appliances: Gas Range

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$5,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$0	\$0	\$3,500
2:	1	2	1	1	Unfurnished	\$1,051	\$1,051	\$2,100
3:	1	2	1	1	Unfurnished	\$1,064	\$1,064	\$2,100
4:	1	2	1	1	Unfurnished	\$1,066	\$1,066	\$2,100

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458002001

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

**Closed** • **Quadruplex**

List / Sold:

**\$1,650,000/\$1,700,000** ↕

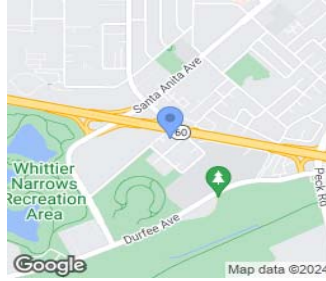
**1032 Lexington Gallatin Rd** • South El Monte 91733

17 days on the market

**4 units** • **\$412,500/unit** • **3,842 sqft** • **23,394 sqft lot** • **\$442.48/sqft** • **Built in 1956**

Listing ID: DW24027321

**Head South on Rosemead Blvd, towards Durfee Ave, left on N Santa Anita Ave, right on N Lexington Gallatin Rd.**



Don't miss this investment opportunity with this unique property featuring 4 detached homes on a sprawling 23,394 square foot lot. This property features three units each with 2 bedrooms and 1 bathroom, and 3 bedrooms and 1 bathroom unit. Two of the units have extensive updates, including laminated flooring throughout, new windows, remodeled kitchens and bathrooms redesigned to include walk-in showers. Additionally, new plumbing systems have been installed, incorporating both PEX and copper pipes. Each home comes with the convenience of an attached 2-car garage. One of the 2-bedroom, 1-bath units will be delivered vacant, presenting an immediate opportunity for owner occupancy or to select your own tenant at market rent! The property is situated close to the 60 & 605 Freeways, Whittier Narrows Recreation Park, Pico Rivera Golf Club and Rio Hondo College. Don't miss out on this opportunity!

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,650,000
- 4 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,255 (Estimated)
- Laundry: In Kitchen, Outside
- \$68400 Gross Scheduled Income
- \$54060 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

**Interior**

**Exterior**

- Lot Features: Cul-De-Sac, Lot 20000-39999 Sqft
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$14,340
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,640
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$3,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,900	\$1,900	\$2,500
2:	1	2	1	2	Unfurnished	\$2,400	\$2,400	\$2,500
3:	1	3	1	2	Unfurnished	\$1,400	\$1,400	\$2,600
4:	1	2	1	2	Unfurnished	\$0	\$0	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2%
- 657 - So. El Monte area
- Los Angeles County
- Parcel # 8119006033

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

List / Sold:

**\$1,496,000/\$1,360,000**

29 days on the market

Listing ID: 24351977

**Closed**

**2209 S Spaulding Ave** • Los Angeles 90016

4 units • \$374,000/unit • 4,009 sqft • 4,820 sqft lot • \$373.16/sqft • Built in 1964

Property is located South of Venice and West of Thurman.



This is a "Probate Sale" with Court Confirmation! Four units with front carport with 4 parking spaces. Property Being Sold As Is with Tenants. DRIVE BY ONLY! Units are tenant-occupied! DO NOT WALK THE PROPERTY! Listing Price Subject To Over Bids. THE SELLER WILL NOT DO ANY REPAIRS TO THE PROPERTY! Court Hearing is Thursday 8:30 a.m. March 7, 2024 at the Stanley Mosk Court 111 N Hill St Los Angeles, CA 90012. First overbid to start at \$1,428,050.00. Certified funds only at 10% of the overbid price. All funds should be made out to the trust.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$1,360,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01856157
- 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	\$1,800	\$5,500	\$2,950
2:	2	2	2		Unfurnished	\$1,850	\$5,500	\$2,950
3:	3	2	2		Unfurnished	\$1,850	\$5,500	\$2,950
4:	4	2	2		Unfurnished	\$0	\$5,500	\$2,950
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
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5064028024

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

Closed •

List / Sold:

**\$1,399,000/\$1,350,000** ↓

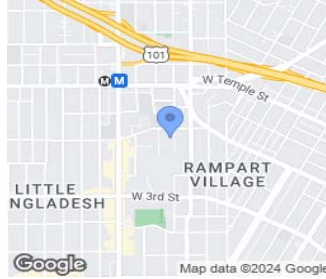
**119 S Westmoreland Ave** • Los Angeles 90004

135 days on the market

4 units • \$349,750/unit • 3,858 sqft • 6,496 sqft lot • \$362.62/sqft • Built in 1938

Listing ID: 23324133

South of Beverly and East of Vermont . Between Vermont and Virgil and between Beverly and 3rd St .



\*\* Each 4 plex is \$1,425,000 - combined price for the 8 units is \$2,850,000 \*\* This is part of a two building portfolio totaling 8 units to be sold together \*\* ( 2 ) Four plex's\*\* Sold with 115 Westmoreland\*\* Beautiful Los Angeles Art Deco Apartment building spanning two lots. Gated with ample parking and a generous inviting courtyard.The property is very well maintained and consists of two 4 units buildings. All units have large 2 bedrooms and one car parking in the rear. 4 of the 8 units have undergone condo quality renovations with new flooring , floor to ceiling tiling , new windows, modern kitchens and baths, stone counters , stainless steel appliances , dual vanities ,recessed lighting , new moldings and doors, as well as split AC systems. The area is extremely central and close to the Vermont and Beverly Metro station. The rents have significant upside and March 1, 2024 will call for a 4 % increase in rents. The rear parking area has room to add two ADU's for more future income. There is an on -site laundry room and storage bins in the rear. Very Easy to manage.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,487,500
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.25
- \$78000 Net Operating Income

**Interior**

- Appliances: Disposal, Refrigerator
- Other Interior Features: Ceiling Fan(s)

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$50,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02035381
- 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	2		Unfurnished	\$2,596	\$5,192	\$3,000
2:	2	2	1		Unfurnished	\$1,820	\$3,640	\$2,800
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
- Buyer Agency Compensation: 2.500%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501015009

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

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

Closed •

List / Sold:

**\$1,399,000/\$1,350,000** ↓

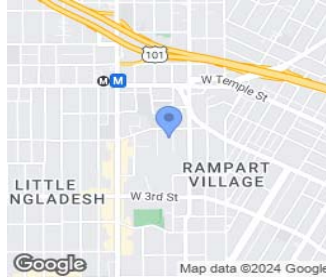
**115 S Westmoreland Ave** • Los Angeles 90004

135 days on the market

4 units • \$349,750/unit • 3,866 sqft • 6,496 sqft lot • \$361.87/sqft • Built in 1939

Listing ID: 23324123

South of Beverly and East of Vermont . Between Vermont and Virgil - Between Beverly and 3rd St.



