

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	SB22037728	S	3730 W 110th ST	ING	102	STD	2	\$48,000		\$670,000	\$383.51	1747	1957/PUB	6,023/0.1383	N	2	05/06/22	7/7
2	SB22070203	S	4605 W Imperial	HAWT	108	STD	2	\$33,840		\$700,000	\$730.69	958	1920/ASR	4,687/0.1076	N	2	05/04/22	22/430
3	SB22070179	S	11323 Firmona	HAWT	108	STD	2	\$40,800		\$900,000	\$415.32	2167	1949/ASR	9,097/0.2088	N	2	05/04/22	22/22
4	SB21190403	S	522 Rosacrans AVE	MANH	142	STD	2	\$30,000		\$1,525,000	\$1,396.52	1092	1952/ASR	3,006/0.069	N	1	05/03/22	184/184
5	RS21253285	S	460 E Sacramento ST	ALTA	604	STD	2	\$0		\$2,500,000	\$358.11	6981	2018/ASR	18,401/0.4224	N	2	05/03/22	119/119
6	PF22045470	S	1509 E Elizabeth ST	PAS	646	STD	2	\$24,600		\$1,035,000	\$579.51	1786	1924/ASR	8,020/0.1841	N	2	05/02/22	11/11
7	PF22045464	S	1498 E Topeka ST	PAS	646	STD	2	\$18,408		\$1,060,000	\$690.10	1536	1955/ASR	7,998/0.1836	N	1	05/05/22	11/11
8	PF22049860	S	1489 E Elizabeth ST	PAS	646	STD	2	\$17,400		\$1,070,000	\$734.89	1456	1930/APP	8,027/0.1843	N	2	05/04/22	11/11
9	AR22058219	S	384 Fillmore ST	PAS	648	TRUS	2	\$154,200	7	\$1,760,000	\$1,114.63	1579	1923/ASR	5,387/0.1237	N	1	05/06/22	27/27
10	AR22052622	S	81 Victoria LN	SMAD	656	STD	2	\$0		\$1,085,000	\$691.52	1569	1955/PUB	6,119/0.1405	N	0	05/03/22	13/13
11	SW22093394	S	5521 Encinita AVE	TMPL	661	TRUS	2	\$38,400		\$1,250,000	\$655.48	1907	1952/PUB	10,427/0.2394	N	2	05/05/22	0/0
12	SW22018239	S	6043 Canobie	WH	670	STD	2	\$4,000		\$835,000	\$410.93	2032	1949/OTH	6,155/0.1413	N	2	05/03/22	56/56
13	22132609	S	1537 LAKE SHORE AVE	LA	671	STD	2			\$1,575,000	\$1,473.34	1069	1921	3,200/0.07			05/04/22	30/30
14	22120695	S	1801 PARK DR	LA	671	STD	2			\$1,744,000	\$718.58	2427	1951	4,744/0.1		2	05/05/22	8/8
15	TR22038746	S	2141 Walnut ST	LVRN	684	STD	2	\$2,700		\$800,000	\$593.03	1349	1929/ASR	10,773/0.2473	N	1	05/04/22	12/12
16	CV22047066	S	641 643 Washington AVE	POM	687	STD	2	\$24,600		\$550,000	\$587.61	936	1950/ASR	6,280/0.1442	N	0	05/05/22	14/14
17	PW22021094	S	965 N White AVE	POM	687	STD	2	\$15,600		\$595,000	\$306.39	1942	1928/ASR	4,249/0.0975	N	2	05/03/22	40/40
18	CV22069449	S	896 W Commercial ST	POM	687	STD	2	\$29,400		\$720,000	\$302.52	2380	1988/ASR	7,439/0.1708	N	4	05/06/22	15/15
19	TR22044463	S	316 W 2nd ST	SDMS	689	STD	2	\$55,800		\$1,170,000	\$532.30	2198	1988/ASR	7,159/0.1643	N	4	05/05/22	38/38
20	22136625	S	1631 S HOLT AVE	LA	C09	STD	2			\$1,935,000	\$650.42	2975	1930	6,504/0.14	N		05/05/22	10/10
21	22142229	S	120 N BERENDO ST	LA	C17	STD	2			\$1,350,000	\$455.47	2964	1922	7,500/0.17		3	05/03/22	27/27
22	22125169	S	1317 HAUSER BLVD	LA	C19	STD	2			\$1,645,000	\$635.63	2588	1928	4,758/0.1		2	05/04/22	23/23
23	22130889	S	1159 HI POINT ST	LA	C19	STD	2			\$2,200,000	\$644.59	3413	1931	6,501/0.14	N		05/05/22	6/6
24	22139513	S	4725 SAWTELLE BLVD	CULV	C28	STD	2			\$1,400,000	\$879.95	1591	1955	5,071/0.11		2	05/03/22	13/13
25	DW22078599	S	7617 Walnut DR	LA	C34	STD	2	\$3,300		\$690,000	\$421.76	1636	1947/PUB	6,563/0.1507	N	2	05/04/22	0/0
26	SB21189696	S	156 E 120th ST	LA	C34	STD	2	\$0		\$800,000	\$583.94	1370	1930/ASR	6,824/0.1567	N	0	05/02/22	138/138
27	SB21188850	S	200 E 120th ST	LA	C34	STD	2	\$0		\$800,000	\$576.78	1387	1921/ASR	11,664/0.2678	N	0	05/02/22	138/138
28	DW21254734	S	6612 2nd AVE	LA	C34	STD	2	\$0		\$960,000	\$607.21	1581	1926/ASR	4,801/0.1102	N	0	05/03/22	113/113
29	WS22052121	S	227 W 62nd ST	LA	C36	STD	2	\$0		\$849,000	\$456.70	1859	1950/ASR	5,125/0.1177	N	0	05/05/22	12/12
30	IG22025421	S	4319 Morgan AVE	LA	C37	STD,TRUS	2	\$10,200		\$614,000	\$405.55	1514	1937/ASR	5,360/0.123	N	1	05/02/22	14/14
31	MB22049888	S	1435 E 48th PL	LA	C37	STD	2	\$42,656		\$726,000	\$315.10	2304	1906/ASR	5,000/0.1148	N	4	05/02/22	6/6
32	OC22085364	S	215 217 E 103rd ST	LA	C37	STD	2	\$88,800		\$1,275,000	\$350.27	3640	2022/BLD	5,376/0.1234	N	3	05/05/22	0/0
33	22120559	S	5340 BRYNHURST AVE	LA	PHHT	STD	2			\$1,015,000	\$415.47	2443	1916	7,002/0.16	N	2	05/05/22	50/50
34	RS22025217	S	15308 Oliva AVE #AB	PAR	RK	STD	2	\$0		\$880,000	\$498.58	1765	1922/ASR	6,075/0.1395	N	0	05/04/22	18/18
35	RS22004517	S	809 N Tamarind AVE	CMP	RN	STD	2	\$0		\$675,000	\$558.77	1208	1923/OTH	4,980/0.1143	N	1	05/05/22	18/18
36	OC22009331	S	2112 W Compton BLVD	CMP	RQ	STD,TRUS	2	\$42,000		\$620,000	\$310.00	2	1947/ASR	6,597/0.1514	N	2	05/03/22	42/42
37	SR22001621	S	511 513 S Brand BLVD	SF	SF	STD	2	\$20,400		\$880,000	\$383.28	2296	1923/ASR	6,839/0.157	N	3	05/02/22	5/5
38	PW22061926	S	10018 Otis ST	SOG	T2	STD	2	\$0		\$925,000	\$454.32	2036	1946/ASR	6,376/0.1464	N	2	05/03/22	4/4
39	DW22020922	S	5229 Live Oak ST	CUD	T5	TRUS	2	\$12,000		\$805,000	\$576.65	1396	1949/ASR	7,470/0.1715	N	2	05/02/22	28/28
40	22129993	S	14722 SYLVAN ST	VNS		STD	3			\$950,000	\$397.82	2388	1942	8,750/0.2			05/03/22	6/6
41	22121201	S	14021 VICTORY BLVD	VNS		STD	3			\$1,150,000	\$641.74	1792	1942	5,000/0.11			05/05/22	71/71
42	IN22050330	S	4444 W 115th ST	HAWT	109	STD	3	\$56,940	5	\$895,000	\$621.53	1440	1951/ASR	5,435/0.1248	N	0	05/04/22	8/48
43	OC21198849	S	1136 253rd ST	HC	124	STD	3	\$54,500		\$800,000	\$328.41	2436	1939/ASR	7,002/0.1607	N	3	05/06/22	18/18
44	SB22038572	S	705 Mcdonald AVE	WILM	195	STD	3	\$36,624		\$700,000	\$340.63	2055	1954/ASR	4,801/0.1102	N	3	05/03/22	42/42
45	PW22082189	S	528 S Marguerita AVE	ALH	601	TRUS	3	\$0		\$1,125,000	\$426.78	2636	1923/ASR	7,088/0.1627	N	3	05/06/22	0/0
46	320010133	S	3047 Perlita AVE	LA	606	STD	3	\$0	0	\$1,150,000	\$625.00	1840	1938	5,396/0.1239	N	0	05/05/22	11/11
47	CV22035136	S	122 S Vista Bonita AVE	GLDR	629	STD	3	\$72,000		\$1,225,000	\$583.33	2100	1910/ASR	9,641/0.2213	N	0	05/03/22	29/29
48	320009597	S	907 Dexter ST	HDPK	632	STD	3	\$0	0	\$895,000	\$449.97	1989	1924	7,482/0.17		2	05/02/22	23/23
49	320009704	S	10048 Marcus AVE	TUJ	659	STD	3	\$0	0	\$1,015,000	\$446.94	2271	1947	7,093/0.16		0	05/04/22	16/16
50	SB21235918	S	1461 Carroll	ECHO	671	STD	3	\$76,800		\$1,500,000	\$453.72	3306	1898/ASR	10,864/0.2494	N	0	05/05/22	64/64
51	AR22059902	S	2131 Mozart ST	LA	677	STD	3	\$5,040		\$815,000	\$262.40	3106	1914/PUB	4,798/0.1101	N	0	05/04/22	4/4
52	22135285	S	525 VENICE WAY	VEN	C11	STD	3			\$2,400,000	\$897.87	2673	1947	4,493/0.1			05/05/22	13/13
53	22141165	S	1330 MENLO AVE	LA	C16	STD	3			\$956,000	\$449.25	2128	1954	7,301/0.16			05/03/22	10/10
54	CV22051530	S	4827 Saturn ST	LA	C16	STD	3	\$6,700		\$1,267,000	\$421.49	3006	1954/PUB	7,001/0.1607	N	0	05/05/22	6/6
55	DW22055010	S	5718 10th AVE	LA	C34	STD	3	\$57,384		\$900,000	\$344.70	2611	1938/ASR	7,508/0.1724	N	4	05/04/22	21/21
56	RS21257029	S	150 E 55th ST	LA	C36	STD	3	\$76,200		\$672,000	\$258.06	2604	1905/EST	5,330/0.1224	N	0	05/02/22	70/70
57	IN22075556	S	4223 Compton AVE	LA	C37	STD	3	\$52,872	8	\$580,000	\$276.32	2099	1938/PUB	3,967/0.0911	N	0	05/06/22	6/6
58	DW22020185	S	1224 W 92nd ST	LA	C37	STD	3	\$2,940		\$598,000	\$326.95	1829	1951/ASR	6,754/0.1551	N	3	05/02/22	15/15
59	22137115	S	153 E 88TH ST	LA	C37	STD	3			\$660,000	\$376.93	1751	1922	5,204/0.11			05/05/22	7/7
60	AR21256722	S	422 Casanova ST	LA	CHNA	STD	3	\$13,200		\$1,250,000	\$422.87	2956	1964/PUB	5,571/0.1279	N	3	05/02/22	96/96
61	SB22038525	S	4122 W 120th ST	HAWT	108	STD	4	\$70,980		\$1,225,000	\$491.57	2492	1955/PUB	5,066/0.1163	N	4	05/04/22	5/5
62	SB22032596	S	905 Manhattan Beach BLVD	MANH	143	STD	4	\$0		\$4,500,000	\$1,187.34	3790	1948/ASR	8,280/0.1901	N	1	05/04/22	28/28
63	SR22056286	S	718 E Magnolia BLVD	BBK	610	STD	4	\$0		\$2,477,000	\$470.38	5266	1973/ASR	7,729/0.1774	N	6	05/06/22	9/9
64	CV21																	