\*\* Each 4 plex is \$1,425,000 - combined price for the 8 units is \$2,850,000 \*\* This is part of a two building portfolio totaling 8 units to be sold together\*\* ( 2 ) Four plex's\*\* Sold with 119 Westmoreland\*\* Beautiful Los Angeles Art Deco Apartment building spanning two lots. Gated with ample parking and a generous inviting courtyard.The property is very well maintained and consists of two 4 units buildings. All units have large 2 bedrooms and one car parking in the rear. 4 of the 8 units have undergone condo quality renovations with new flooring , floor to ceiling tiling , new windows, modern kitchens and baths, stone counters , stainless steel appliances , dual vanities ,recessed lighting , new moldings and doors, as well as split AC systems. The area is extremely central and close to the Vermont and Beverly Metro station. The rents have significant upside and March 1, 2024 will call for a 4 % increase in rents. The rear parking area has room to add two ADU's for more future income. There is an on -site laundry room and storage bins in the rear. Very Easy to manage.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,487,500
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 5.25
- \$78000 Net Operating Income

**Interior**

- Appliances: Disposal, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$25,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02035381
- 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	2		Unfurnished	\$2,596	\$5,200	\$3,000
2:	2	2	1		Unfurnished	\$1,820	\$3,640	\$2,800
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
- Buyer Agency Compensation: 2.500%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5501015010

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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



Closed •

List / Sold:

**\$1,699,999/\$1,625,000** ↓

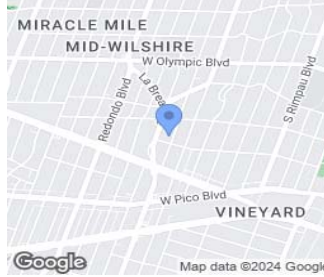
**1237 S Citrus Ave** • Los Angeles 90019

49 days on the market

4 units • \$425,000/unit • 3,940 sqft • 6,250 sqft lot • \$431.47/sqft • Built in 1936

Listing ID: 24350311

Near cross streets S Citrus Ave and Dockweiler St.



Explore the rare investment opportunity at 1237 S Citrus Ave in Los Angeles. This property comprises a 3,940 SqFt apartment building on a spacious 6,250 SqFt lot, with immediate value-add potential due to two out of four units being delivered vacant along with two vacant garages, offering the possibility of an ADU conversion for increased cash flow (buyer to verify). Built in 1936, the property boasts an exquisite French Normand style, featuring four oversized One Bed-One Bath units, each spanning approximately 985 SqFt. All units are equipped with in unit washer/dryer. Recent ownership has invested around \$200K in extensive foundation work, including a complete exterior makeover with new stucco and fresh paint. The result is a meticulously maintained and visually stunning building, showcasing historic charm and attention to detail. Nestled in the highly desirable Mid City/Mid-Wilshire submarket, the property benefits from proximity to some of Los Angeles' strongest demographics. Within a one-mile radius, the average household income is approximately \$98,519, and the median home value exceeds \$1,000,850. The affluent neighborhood attracts professionals from nearby centers such as West Hollywood, the Miracle Mile, Century City, Hollywood, and Culver City. In a market characterized by very low vacancy rates and limited inventory, this property provides investors with peace of mind regarding renting out vacant units. With its strategic location, unique features, and potential for ADU conversion, seize the opportunity to own a piece of history while making a sound and lucrative investment in the thriving Los Angeles real estate market.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$1,845,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cap Rate: 4.33
- \$73562 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$37,356
- 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	1	1		Unfurnished	\$2,074	\$2,074	\$2,700
2:	1	1	1		Unfurnished	\$2,055	\$2,055	\$2,700
3:	1	1	1		Unfurnished	\$2,700	\$2,700	\$2,700
4:	1	1	1		Unfurnished	\$2,700	\$2,700	\$2,700
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.000%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084027031

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • **Quadruplex**

List / Sold: **\$830,000/\$693,000** ↓

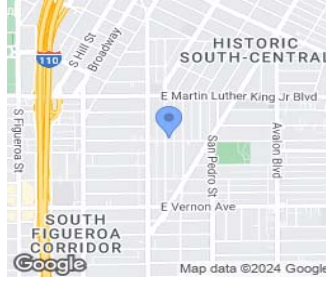
**4146 Woodlawn Ave** • Los Angeles 90011

**38 days on the market**

**4 units** • \$207,500/unit • **4,320 sqft** • **3,865 sqft lot** • **\$160.42/sqft** • **Built in 1906**

**Listing ID: PW23229536**

**Woodlawn Ave & E 41st Pl**



Amazing opportunity to own a fourplex in South Los Angeles. Built in 1906. Total of 4,320 square feet. Zoned LAR2. Lot is 3,865 square feet. Close to parks, schools and downtown.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$830,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Near Public Transit
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01990742
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,134	\$1,134	\$4,000
2:	1	2	1	0	Unfurnished	\$2,015	\$2,015	\$4,000
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$3,200
4:	1	1	1	0	Unfurnished	\$0	\$0	\$3,200

**# Of Units With:**

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

**Additional Information**

- Real Estate Owned, Auction sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5113028023

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

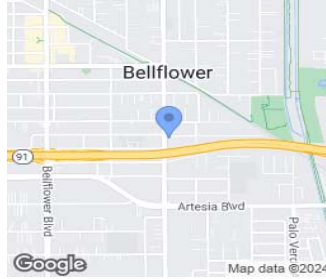
State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

**Closed** • **Quadruplex**

List / Sold:  
**\$1,475,000/\$1,540,000** ↕

**17136 Woodruff Ave** • Bellflower 90706  
**4 units** • **\$368,750/unit** • **4,972 sqft** • **6,832 sqft lot** • **\$309.73/sqft** •  
**Built in 1989**  
**woodruff, north of 91**

**38 days on the market**  
**Listing ID: PW24016188**



Welcome to 17136 Woodruff, a fantastic investment opportunity in the thriving city of Bellflower! This 4plex presents a rare chance to own a property with a generous 4,972 square feet of living space on a spacious 6,832 square foot lot. Strategically located, this multifamily residence is a great opportunity! Each unit offers a unique and comfortable living space, making it an ideal choice for both investors and a potential owner-user. The property's layout maximizes privacy, providing a distinct sense of home for each unit. There are four 2-car garages as well for tenants or additional rental income. Take advantage of this chance to acquire a great investment, offering both immediate rental income potential and long-term value appreciation. Don't miss out on this excellent opportunity to invest in the thriving real estate market of Bellflower! Trust Sale. AS-Is. Inquire for income/expenses/rent-roll.

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,475,000
- 1 Buildings
- 8 Total parking spaces
- \$1,352 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022356
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Third Party Approval, Trust sale
- Buyer Agency Compensation: 2.5%
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7017029006

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

Closed •

List / Sold:

**\$1,299,000/\$1,195,000** ↓

**4419 Burns Ave** • Los Angeles 90029

32 days on the market

5 units • \$259,800/unit • 4,698 sqft • 9,592 sqft lot • \$276.50/sqft • Built in 1921

Listing ID: 24352939

\*\* USE GOOGLE MAPS \*\*



Classic 1921 Spanish Fourplex with detached house in the heart of vibrant Virgil Village, blocks from Sunset Junction. Well-maintained spacious 1 bedroom units with hardwood floors, character and charm on a huge 9,592 sq ft lot with major potential for ADU(s). Major upside - fantastic opportunity for Investors in this prime rental area. Fourplex has copper plumbing and laundry hookups inside each unit. Separately metered for gas and electric. Large common area w/benches and new designer pavers, bonus storage closets and gated parking for each unit. 1 bed/1 bath cottage in the back with hardwood floors, copper plumbing, large living room, full kitchen, laundry room and side yard. Down the street from the metro and charming shops and cafes such as Courage Bagels, Sqirl and more.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$46392 Net Operating Income

**Interior**

- Rooms: Living Room
- Floor: Wood
- Appliances: Gas Range

**Exterior**

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$25,956
- 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	\$1,404	\$1,404	\$2,750
2:	1	1	1		Unfurnished	\$1,275	\$1,275	\$2,750
3:	1	1	1		Unfurnished	\$1,242	\$1,242	\$2,750
4:	1	1	1		Unfurnished	\$1,061	\$1,061	\$2,750
5:	1	1	1		Unfurnished	\$1,047	\$1,047	\$2,750

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5539009018

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

List / Sold:

\$1,150,000/\$1,000,000 ↓

0 days on the market

Listing ID: RS24024681

**Closed** • Commercial/Residential

**10234 S 10th Ave** • Inglewood 90303

**5 units** • \$230,000/unit • **4,156 sqft** • **7,002 sqft lot** • \$240.62/sqft • **Built in 1955**

**East of Crenshaw Blvd. North of 104th St.**



**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$1 (Estimated)
- \$79332 Gross Scheduled Income
- \$71139 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$8,193
- Electric: \$660.00
- Gas: \$1,283
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01880260
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 1
- 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	0	1	Unfurnished	\$1,383	\$1,383	\$2,200
2:	1	2	0	1	Unfurnished	\$1,316	\$1,316	\$2,200
3:	1	2	0	1	Unfurnished	\$1,240	\$1,240	\$2,200
4:	1	2	0	1	Unfurnished	\$1,519	\$1,519	\$2,200
5:	1	2	0	1	Unfurnished	\$1,153	\$1,153	\$2,200

**# 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
- Rent Controlled
- Buyer Agency Compensation: 3%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4030007013

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

List / Sold:

**Closed** • Commercial/Residential

**\$1,350,000/\$1,350,000**

**1064 W 9th St # 1 • San Pedro 90731**

7 days on the market

**5 units • \$270,000/unit • 4,004 sqft • 5,166 sqft lot • \$337.16/sqft • Built in 1963**

Listing ID: SB24029379

**West of Alma, Just east of Leland**



PRIDE IN OWNERSHIP IS AN UNDERSTATEMENT, VERY LOW MAINTENANCE BUILDING, LOCATED IN SAN PEDRO'S HIGHLY SOUGHT AFTER, HEART OF VISTA DEL ORO. FULLY RENTED WITH PUNCTUAL TENANTS AND AN UPSIDE POTENTIAL PRO FORMA. EXEMPT FROM L.A. CITY "SOFT STORY RETROFIT". Buyers and Buyers' Agent are encouraged to investigate the legal square footage of the building structure, garages and lot dimensions, said information has been presented in the listing through third party tax rolls. Said Property is under L.A. City Rent Control jurisdiction. Rents have recently been raised according to L.A. City Housing Authority compliance.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- \$953 (Estimated)
- Laundry: Common Area
- \$95592 Gross Scheduled Income
- \$83640 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

- Other Interior Features: Copper Plumbing Full

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$3,240
- Electric: \$3,240.00
- Gas: \$2,520
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00573495
- Gardener:
- Licenses:
- Insurance: \$2,952
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,240
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,148	\$2,148	\$3,200
2:	1	1	1	1	Unfurnished	\$1,420	\$1,420	\$2,000
3:	1	2	1	1	Unfurnished	\$1,437	\$1,437	\$2,500
4:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$2,000
5:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458005027