	<u>Listing_ID</u>	<u>S</u>	<u>St#</u> <u>St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>LSqft/Ac</u>	<u>PrvPool</u>	<u>Grg_Spcs</u>	<u>Date</u>	<u>DOM/CDOM</u>
71	OC22031712	S	11213 S Figueroa ST	LA	C36	STD	4	\$52,380		\$755,000↓	\$207.42	3640	1923/ASR	6,500/0.1492	N	0	05/05/22	69/69
72	RS22024403	S	8822 Baring Cross ST	LA	C36	STD	4	\$70,788	5	\$927,000↑	\$380.23	2438	1964/ASR	5,729/0.1315	N	0	05/02/22	8/8
73	RS22024421	S	1225 E 47th ST	LA	C42	STD	4	\$61,848	5	\$840,000↑	\$344.54	2438	1957/ASR	7,069/0.1623	N	0	05/06/22	18/18
74	22134027	S	1633 W 12TH PL	LA	C42	STD	4			\$1,040,000↑	\$265.85	3912	1902	6,250/0.14		5	05/02/22	18/18
75	RS21222986	S	1208 S Temple AVE	CMP	RO	STD	4	\$83,400	6	\$1,070,000↓	\$376.10	2845	1944/ASR	7,872/0.1807	N	4	05/03/22	131/131
76	WS22057387	S	2734 Council ST	LA	C42	STD	5	\$68,400		\$1,100,888↓	\$332.09	3315	1982/ASR	4,807/0.1104	N	0	05/04/22	10/10
77	22117993	S	837 N FORMOSA AVE	LA	C10	STD	6			\$1,720,000↑	\$563.93	3050	1930	7,703/0.17			05/04/22	23/23
78	21110747	S	6526 HOMEWOOD AVE	LA	C20	PRO	7			\$2,850,000↑	\$340.91	8360	1987	6,981/0.16	N		05/03/22	22/22
79	WS22074123	S	2010 N Los Robles AVE	PAS	646	STD	8	\$141,396	3	\$2,500,000↓	\$377.47	6623	1941/ASR	17,711/0.4066	N	8	05/06/22	6/6
80	22117189	S	1340 W 4TH ST	LA	C42	STD	10			\$4,400,000	\$382.51	11503	2005	8,091/0.18			05/06/22	115/115
81	22126659	S	406 S ST ANDREWS PL	LA	HPK	STD	11			\$3,675,000↑	\$338.15	10868	1960	9,015/0.2			05/06/22	34/34
82	IN22007886	S	943 Myrtle AVE	ING	102	STD	12	\$219,120	2	\$3,500,000	\$319.93	10940	1960/ASR	13,347/0.3064	N	12	05/05/22	1/1
83	22138677	S	410 S MARIPOSA AVE	LA	C17	STD	12			\$2,900,000↑	\$288.21	10062	1956	11,250/0.25			05/05/22	1/1
84	IG22049364	S 	12128 Imperial	NWK	M1	TRUS	14	\$263,968	5	\$4,210,000↑	\$371.25	11340	1963/ASR	19,454/0.4466	N	0	05/02/22	3/3
85	22127075	S	6655 ETIWANDA AVE	RES	RES	STD	16			\$4,350,000↑	\$332.67	13076	1962	14,652/0.33			05/06/22	14/14
86	21772656	S	7947 Garfield AVE	BG	T3	STD	16			\$7,025,000↓	\$424.98	16530	1989	29,303/0.67			05/04/22	154/154
87	SR22022464	S	10247 Variel AVE	CHT	CHT	STD	32	\$823,596	5	\$12,700,000↓	\$395.22	32134	2022/SLR	22,449/0.5154	N	57	05/03/22	63/63