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Apartment

List / Sold:  
**\$2,250,000/\$1,900,000** ↓

**1702 N Verdugo Rd Rd** • Glendale 91208  
 5 units • \$450,000/unit • sqft • 7,049 sqft lot • No \$/Sqft data •  
 Built in 1978

34 days on the market

Listing ID: P1-16696

On Verdugo Rd between Kirkby and Arvin



A Rare opportunity! First time on the market after more than 3 decades. Introducing a rare gem in the desirable Verdugo Woodlands area of Glendale This 5-unit property offers a fantastic investment opportunity. Boasting a spacious 2-bedroom, 2.5-bathroom front townhouse style unit with a private front patio and attached garage, along with four 1-bedroom, 1-bathroom units, all equipped with Central A/C. Located just a few blocks away from Glendale Community College, this property features separate Gas & Electric meters, and Laundry hook ups in each of the units and provides incredible rental upside. Additionally, there is an exciting opportunity to combine this property with the adjacent triplex, currently on the market for \$1,350,000.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$2,250,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 7 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: See Remarks
- Cap Rate: 2.27
- \$91740 Gross Scheduled Income
- \$50966 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

- Appliances: Water Heater

**Exterior**

- Fencing: None
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$38,939
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,578
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance: \$3,550
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,361
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$2,395	\$2,395	\$3,500
2:	1	1	2	2	Unfurnished	\$1,335	\$1,335	\$2,500
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$2,500
4:	1	1	2	2	Unfurnished	\$1,455	\$1,455	\$2,500
5:	1	1	2	2	Unfurnished	\$1,460	\$1,460	\$2,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 627 - Rossmoyne & Verdu Woodlands area
- Los Angeles County
- Parcel # 5652011051

**Michael Lembeck**

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 Cell Phone: 714-742-3700

**Citivist Realty Services, Inc**

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

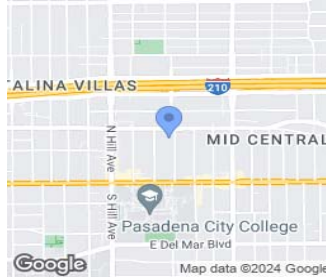
**Closed** • Apartment

List / Sold:

**\$2,490,000/\$2,400,000** ↓

**159 N Sierra Bonita Ave** • Pasadena 91106  
**5 units** • \$498,000/unit • 0 sqft • 8,967 sqft lot • No \$/Sqft data •  
 Built in 1954  
 colorado Blvd and Sierra Bonita Ave

55 days on the market  
 Listing ID: AR24024786



With CAP Rate Close to 5% in a Class-A Location, and 100% VACANCY, this offering provides an extremely rare opportunity for investors to acquire a beautifully upgraded single-story apartment in an unbeatable location in Pasadena. This 100% Vacancy provides new owners with TOTAL CONTROL of tenant selections without having to deal with costly & time-consuming tenant relocation, and thus bypassing Pasadena Rent Control. CAP Rate is Proforma (Marked to market) as all units are currently vacant. The property is an attractive single story garden style apartment that was built in 1954 and completely upgraded in 2023-2024. It offers a large ±3248 SF building size and is situated on a ±8,964 SF lot size with medium density zoning RM-32. It has excellent curb appeal with complete upgrades that includes new roof, new electrical (panel + subpanels), new plumbing, new sewer line, new windows, new landscaping, new entry gate, new driveway, new exterior façade, new exterior paint, and all units have been completely upgraded. It offers an excellent unit mix of 2 x 2bedroom+2bathroom, and 3 x large 1bedroom+1bathroom. Each unit is bright with an excellent layout and has been fully upgraded with high-end finishings. All the windows have been upgraded with double pane windows, complete with brand new zebra blinds, all units have brand new flooring throughout, brand new kitchen with kitchen island complete with high-end cabinets and quartz countertops, brand new bathroom complete with tiled bathroom and new vanity cabinets, new mini-split HVAC system in living room and bedroom, and brand new almost everything. Each unit comes with laundry machines and individually metered for electricity and gas. Parking is provided by 5 open spaces at the back. There is an attached private garage that could either be rented out or converted into an ADU. The property is located on a small street across from Pasadena City College and only several blocks north of CALTECH. It is crossing Colorado Blvd and south of 210 FWY, making this a very desirable location. Old Town Pasadena and Lake Ave Shopping District are only minutes away. It is within minutes from Rose Bowl area, The Paseo on Colorado, museums, theaters, entertainments, groceries, cafes, shops, and other fantastic amenities in Pasadena. It has an excellent demographic of \$128,929 average household income within a 1-mile radius.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$2,490,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,288 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.8
- \$165600 Gross Scheduled Income
- \$119360 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

**Interior**

- Floor: Wood
- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Range, Range Hood, Refrigerator

**Exterior**

- Lot Features: 31-35 Units/Acre, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$41,272
- Electric: \$480.00
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 02084474
- Gardener:
- Licenses:
- Insurance: \$2,436
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$3,150	\$6,300	\$6,300
2:	3	1	1	3	Unfurnished	\$2,500	\$7,500	\$7,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.75%
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5737006021

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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 4340 Von Karman Ave, #200  
 Newport Beach, 92660



**Closed** • Apartment

List / Sold:

**\$1,350,000/\$1,500,000** ↕

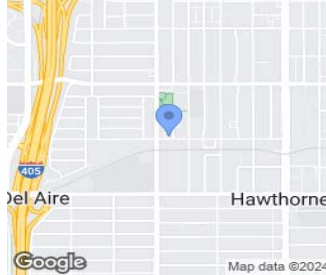
**4755 W Broadway** • Hawthorne 90250

20 days on the market

6 units • \$225,000/unit • 5,170 sqft • 7,848 sqft lot • \$290.14/sqft • Built in 1957

Listing ID: SB24040619

Corner of broadway and gale



We are proud to present our latest listing at 4755 Broadway in Hawthorne, available for the first time in almost 50 years! This terrific investment opportunity features six units with a mix of four 2 Bed / 1 Baths and two 1 Bed / 1 Baths, with projected rental upside of nearly 60% +/- for a new owner! The property features secure, covered parking and onsite laundry for tenant convenience. Units are all individually metered for gas and electricity. The Hawthorne investment market has traditionally always been strong, and many companies such as Space X and Ring (recently bought by Amazon) have been steadily increasing their footprint in the area. 4755 Broadway is a terrific property for today's discerning investor, and presents an attractive value-add opportunity.

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,350,000
- 1 Buildings
- 6 Total parking spaces
- \$1,870 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.11
- \$96000 Gross Scheduled Income
- \$55500 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$38,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$38,400
- Other Expense Description: Contact

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,350
2:	1	1	1	1	Unfurnished	\$925	\$925	\$1,650
3:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,350
4:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,350
5:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,650
6:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$2,350

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4041017037

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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4340 Von Karman Ave, #200  
Newport Beach, 92660

**Closed**

List / Sold: **\$1,295,000/\$850,000** ↓

**4021 Griffin Ave** • Los Angeles 90031

8 days on the market

6 units • \$215,833/unit • 5,462 sqft • 6,487 sqft lot • \$237.09/sqft • Built in 1930

Listing ID: 24360065

East of 110 Freeway



Spanish style residential income buildings with some long term tenants. This property is the perfect opportunity for investors. It is located in a quiet neighborhood yet is close to Downtown Los Angeles and has easy access to the 110 Freeway and the 5 Freeway. Unit 6 rents for \$1161per month. Seller is motivated.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Dryer Included, Individual Room
- \$68000 Net Operating Income
- 6 electric meters available

**Interior**

- Rooms: Living Room
- Floor: Wood
- Appliances: Electric Oven

**Exterior**

- Security Features: Gated Community
- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$17,463
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- 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	\$1,700	\$1,700	\$0
2:	1	2	1		Unfurnished	\$1,231	\$1,231	\$0
3:	1	2	1		Unfurnished	\$1,055	\$1,055	\$0
4:	1	2	1		Unfurnished	\$1,950	\$1,950	\$0
5:	1	2	1		Unfurnished	\$2,150	\$2,150	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 679 - Montecito Heights area
- Los Angeles County
- Parcel # 5207008012

**Michael Lembeck**

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

**Closed** •

List / Sold:  
**\$1,700,000/\$1,535,888** ↓

**216 N Normandie Ave** • Los Angeles 90004  
 6 units • \$283,333/unit • 4,156 sqft • 5,999 sqft lot • \$409.05/sqft •  
 Built in 1948

107 days on the market

Listing ID: 24379611

**N Normandie Ave & Beverly Blvd**



Six-unit apartment building located in a desirable business corridor of Wilshire Center and Koreatown neighborhoods located at 216 N Normandie Ave. This offering consists of two-story building boasting approximately 4,156 square feet of improvements on a 5,999 square feet lot zoned LAR3. Residents at this location can easily travel to neighboring communities including Hollywood, Los Feliz, Silver Lake, and Echo Park. This opportunity will allow savvy investors to capitalize on existing cash-flow and add value along the way.

**Facts & Features**

- Sold On 04/09/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4.77
- \$81129 Net Operating Income

**Interior**

**Exterior**

- Security Features: Gated Community, Window Bars

**Annual Expenses**

- Total Operating Expense: \$43,332
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,039	\$1,039	\$2,100
2:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,100
3:	1	1	1		Unfurnished	\$1,850	\$1,850	\$2,100
4:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,100
5:	1	1	1		Unfurnished	\$1,950	\$1,950	\$2,100
6:	1	1	1		Unfurnished	\$1,204	\$2,100	\$2,100

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518004018

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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

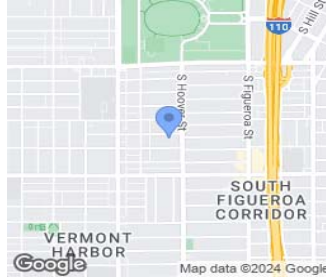
**Closed** • Apartment

List / Sold:  
**\$1,695,000/\$1,700,000** ↕

**822 W 42nd Pl** • Los Angeles 90037  
**6 units** • \$282,500/unit • **6,021 sqft** • **6,877 sqft lot** • \$282.35/sqft •  
**Built in 1914**

**19 days on the market**  
**Listing ID: GD23212748**

**West of hoover east of Vermont avenue, North of Vernon**



Great Investment Opportunity.....fantastic income producing property. This well kept low maintenance 6 Unit apartment building consisting of four very large units each more than 1000 Sq, 2 bedrooms 1 bath and Two New Units of 3 bedroom 2 bath (950 sf each) (New Construction). Four of the units remodeled extensively around seven years ago, newer electrical, plumbing, interior and exterior, newer kitchens, bathrooms, tile, carpet, laminate flooring throughout, and much more. Rents are currently below market value, 4 are vacant allowing upside in rental income for a new buyer to rent them. All separate electrical and gas meters. Property is approximately less than 1 mile away from the LA Memorial Coliseum, conveniently located to shopping, restaurants, freeways and public transportation. A must see!!!

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,695,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 6 electric meters available
- 6 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: \$1,200
- Cable TV: 01996783
- Gardener:
- Licenses:
- Insurance: \$2,495
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- 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	0	Unfurnished	\$2,200	\$2,200	\$0
2:	1	2	1	0	Unfurnished	\$1,948	\$1,948	\$0
3:	1	2	1	0	Unfurnished	\$0	\$0	\$0
4:	1	2	1	0	Unfurnished	\$0	\$0	\$0
5:	1	3	2	1	Unfurnished	\$0	\$0	\$0
6:	1	3	2	1	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5019006010

**Michael Lembeck**

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

Closed •

List / Sold:

**\$2,600,000/\$2,565,000** ↓

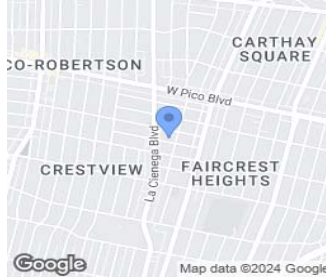
**6111 Horner St** • Los Angeles 90035

7 days on the market

7 units • \$371,429/unit • 6,472 sqft • 5,676 sqft lot • \$401.73/sqft • Built in 1964

Listing ID: 24360627

Near cross streets La Cienega Blvd & Horner St.