Closed •

3730 W 110th St • Inglewood 90303

2 units • \$325,000/unit • 1,747 sqft • 6,023 sqft lot • \$383.51/sqft •

Built in 1957

On 110th

List / Sold: \$650,000/\$670,000 ↑

7 days on the market

Listing ID: SB22037728



Very nice duplex in Inglewood with happy long term tenants! Both units are in good condition and property seems well cared for and is very close to Sofi Stadium and Hollywood Park casino. This is an excellent opportunity for a savvy investor looking to pick up some units in the blossoming city that has been experiencing massive investment and development. Front unit is 2 beds, 1 bath and shows very well. Rear unit is a 2 bed, 1 bath as well. The good sized R2 lot also has a garage on it with additional parking for several cars. Long term tenants plan to stay. Write offers subject to inspection. This property is being sold AS-IS.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$650,000
- 2 Buildings
- 2 Total parking spaces
- \$556 (Estimated)
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$10931 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,025
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$850	\$850	\$2,000
2:	1	2	1	1	Unfurnished	\$1,063	\$1,063	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033011021

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22037728

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Closed •

4605 W Imperial • Hawthorne 90304

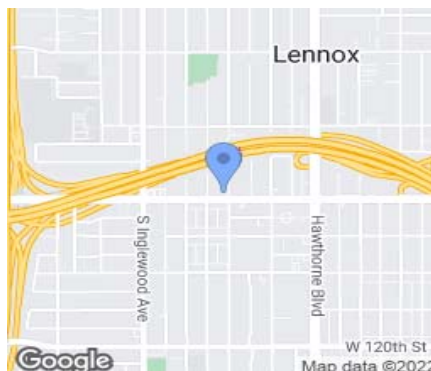
2 units • \$350,000/unit • 958 sqft • 4,687 sqft lot • \$730.69/sqft •
Built in 1920

On Imperial Hwy and Firmona Ave

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

22 days on the market

Listing ID: SB22070203



Perfect opportunity to owner occupy and let the other tenants pay your mortgage! (2) 1Bed/1Bath units offered at only \$350k/door! Located in a rapidly appreciating neighborhood with billions of dollars worth of capital being poured into projects such as Hollywood Park, SoFi Stadium, Intuit Dome, LAX Metro and Hawthorne Mall

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$700,000
- 2 Buildings
- 2 Total parking spaces
- \$586 (Estimated)
- \$33840 Gross Scheduled Income
- \$21220 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,605
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	1	Unfurnished	\$1,410	\$1,410	\$1,700
2:	1	1	0	1	Unfurnished	\$1,410	\$1,410	\$1,700

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4037026002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22070203

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Closed •

11323 Firmona • Hawthorne 90304

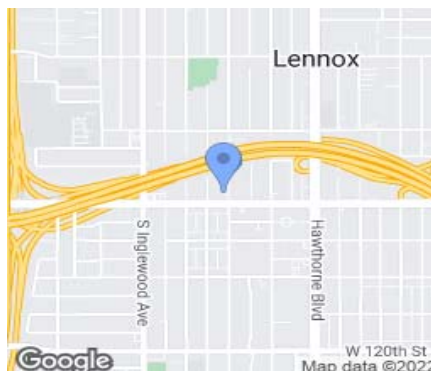
2 units • \$450,000/unit • 2,167 sqft • 9,097 sqft lot • \$415.32/sqft •
Built in 1949

Corner of Firmona Ave and Imperial Hwy

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

22 days on the market

Listing ID: SB22070179



Perfect opportunity to owner occupy and let the other tenants pay your mortgage! (2) 2Bed/1Bath bungalow style units, located in a rapidly appreciating neighborhood. Billions of dollars worth of capital being poured into projects such as Hollywood Park, SoFi Stadium, Intuit Dome, LAX Metro and Hawthorne Mall

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$900,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Other)
- \$40800 Gross Scheduled Income
- \$24728 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,848
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 108 - North Hawthorne area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22070179

Printed: 05/08/2022 12:57:57 PM

Closed • **Single Family Residence**

522 Rosecrans Ave • **Manhattan Beach 90266**

2 units • **\$787,500/unit** • **1,092 sqft** • **3,006 sqft lot** • **\$1396.52/sqft** •
Built in 1952

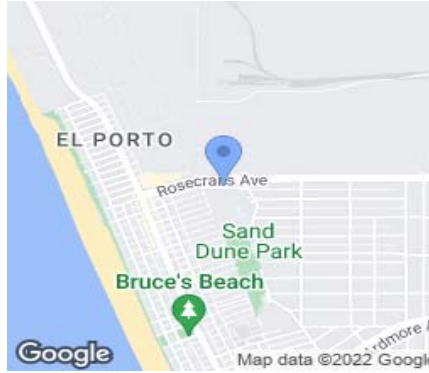
Rosecrans

List / Sold:

\$1,575,000/\$1,525,000 ↓

184 days on the market

Listing ID: SB21190403



So close to the ocean you can almost hear the waves!! Located on a flat, street to alley lot, this single-family home is currently being used as a duplex. The main house has two-bedrooms and 1 bathroom and feels like a cabin in the woods! The studio over the garage is a large 1 bedroom/1 bathroom unit. Both are clean and comfy. An adorable courtyard space is perfect for your flower-pot garden and outdoor dining. It may need a few tweaks now, but it will be easy to make it your own. Close to Pancho's and the Fishbar Restaurant, not to mention the beach, you can live a nearly car-free existence.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,599,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Washer Hookup
- \$30000 Gross Scheduled Income
- \$30000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Bedroom

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- 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	\$2,500	\$2,500	\$4,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4175005012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB21190403

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Closed •

List / Sold:

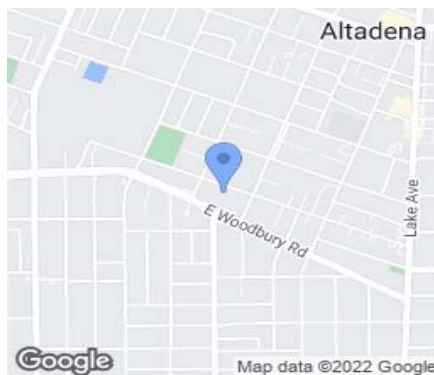
\$2,550,000/\$2,500,000 ↓

119 days on the market

Listing ID: RS21253285

460 E Sacramento St • Altadena 91001

2 units • \$1,275,000/unit • 6,981 sqft • 18,401 sqft lot • \$358.11/sqft • Built in 2018



NEW CONSTRUCTION! Two on a lot built on almost 1/2 an acre, is like living in your own resort with 6 BR, 5.75 BA + 2 half BA, including a guest house perfect for leasing or air BnB. Built in 2018, this home is filled with natural light & soaring ceilings. Possibility to convert the existing two-car garage into an ADU. The open floor plan & elegant design with balcony overlooking the dining & living room. Relax in the large living room, the spacious gourmet kitchen w/huge island, double oven, sub-zero refrigerator & freezer & custom-built cabinetry is a chef's dream. The vaulted ceiling & 2 chandeliers above the formal dining room will add to the sophistication & ambience of your dining experience. On the main floor, there are 2 BR, 1.75 full BA & 2 half BA & an impressive office with a large bay window, custom built-in cabinets, counters & bookshelves. Plus, a library, office & bonus room can also serve as a home gym, playroom or more bedrooms. Upstairs are 3 more BR and 3 full BA. The master BR has a large shower & separate tub for relaxing. The master closet & dressing area are massive. The backyard is fenced with a newly built pool and landscaping. Also includes a 1 bed/1 bath guest house with its own kitchen & laundry room.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$2,899,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Central
- \$1,078 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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	6	0	2	Furnished	\$0	\$0	\$13,000
2:	1	1	0	1	Furnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 604 - Altadena area
 - Los Angeles County
 - Parcel # 5839024019

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1509 E Elizabeth St • Pasadena 91104

2 units • \$492,500/unit • 1,786 sqft • 8,020 sqft lot • \$579.51/sqft •

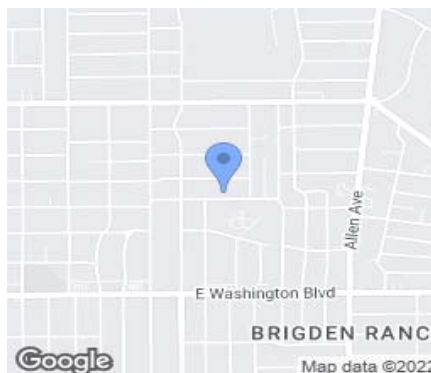
Built in 1924

North of Washington Blvd and Hill Ave.

List / Sold: **\$985,000/\$1,035,000** ↑

11 days on the market

Listing ID: PF22045470



Two separate homes on one lot. Great opportunity for a handy buyer. Tree lined street. Large lot. 1509 is the Front home offering two bedrooms one bath shower over the tub. Living room with fireplace, arched doorways & formal dining room. Kitchen with breakfast nook and adjacent laundry room. Granite countertop stainless steel sink. Built-in hutch in breakfast area. Basement under front house. 1515 Rear home offers 2 bedrooms and 1 bath. Offers are due March 28 ,2022 at 12 noon.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$985,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$566 (Estimated)
- Laundry: In Garage, Individual Room
- \$24600 Gross Scheduled Income
- \$24600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement
- Appliances: None
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947193
- 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	\$2,300
2:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,300

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
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850010014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PF22045470

Printed: 05/08/2022 12:57:58 PM

Closed • Duplex

1498 E Topeka St • Pasadena 91104

2 units • **\$502,500/unit** • **1,536 sqft** • **7,998 sqft lot** • **\$690.10/sqft** •
Built in 1955

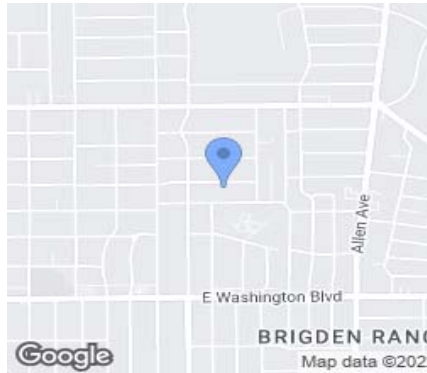
North of Washington Blvd & East of Hill Ave.

List / Sold:

\$1,005,000/\$1,060,000 ↑

11 days on the market

Listing ID: PF22045464



Very Attractive- 2 single story homes on a lot on a large lot. Centrally located in a residential neighborhood . Front home (1500) Offers 2 bedrooms & 1 bath. Central air and heat. Updated kitchen and bath. Laundry hook ups in kitchen. Cement patio. Granite counter tops. Hardwood floors. Rear home (1498) offering 2 bedrooms + office room & 1 bath. California basement. Attached garage. Offers are due March 28 ,2022 at 12 noon.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,005,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$579 (Estimated)
- Laundry: In Kitchen, Outside
- \$18408 Gross Scheduled Income
- \$18408 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up
- Floor: Carpet, Laminate, Wood
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

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

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$1,534	\$1,534	\$2,400
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5850010011

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PF22045464

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Closed • Duplex

List / Sold:

\$1,065,000/\$1,070,000 ↑

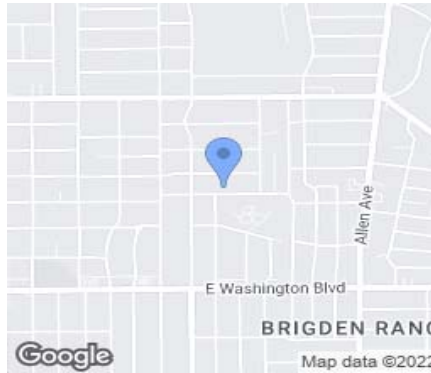
11 days on the market

Listing ID: PF22049860

1489 E Elizabeth St • Pasadena 91104

**2 units • \$532,500/unit • 1,456 sqft • 8,027 sqft lot • \$734.89/sqft •
Built in 1930**

North of Washington Blvd & East of Hill Ave.