The initial Capitalization Rate (CAP) of 5.10% for 6111 Horner St is notably enticing. The current owners have diligently maintained the property, consistently raising rents and revamping units with meticulous effort and style upon tenant turnover. This proactive approach has significantly boosted income over their ownership tenure. The property features a diverse unit mix, including a studio, three 2+2's, one 2+1, one 3+2 townhouse, and a 2+1 Accessory Dwelling Unit (ADU). This diversity not only mitigates risk for savvy investors but also broadens the appeal to a range of tenants, thereby enhancing the property's long-term value and ensuring a more stable and profitable investment. Additionally, select units offer private patios. Situated in the Pico-Robertson neighborhood, 6111 Horner St enjoys an exceptionally advantageous location. Central to the Westside, it provides convenient access to major employment centers in Century City and Santa Monica, with a short 1-mile drive to downtown Culver City and its vibrant entertainment and dining options. The property's front parking adds to its convenience and accessibility, accommodating up to four vehicles in four single spaces. Implementing utility bill-back as units are turned has proven successful, with 2/7 units currently on this program. Continuing this strategy ensures a fair distribution of utility expenses based on tenants' usage patterns, effectively transferring costs and further augmenting Net Operating Income (NOI) and cash flow for the new owner. Demographically, the property is situated in an affluent area, with an average household income (HHI) of \$131,284 within a 1-mile radius and an even higher \$133,795 within a 3-mile radius. This financial profile adds to the property's appeal and potential for sustained success.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cap Rate: 5.1
- \$132640 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$61,534
- 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	\$3,145	\$3,145	\$4,500
2:	1	2	1		Unfurnished	\$2,838	\$2,938	\$2,850
3:	1	2	2		Unfurnished	\$2,721	\$2,721	\$2,895
4:	1	2	2		Unfurnished	\$2,444	\$2,444	\$2,895
5:	1	0	1		Unfurnished	\$1,103	\$1,103	\$1,450
6:	1	2	2		Unfurnished	\$1,403	\$1,403	\$2,895
7:	1	2	1		Unfurnished	\$2,945	\$2,945	\$2,945

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.000%
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068005015

**Michael Lembeck**

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**Citivist Realty Services, Inc**

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed •

**3812 W Adams Blvd** • Los Angeles 90018  
 8 units • \$202,500/unit • 5,321 sqft • 15,343 sqft lot • \$304.45/sqft •  
 Built in 1940  
 See Google Maps

List / Sold:  
**\$1,620,000/\$1,600,000** ↓  
 83 days on the market  
 Listing ID: 23330029



We are pleased to present an exceptional investment opportunity at 3812 West Adams Boulevard in the thriving West Adams District of Los Angeles, CA. This well-maintained 8-unit apartment building, constructed in 1940, consists of six spacious 1-bedroom/1-bath units and two singles spanning 5,321 square feet, sitting on an expansive 15,338 square foot R3-zoned lot offering the potential for long-term redevelopment. Well-manicured outdoor common areas, ample parking, and 7 covered garages contribute to its tenant attraction. Notably, there is significant rental upside potential, with the opportunity to increase income by almost 50%, and one unit will be delivered vacant. One of the property's standout features is its central location, providing easy access to many of LA's busiest surrounding submarkets. It benefits from excellent transportation connectivity, with major highways and public transportation options, making commuting convenient for residents and appealing to potential tenants.

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cap Rate: 4.11
- \$69816 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$46,340
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 13252
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,700	\$3,400	\$3,990
2:	1	1	1		Unfurnished	\$805	\$805	\$1,995
3:	1	1	1		Unfurnished	\$836	\$836	\$1,995
4:	1	1	1		Unfurnished	\$997	\$997	\$1,995
5:	1	1	1		Unfurnished	\$0	\$0	\$1,995
6:	1	0	1		Unfurnished	\$1,100	\$1,100	\$1,350
7:	1	0	1		Unfurnished	\$843	\$843	\$1,350
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5051003002

**Michael Lembeck**  
 State License #: 01019397  
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**Citivist Realty Services, Inc**  
 State License #: 01875823  
 4340 Von Karman Ave, #200  
 Newport Beach, 92660

**Closed** • Apartment

List / Sold:

**\$1,970,000/\$1,920,000** ↓

**138 S St Andrews Pl** • Los Angeles 90004  
**8 units** • \$246,250/unit • 6,331 sqft • 6,654 sqft lot • \$303.27/sqft •  
 Built in 1958

26 days on the market  
 Listing ID: GD24026809

West of Western, South of Oakwood, North of 2nd Street.



Located on a quiet, tree-lined street, our recently remodeled apartment building consists of eight well-cared for units. Among them, we have two 2-bed, 2-bath units and six 1-bed, 1-bath units. The property features six designated parking spaces and a convenient community laundry room. The six remodeled units showcase laminate flooring, newer faucets, and updated cabinets in both the kitchen and bathrooms. Additionally, our long-term tenants currently enjoy significantly lower rent, presenting ample opportunity to increase rental rates moving forward. Furthermore, as an added convenience, the washer and dryer facilities are leased on a minimal commission basis. Landlord pays for water and trash.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$1,970,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$1,195 (Estimated)
- Laundry: Community
- \$177600 Gross Scheduled Income
- \$156433 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$21,167
- Electric: \$0.00
- Gas: \$2,152
- Furniture Replacement:
- Trash: \$5,321
- Cable TV: 01973494
- Gardener:
- Licenses:
- Insurance: \$5,493
- Maintenance: \$1,060
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,193
- Other Expense: \$94
- Other Expense Description: Bus. Tax