A Duplex on a large lot in a great location. Spanish style - Front home (1489) - 2 bedroom with 1 bath. Lots of charm. Front porch. Fire place in living room. Hardwood floors, arched doorways, formal dining room and a breakfast nook with built in hutch. Laundry room. Rear home 1489.5 1 Bedroom with 1 bath. Cute. Living room and kitchen with gas range. Two car garage. Laundry hook up for rear home are in the garage. Offers are due March 28 ,2022 at 12 noon.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,065,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$485 (Estimated)
- Laundry: In Garage, Inside
- \$17400 Gross Scheduled Income
- \$17400 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Gas Range, Water Heater
- Other Interior Features: Laminate Counters, Tile Counters

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,850
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5850011021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,790,000/\$1,760,000 ↓

27 days on the market

384 Fillmore St • Pasadena 91106

**2 units • \$895,000/unit • 1,579 sqft • 5,387 sqft lot • \$1114.63/sqft •
Built in 1923**

Listing ID: AR22058219

Corner of Euclid and Fillmore



On the hunt for a multi-unit investment property with great income potential in a prime location? This one-of-a-kind, updated and character rich Pasadena duplex set in the gorgeous tree-lined Madison Heights neighborhood is a rare opportunity for a jewel property. Each house is fully fenced off with yards, green views and privacy. Open-concept living, soaring ceilings, and timeless elegance greet you at 384 Fillmore 1-bedroom, 2-bath house. You'll have a warm fireplace, a well-equipped kitchen with European-style cabinetry and a breakfast bar. Stylish and functional, this high-generating Airbnb is in a desirable location that places you near a ton of local attractions, The Shops on Lake Avenue, Langham Hotel, Huntington Library, Old Town Pasadena, Huntington Hospital, the Metro, and more. As a bonus, Playhouse Village and the iconic Rose Bowl Stadium are also in proximity. Next door 800 S Euclid 1-bedroom, 1-bath house provides a vintage experience with modern updates and conveniences. Step inside and discover a soaring cathedral ceiling with gorgeous chandeliers highlighting the open layout. Large French windows surround you, allowing light to flood in as you gather around the cozy fireplace in the comfort of the living room. Lots of storage. The kitchen offers ample space and all the appliances one would need in a modern home. New 50-year roofs + lots of upgrades. Come take a tour of this gem before it's gone for good! Property also has a value add for a potential third unit (ADU) buyer to verify with city.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$1,859,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$449 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, In Closet
- Cap Rate: 6.5
- \$154200 Gross Scheduled Income
- \$122150 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Entry, Family Room, Galley Kitchen, Kitchen, Living Room
- Floor: Wood
- Appliances: Dishwasher, Electric Oven, Electric Range, Disposal, Gas & Electric Range, Gas Water Heater, Water Heater
- Other Interior Features: Cathedral Ceiling(s), Corian Counters, Open Floorplan, Storage, Wainscoting, Wired for Data

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Corner Lot, Front Yard, Landscaped, Near Public Transit, Yard
- Security Features: Carbon Monoxide Detector(s)
- Fencing: Vinyl, Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$30,250
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$3,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	2	1	Unfurnished	\$152,400	\$152,400	\$201,000

Of Units With:

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

Additional Information

- Trust sale
- 648 - Pasadena (SE) area
 - Los Angeles County
 - Parcel # 5720032026

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

81 Victoria Ln • **Sierra Madre 91024**

2 units • **\$474,500/unit** • **1,569 sqft** • **6,119 sqft lot** • **\$691.52/sqft** •
Built in 1955

North on Baldwin and Left on Victoria Lane.

List / Sold: **\$949,000/\$1,085,000** ↑

13 days on the market

Listing ID: AR22052622



Opportunity knocks! Welcome to this fantastic opportunity to own a wonderful duplex in the heart of Sierra Madre. First time on the market in almost 50 years! This property offers two separate homes on the lot, an ideal opportunity for an owner-user to live in one and rent the other or for the investor. The charming front home was built in 1910 as per public records and offers approx. 900sf. with 2 bedrooms and 1 bath, laundry area, deep closets and a generous side/rear yard area. The rear home was built in 1955, as per public records, and offers 669sf. with 1 bedroom, 1 bath, fireplace, laundry hook ups and a private yard. Both homes have separate electrical and gas meters. Located within walking distance to the SM Elementary school, the SM Middle school, as well as the downtown shops, restaurants and parks. Buyer to verify all information. Don't miss this opportunity!

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$949,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- \$382 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Gentle Sloping
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$2,500	\$2,500
2:	1	1	1	0	Unfurnished	\$1,450	\$1,895	\$1,895

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
- 656 - Sierra Madre area
 - Los Angeles County
 - Parcel # 5767003013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,250,000/\$1,250,000**

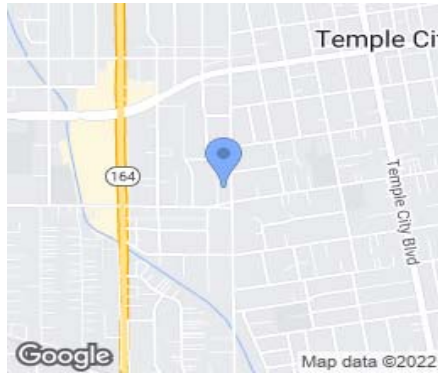
5521 Encinita Ave • Temple City 91780

0 days on the market

**2 units • \$625,000/unit • 1,907 sqft • 10,427 sqft lot • \$655.48/sqft •
Built in 1952**

Listing ID: SW22093394

gps



Great Duplex in Temple City. Both units are 2bd. Wonderful lot with mature trees.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,250,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$756 (Estimated)
- Laundry: Individual Room
- \$38400 Gross Scheduled Income
- \$32900 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$660
- Cable TV: 01905908
- Gardener:
- Licenses:
- Insurance: \$700
- 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	2	Unfurnished	\$1,800	\$1,800	\$3,600
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$3,000

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale

- 661 - Temple City area
- Los Angeles County
- Parcel # 5387020011

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SW22093394

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Closed • **Duplex**

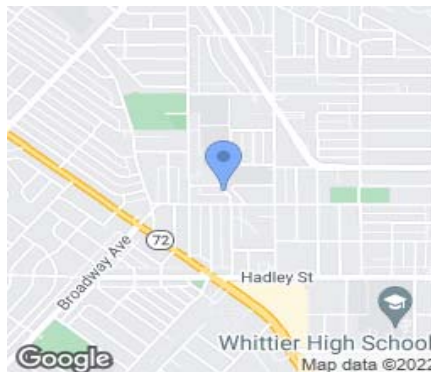
List / Sold: **\$975,000/\$835,000** ↓**6043 Canobie • Whittier 90601**

56 days on the market

2 units • \$487,500/unit • 2,032 sqft • 6,155 sqft lot • \$410.93/sqft • Built in 1949

Listing ID: SW22018239

Whittier Blvd to Hadley to Canobie



GREAT investment opportunity in Whittier! This charming Duplex is just waiting for a little TLC. Each unit has 2 bedrooms, 1 bath, a living and dining room open floor plan which includes a fireplace, and a kitchen large enough to have a breakfast table. Each unit has its own fenced in yard as well as a side yard. Perfectly situated across from the Whittier Greenway Trail, the location of this property provides a little more privacy and easy access for evening strolls, morning walks. Do not disturb current tenants. Current tenant month to month.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$975,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$856 (Unknown)
- \$4000 Gross Scheduled Income
- \$3000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Greenbelt, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Park Nearby, Paved, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01345642
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SW22018239

Printed: 05/08/2022 12:57:58 PM

Closed •

List / Sold:

\$1,549,000/\$1,575,000 ↑

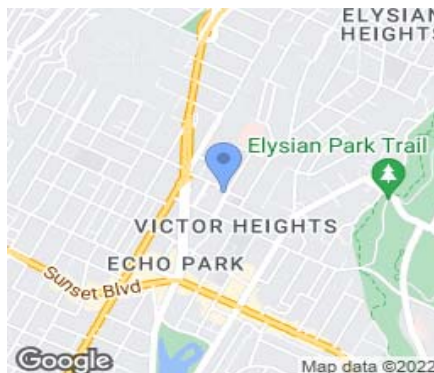
30 days on the market

Listing ID: 22132609

1537 LAKE SHORE Ave • Los Angeles 90026

2 units • **\$774,500/unit** • **1,069 sqft** • **3,200 sqft lot** • **\$1473.34/sqft** •
Built in 1921

Between Scott and Berkley, corner of Lake Shore.