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,365		\$2,300
2:	1	1	1	1	Unfurnished	\$1,600		\$1,700
3:	1	1	1	1	Unfurnished	\$1,338		\$1,700
4:	1	2	2	1	Unfurnished	\$2,000		\$2,300
5:	1	1	1		Unfurnished	\$936		\$1,700
6:	1	1	1	1	Unfurnished	\$1,560		\$1,700
7:	1	1	1		Unfurnished	\$1,047		\$1,700
8:	1	1	1	1	Unfurnished	\$1,560		\$1,700

**# Of Units With:**

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5516025008

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

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

**Closed** •

List / Sold:

**\$3,695,000/\$3,645,000** ↓

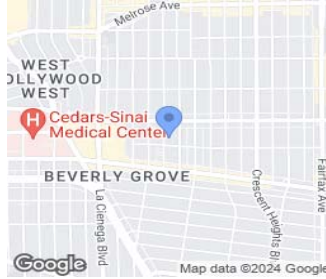
**110 N Kings Rd** • Los Angeles 90048

**10 days on the market**

**8 units** • \$461,875/unit • **8,822 sqft** • **14,176 sqft lot** • \$418.84/sqft • **Built in 1940**

**Listing ID: 24367469**

**In between 3rd St. and Beverly Blvd. Walking distance to the Beverly Center and the Grove.**



We are pleased to offer for sale 2 incredible multifamily assets located at 106 N. Kings Rd. and 110 N. Kings Rd. in the heart of the Beverly Grove area of the Westside. Originally built in 1940 and ideally situated on a large double lot, the buildings exude the character and vintage charm of 1940's French Normandy architecture. The properties, each with their own APN, consist of all extremely large 1-bedroom layouts with each unit offering a terrific spacious floor plan flooded with natural light. Beautifully set around a meticulously landscaped and tranquil central courtyard, the buildings offer the astute investor a quintessential value-add opportunity. As current rents hover around \$2.25/SF, there is tremendous rental upside through a comprehensive renovation program as units turn. Additionally, there is ample on-site parking with no soft story retrofit required (Buyer to verify). This is a fantastic trophy asset in an undeniably attractive location that will surely pay longterm dividends to a savvy investor. This rare offering presents a canny investor with the unique opportunity to capitalize on higher market rents and to acquire a premier turnkey asset in one of the best rental locations in all of Los Angeles. THE PRICE IS FOR BOTH 106 AND 110 N KINGS RD.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$3,695,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 3.88
- \$143306 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$86,699
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$2,470	\$19,760	\$25,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511010010

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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



Closed •

List / Sold:

**\$3,695,000/\$3,645,000 ↓**

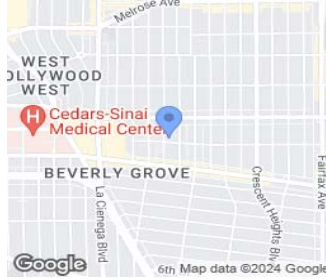
**106 110 N Kings Rd • Los Angeles 90048**

35 days on the market

**8 units • \$461,875/unit • 8,822 sqft • 14,176 sqft lot • \$418.84/sqft • Built in 1940**

Listing ID: 24358547

**In between 3rd Street and Beverly Blvd. Walking distance to the Beverly Center and the Grove**



PRICE REDUCED \$305,000! We are pleased to offer for sale 2 incredible multifamily assets located at 106 N. Kings Rd. and 110 N. Kings Rd. in the heart of the Beverly Grove area of the Westside. Originally built in 1940 and ideally situated on a large double lot, the buildings exude the character and vintage charm of 1940's French Normandy architecture. The properties, each with their own APN, consist of all extremely large 1-bedroom layouts with each unit offering a terrific spacious floor plan flooded with natural light. Beautifully set around a meticulously landscaped and tranquil central courtyard, the buildings offer the astute investor a quintessential value-add opportunity. As current rents hover around \$2.25/SF, there is tremendous rental upside through a comprehensive renovation program as units turn. Additionally, there is ample on-site parking with no soft story retrofit required (Buyer to verify). This is a fantastic trophy asset in an undeniably attractive location that will surely pay longterm dividends to a savvy investor. This rare offering presents a canny investor with the unique opportunity to capitalize on higher market rents and to acquire a premier turnkey asset in one of the best rental locations in all of Los Angeles.

**Facts & Features**

- Sold On 04/12/2024
- Original List Price of \$4,000,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 3.88
- \$143306 Net Operating Income

**Interior**

- Floor: Wood
- Other Interior Features: Crown Molding

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$86,699
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	1	1		Unfurnished	\$2,470	\$19,760	\$25,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5511010011

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** •

List / Sold:

**\$1,525,000/\$1,510,000** ↓

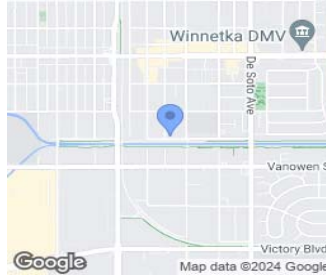
**6902 Milwood Ave** • Canoga Park 91303

119 days on the market

8 units • \$190,625/unit • 5,438 sqft • 6,601 sqft lot • \$280.43/sqft • Built in 1964

Listing ID: 23326577

Vanowen & Canoga



We are pleased to present this eight unit multifamily property at 6902 Milwood Avenue, Canoga Park, CA. This rent controlled property was built in 1964 and sits on a 0.15 acre corner lot, and is on a quiet street that's directly adjacent to the Los Angeles River. The 5,438 building square feet is divided into eight units with a mix of (1) Studio, (6) 1 bed / 1 bath units, and (1) 2 bed / 1 bath unit. This is a great value-add opportunity with approximately 45% upside potential in rents. Some of that upside potential can be quickly realized with the upcoming rent increases that are allowed on LA Rent Controlled buildings in February 2024. Also, the city recently approved about \$25,000 of capital improvements that can be billed back to the tenants over the next 5 years, adding some extra income for the owner. The property has received recent upgrades including the soft story earthquake retrofitting, which was completing in 2021, a new roof installed in 2017, replacement of the asphalt in the last two years, a brand new paint job, and almost all windows at the property have been replaced with dual glazed windows. Also, the property offers its tenants a communal laundry room and ample onsite parking. The property is located near Uptown Warner Center, a proposed mixed-use development that spans over 47 acres and is worth \$3.4 billion. Once completed, it will be the largest master-planned community in Los Angeles. Warner Center is known for its high-end demographics with an average household income ranging from \$106,089 to \$269,230 within a one-mile radius. Additionally, it has a dense population, high barriers to entry, and strong market fundamentals, making it a market that is favored by investors and owner-users alike. The area shows potential for significant growth.