Imagine two homes on a lot, each with their own idyllic private outside oasis, stylish and hip renovations, all just a short walk to everything Echo Park, and Silver Lake. You can live in one of the units and enjoy the high income these very unique desirable bungalows attract. Designed and recently having undergone a dramatic overhaul by Hermitage LA Design, blending the Echo Park aesthetics, vibe, and sensibilities, including beautiful acacia wide plank wood flooring. The sellers absolutely love this enchanted duplex. Each unit has its own address, and is very different from the other, and have their own W/D, air conditioning and heating, as well as a large storage area. The upper home even has its own converted garage that can be used as a studio space or office, great groovy outdoor lounging areas as well as its own private parking. The lower home has an inspiring outdoor indoor feel with 2 French doors opening to the magical garden, giving onto two open sides, because of the corner property. They both have a surprisingly private feel, especially being located in such a vibrant neighborhood as Echo Park, and so close to so much life, creativity, great stores, cafes, restaurants and bars. You may even ditch the car, you won't need it here. These homes attract very interesting people because of how unique and magical they are. Not only you, who will own it soon, but your tenants as well. This is a great 1031 Exchange opportunity. Photos are not of actual present look of units, but are previous owner's, and Hermitage LA Design staging.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,549,000
- 2 Buildings
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$78500 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$18,470
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance: \$500
- 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		Unfurnished	\$4,000	\$3,275	\$4,000
2:	1	1	1		Unfurnished	\$4,000	\$3,500	\$4,000
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
 - Rent Controlled
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5419017002

Michael Lembeck

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

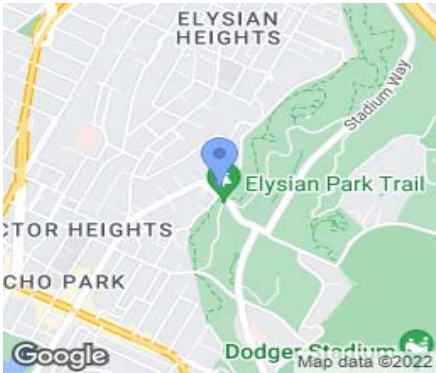
Re/Max Property Connection

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

Closed •

1801 PARK Dr • Los Angeles 90026
2 units • \$647,500/unit • 2,427 sqft • 4,744 sqft lot • \$718.58/sqft •
Built in 1951
Morton Avenue to Park Dr.

List / Sold:
\$1,295,000/\$1,744,000 ↑
8 days on the market
Listing ID: 22120695



Incredible property across from Elysian Park. Wonderful views and backyard teaming with plants and flowers. Zen like ambience. Possibilities are endless with this unique home. Vacant main house has two bedrooms and three baths with office/family room that could easily be converted to a third bedroom. Living room has mid century style fireplace; dining area has library feel. Family room has french doors that open to enclosed patio/conservatory that is perfect for reading or quiet contemplation. Large kitchen opens to the backyard and has plenty of counter space and storage. Artist studio/workspace underneath. Second unit is a spacious, updated one bedroom one bath with own laundry and private yard. Two car garage. Deadline for offers is Wednesday March 16th at 1pm.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,295,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Laundry: Inside

Interior

- Rooms: Art Studio
- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- 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	3	Unfurnished	\$0	\$0	\$4,000
2:	1	1	1	Unfurnished	\$1,850	\$1,850	\$2,500

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5415011010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

List / Sold: **\$699,000/\$800,000** ↑

2141 Walnut St • La Verne 91750

12 days on the market

2 units • **\$349,500/unit** • **1,349 sqft** • **10,773 sqft lot** • **\$593.03/sqft** •
Built in 1929

Listing ID: TR22038746

60 freeway going east, exit fairplex, left on fairplex, right on fairplex drive, left on walnut



Wonderful opportunity to purchase this great income property or perfect for a large family in this desirable area of La Verne. Property is located minutes to schools, restaurants, shopping centers, old town, new Metro-link Station, and the University of La Verne. Both units are 2 bedroom / 1 bath with individual washer & dryer hook ups. There is a garage in the rear of the property that can be restored back to a garage, plus extra parking including a large covered patio for family gatherings. Each unit is individually metered for gas, electricity, and water. This property has great potential for any buyer.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Public Records)
- Laundry: Outside
- \$2700 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, See Remarks
- Appliances: Convection Oven

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Paved, Yard
- Fencing: Average Condition, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01238581
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	2	1	0	Furnished	\$1,200	\$1,200	\$2,500
2:	1	2	1	1	Furnished	\$1,500	\$1,500	\$1,500

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
- 684 - La Verne area
- Los Angeles County
- Parcel # 8378001028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: TR22038746

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Closed • Duplex

641 643 Washington Ave • Pomona 91767

2 units • \$249,975/unit • 936 sqft • 6,280 sqft lot • \$587.61/sqft •
Built in 1950

E/SAN ANTONIO & S/KINGSLEY

List / Sold: **\$499,950/\$550,000** ↑

14 days on the market

Listing ID: CV22047066



Great investment or multifamily property! True Classic Duplex! Old school bread and butter units, one unit on each side. Each unit features 1 bedroom and 1 bathroom with indoor laundry. They are in clean condition with laminate flooring, wall heater and wall AC. Good roof, no garage, large rear lot, rear fencing divides rear yards and there is alley access to the parking. Don't miss out on this opportunity!

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$499,950
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$24600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Free-Standing Range, Gas Oven, Gas Range, Range Hood, Vented Exhaust Fan, Water Heater

Exterior

- Lot Features: Back Yard, Desert Front, Front Yard, Level with Street, Level
- Sewer: Public Sewer
- Security Features: Carbon Monoxide Detector(s)

Annual Expenses

- Total Operating Expense: \$250
- 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	1	1	0	Unfurnished	\$1,000	\$1,000	\$0
2:	1	1	1	0	Unfurnished	\$890	\$890	\$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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8323008023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV22047066

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Closed •

List / Sold: **\$580,000/\$595,000** ↑

965 N White Ave • Pomona 91768

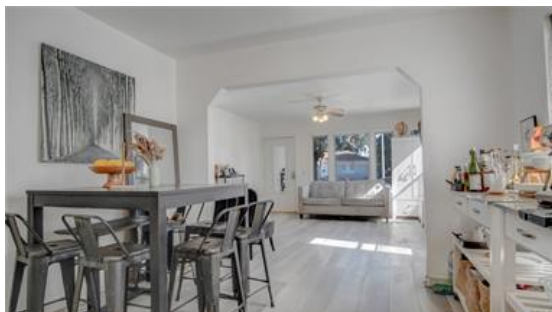
40 days on the market

2 units • \$290,000/unit • 1,942 sqft • 4,249 sqft lot • \$306.39/sqft •

Listing ID: PW22021094

Built in 1928

Take 10 East San Bernardino then 71 S Corona exit Valley Bl Left on N White



These Two Units Income property is perfect for owner occupying one unit and rent out the other unit wisely to help the mortgage . Each unit features Two bedrooms , 1bathroom , 1 detached garage , driveway, one unit has new water proof flooring. It has spacious backyard and side yard. House still has its original features like the windows and front doors. The other unit needs a lot of work. Property located closed to Roosevelt School, Catholic High School Exclusive for Girls, within Wilton Heights Historical District, short distance to Pomona Fair plex.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$580,000
- 1 Buildings
- 2 Total parking spaces
- \$477 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$15600 Gross Scheduled Income
- \$14475 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,790
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$825
- Cable TV: 01458024
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$825
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	2	Unfurnished	\$1,300	\$15,600	\$19,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8340013012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW22021094

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Closed • Duplex

896 W Commercial St • Pomona 91768

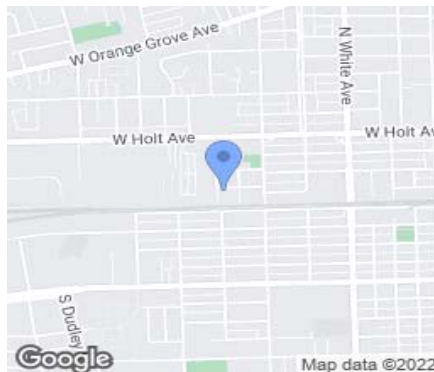
2 units • **\$349,500/unit** • **2,380 sqft** • **7,439 sqft lot** • **\$302.52/sqft** •
Built in 1988

N/1st St, W/Hamilton Blvd

List / Sold: **\$699,000/\$720,000** ↑

15 days on the market

Listing ID: CV22069449



These units are a great investment for a first-time investor or seasoned investor seeking solid returns. The property is composed of 2 units with upside rent potential. One of the units features four bedrooms, two bathrooms and the other features two bedrooms, two bathrooms. Each unit has a two-car garage, plus additional off-street parking for up to 5 cars. There's separate gas and electric meters. New roof installed in 2021. Just minutes from Downtown Pomona, shopping, restaurants, and entertainment! Buyer to complete their own due diligence in regards to all aspects of the property, including income, expenses and potential rents.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$699,000
- 1 Buildings
- 9 Total parking spaces
- Cooling: Central Air
- \$0 (Unknown)
- Laundry: Inside, Outside
- \$29400 Gross Scheduled Income
- \$17100 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$12,300
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01964500
- Gardener:
- Licenses: 89
- Insurance: \$1,428
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$1,250	\$1,250	\$2,500
2:	1	2	2	2	Unfurnished	\$1,200	\$1,200	\$1,900

Of Units With:

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

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

Additional Information

- Standard sale

- 687 - Pomona area
- Los Angeles County
- Parcel # 8348011037

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22069449

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Closed •

List / Sold:

\$1,200,000/\$1,170,000 ↓

38 days on the market

Listing ID: TR22044463

316 W 2nd St • San Dimas 91773

**2 units • \$600,000/unit • 2,198 sqft • 7,159 sqft lot • \$532.30/sqft •
Built in 1988**

North of Bonita Ave and West of Cararact Ave



Rare opportunity to own a beautiful 1988 Residential Duplex in desirable San Dimas City, CA. This charming property features two spacious; 2+2 and 3+2 units on 7,159 square/foot lot. The asset features hardwood floors and laundry place in each unit. In addition, there is plenty of onsite parking with double two-car detached garage. Close to Freeway 210 and 57, downtown of San Dimas and shopping markets. Buyer to verify all information as part of their Due Diligence.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside
- \$55800 Gross Scheduled Income
- \$43792 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Master Suite, Walk-In Closet
- Appliances: Gas Range, Water Heater
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Lot 6500-9999, Paved, Sprinklers Drip System, Sprinklers On Side, Sprinklers Timer, Yard
- Fencing: Fair Condition, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,008
- Insurance: \$1,056
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$738
- Water/Sewer: \$700
- Cable TV: 01902522
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,050	\$24,600	\$2,200
2:	1	3	2	2	Unfurnished	\$2,600	\$31,200	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- 689 - San Dimas area
 - Los Angeles County
 - Parcel # 8386015029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1631 S HOLT Ave • Los Angeles 90035

**2 units • \$814,500/unit • 2,975 sqft • 6,504 sqft lot • \$650.42/sqft •
Built in 1930**

South of Pico, between Robertson & La Cienega

List / Sold:

\$1,629,000/\$1,935,000 ↑

10 days on the market

Listing ID: 22136625



Well-cared for and loved for many years, this 1930's Spanish-style (upper/lower) duplex is oozes old-world charm. Highlights include hardwood floors, formal living room with wood-burning fireplaces, spacious dining rooms, updated kitchens, and bright, cheerful breakfast nooks are an ideal spot for home-office or home-school space. Each unit has 2 spacious bedrooms/one bath, a laundry room and drumroll please...Both units Delivered vacant at closing! Long driveway for off-street parking, plus 3 car garage, all on a quiet, tree-lined street. Looking for a hobby? Grow your own fresh produce in the planters. Substantial back yard has room for lounging or expansion. Boasting a Walkscore of 85 and close to good transit, shopping, cool ethnic restaurants and houses of worship, this duplex is packed with upside. Did we mention both units delivered vacant at closing?! All offers to be submitted through Glide only. See Agent remarks for details. Property has been digitally staged. Lower unit available for viewing. Upper unit available with accepted offer only.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,629,000
- 1 Buildings
- Levels: Two
- Heating: Forced Air
- Laundry: Washer Included, Inside

Interior

- Rooms: Center Hall, Living Room, Walk-In Pantry
- Floor: Wood
- Appliances: Gas Oven
- Other Interior Features: 2 Staircases

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

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

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
- C09 - Beverlywood Vicinity area
 - Los Angeles County
 - Parcel # 4303013073

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

120 N BERENDO St • Los Angeles 90004

27 days on the market

**2 units • \$675,000/unit • 2,964 sqft • 7,500 sqft lot • \$455.47/sqft •
Built in 1922**

Listing ID: 22142229

South of Beverly, North of 1st, West of Vermont.