**Facts & Features**

- Sold On 04/11/2024
- Original List Price of \$1,595,000
- 1 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Cap Rate: 5.31
- \$80926 Net Operating Income

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$47,736
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,103	\$1,103	\$1,500
2:	6	1	1		Unfurnished	\$1,341	\$8,049	\$11,100
3:	1	2	1		Unfurnished	\$1,404	\$1,404	\$2,350
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.000%
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2138021012

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

Closed •

List / Sold:

**\$2,075,000/\$2,025,000** ↓

**1053 W 91st St • Los Angeles 90044**

16 days on the market

**10 units • \$207,500/unit • 6,608 sqft • 9,491 sqft lot • \$314.01/sqft • Built in 1957**

Listing ID: 24346815

The subject property is located in the County of Los Angeles. The property is situated south of Manchester Avenue, North of Century Boulevard, West of Vermont Avenue and East of Normandie Avenue.



We are pleased to offer this ten unit investment opportunity, located in the County of Los Angeles. The unit mix consists of nine 1+1 and one 2+1 units. The investment consists of approximately 6,608 of rentable square feet and is situated on an approximately 9,491 square foot parcel. Recent property upgrades include new exterior paint, new exterior lighting, new exterior building and unit numbers, and four of the units have recently been renovated. The building amenities include a large parking area with ten total spaces, and the property is separately metered for both gas & electricity.

**Facts & Features**

- Sold On 04/10/2024
- Original List Price of \$2,075,000
- 1 Buildings
- Levels: One
- 10 Total parking spaces
- Cap Rate: 0

**Interior**

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,892	\$1,892	\$2,096
2:	1	1	1		Unfurnished	\$1,925	\$1,925	\$2,096
3:	1	1	1		Unfurnished	\$1,924	\$1,924	\$2,096
4:	1	1	1		Unfurnished	\$1,968	\$1,968	\$2,096
5:	1	1	1		Unfurnished	\$1,925	\$1,925	\$2,096
6:	1	1	1		Unfurnished	\$1,900	\$1,900	\$2,096
7:	1	1	1		Unfurnished	\$1,925	\$1,925	\$2,096
8:	1	1	1		Unfurnished	\$1,924	\$1,924	\$2,096
9:	1	1	1		Unfurnished	\$2,096	\$2,096	\$2,096
10:	1	2	1		Unfurnished	\$1,681	\$1,681	\$2,666
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Buyer Agency Compensation: 2.000%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047015032

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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

**Closed** • Apartment

List / Sold:

**\$7,400,000/\$7,075,000** ↓

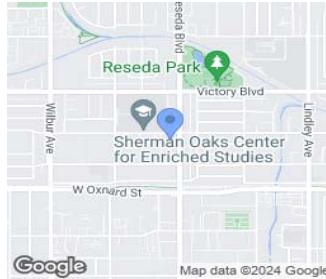
**6225 Reseda Blvd** • Tarzana 91335

105 days on the market

**30 units** • \$246,667/unit • 25,718 sqft • 32,410 sqft lot • \$275.10/sqft • Built in 1962

Listing ID: SR23212006

North of Oxnard Street



Offered for sale 6225 Reseda Blvd, a true value-add 30-unit apartment complex located in the West San Fernando Valley neighborhood of Tarzana. Built in 1962, 6225 Reseda Blvd is a well maintained 2 story garden style apartment building with a lovely courtyard that is nicely landscaped giving its residents a peaceful setting. The units are spacious and the property has an excellent unit mix that consists of two (2) singles, eight (8) one bedroom/one bath, ten (10) two bedroom/one bath, six (6) two bedroom/one and one-half bath, and four (4) three bedroom/one and three-quarter bath units. The approximate building square feet is 25,718 and sits on approximately 32,400 square foot lot with plenty of parking and on-site laundry room. Earthquake Soft Story Retrofit has been completed. Separately metered for gas and electric. Gated entry, tremendous rental upside. 6225 Reseda Boulevard is located in the northern section of Tarzana in the San Fernando Valley. Centrally located and in close proximity to the 101 Freeway and walking distance to the Metro Orange Line. Approximately one mile to Ventura Boulevard, the property is south of Victory Boulevard and just north of Oxnard Street. Tarzana includes a two mile stretch of Ventura Boulevard with Gelson's Market Vons Market, Tarzana-Providence Hospital as well as Medical Offices, Retail, Shopping and Restaurants all within a 5 minute drive from the subject property

**Facts & Features**

- Sold On 04/08/2024
- Original List Price of \$7,400,000
- 1 Buildings
- 0 Total parking spaces
- \$4,010 (Estimated)
- Laundry: Common Area
- \$526089 Gross Scheduled Income
- \$262163 Net Operating Income
- 30 electric meters available
- 31 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: 26-30 Units/Acre
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$288,143
- 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:	2	0	1	0	Unfurnished	\$868	\$1,735	\$3,200
2:	8	1	1	0	Unfurnished	\$1,096	\$8,770	\$14,800
3:	10	2	1	0	Unfurnished	\$1,572	\$15,720	\$22,000
4:	6	2	2	0	Unfurnished	\$1,742	\$10,449	\$14,400
5:	4	3	2	0	Unfurnished	\$1,667	\$6,667	\$11,200

**# Of Units With:**

- Separate Electric: 30
- Gas Meters: 31
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- TAR - Tarzana area
- Los Angeles County
- Parcel # 2127015031

**Michael Lembeck**

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

**Citivist Realty Services, Inc**

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