The duplex investment opportunity is located in Koreatown. The property is being sold in "As-Is" condition. The property is two stories and the building is approximately 2,964 sq ft that is constructed over a 7500 sq ft lot. The building was built in 1922. Both units are approximately 1,482 sq ft and consist of 2 bedrooms and 1 bathroom. The TOP UNIT IS VACANT and is ideal for a owner user and or a developer. The bottom unit is paying \$2200. The property has a three car garage located in the rear of the property and has ample open spaces for more in the back. An astute investor should view this opportunity as a rare chance to purchase this asset for a number of reasons. The top unit is currently vacant and is ideal for a owner user. Lock in on attractive low 30 year fixed financing. Additionally the lot is 7500 sq ft that has a LAR3 zoning with Tier 3 TOC that potentially allows to build up to 15 units on the property. Another direction an investor may choose to take is to add ADU's increasing the overall value of the property.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,350,000
- 1 Buildings
- 3 Total parking spaces
- \$47413 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$23,387
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

2: 1 2 1 Unfurnished \$2,200 \$2,200 \$3,700
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518027007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,645,000/\$1,645,000**

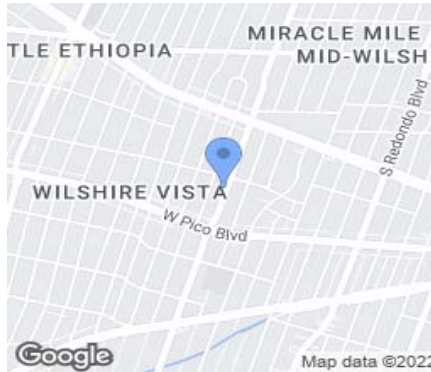
1317 HAUSER Blvd • Los Angeles 90019

23 days on the market

2 units • **\$822,500/unit** • **2,588 sqft** • **4,758 sqft lot** • **\$635.63/sqft** •
Built in 1928

Listing ID: 22125169

On Hauser Blvd., south of Packard



Incredible opportunity to own a spectacular Spanish duplex in the highly desirable Wilshire Vista neighborhood. Totalling 2588 sq ft., these units are 2 bedroom/1bath each. Nearly a century old, it offers all the charm one would hope for without sacrificing the amenities and conveniences of modern living. Updated kitchens and baths in both units. Hardwood floors throughout. Each unit has a spacious living room and dining room that opens to the kitchen. Washer/dryer in each unit. Lots of natural light and an exquisite backyard perfect for relaxation and entertaining. Walking distance to Bloom Cafe, Paper or Plastik LACMA and other top destinations. Detached two car garage offers the potential opportunity to add an ADU to the property.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,645,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$46263 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,077
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858429
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,995	\$2,995	\$3,500
2:	2	2	1		Unfurnished	\$3,200	\$3,200	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5085031035

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1159 HI POINT St • Los Angeles 90035

2 units • \$1,025,000/unit • 3,413 sqft • 6,501 sqft lot • \$644.59/sqft • Built in 1931

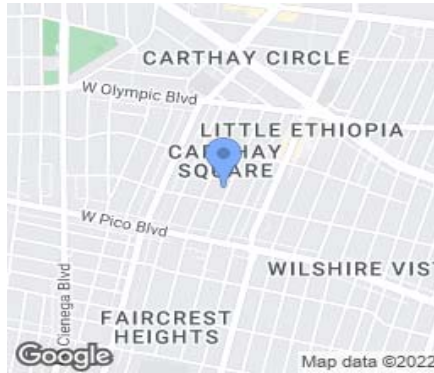
W|Fairfax, S|Olympic, N|Pico, E|Crescent Heights

List / Sold:

\$2,050,000/\$2,200,000 ↑

6 days on the market

Listing ID: 22130889



1931 Spanish Revival "double decker" duplex in Carthay Square HPOZ (Burr J. Sherick, Builder). A walled entry courtyard welcomes you to this VACANT, well-appointed property. Both residences feature three bedrooms, 2 baths, formal living and dining rooms, fireplaces, breakfast nooks, stainless steel appliances, in-unit laundry, and their respective two-car garage. The lower level residence opens to an expansive living room, replete with fireplace and oversized window with views to the neighborhood that will immediately make your heart race. Access the formal dining room via an arched entry, where you'll create dinner party memories for years to come. Create a workspace in the light-filled breakfast area, or relax in the private rear patio, accessed via the primary bedroom. The second story home has a similar footprint, yet maintains early 20th century Mission-style arches, cool plastered walls, coffered and coved ceilings. Features include: new flooring, recessed lights, crown moulding, built-ins, updated bathrooms, cabinets, central HVAC, stacked laundry w/pantry. Primary bedroom features walk-in closet, shower|tub combo, French doors, private deck. Access to the light and bright upper residence is via a prominent exterior stair leading to the unit's balcony entrance. The 2nd story home has a similar footprint, yet maintains early 20th century Mission-style arches, cool plastered walls, coffered and coved ceilings. Enjoy east-facing, tree top views, as well as rear staircase access. The detached garage is perfect for storage, private vehicles, and primed for an ADU. Visitors will appreciate the area's distinctive look and feel of 1920s-30s suburban Los Angeles due to the sense of cohesion, visual harmony, and consistency of aesthetic character that the Carthay Square HPOZ embodies. Carthay's streets are consistent in character, are relatively wide in comparison with other nearby neighborhoods. This fantastic and historical asset is ready for an owner-occupant, visionary landlord, or savvy investor. Located two blocks west of Fairfax Avenue, a center of Ethiopian culture and food. Museum Row (with the Petersen Automotive Museum, Los Angeles County Museum of Art, the Academy of Motion Picture Arts & Sciences Museum, and the La Brea Tar Pits) is a few blocks northeast on Wilshire Boulevard. Ten minutes from the heart of West Hollywood, five minutes from Beverly Hills, fifteen minutes from Downtown Culver City, and twenty minutes to the beach- this property couldn't be in a more perfect location. Minutes from The Grove and Beverly Center, and a short distance to Bloom Cafe, Paper or Plastic, Versailles, Trader Joes, and more.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,980,000
- 1 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room, Stackable
- \$115000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Basement, Master Bathroom, Living Room, Walk-In Pantry
- Appliances: Disposal, Refrigerator, Gas Oven
- Other Interior Features: Ceiling Fan(s), Cathedral Ceiling(s)

Exterior

- Security Features: Gated Community, Window Bars, Smoke Detector(s), Carbon Monoxide Detector(s)

Annual Expenses

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

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5087023012

Michael Lembeck

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

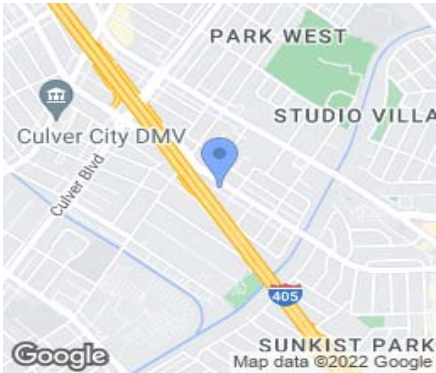
Re/Max Property Connection

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

Closed •

4725 SAWTELLE Blvd • Culver City 90230
2 units • \$697,500/unit • 1,591 sqft • 5,071 sqft lot • \$879.95/sqft •
Built in 1955
Sawtelle to address

List / Sold:
\$1,395,000/\$1,400,000 ↑
13 days on the market
Listing ID: 22139513



In a great westside location is this VACANT duplex. Two completely separate houses with two addresses on one corner lot. There is a plethora of ways to take advantage of this opportunity, as one could live in one and rent the other, an investor could lease them both, or possibly build additional units (check with the city to see what's possible). Each property is two beds, one bath, with its own private yard. Clean and move in ready, but room to update as well. Simply a great opportunity to grab two homes for the price of one on the coveted westside of Los Angeles!

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,395,000
- 2 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- C28 - Culver City area
- Los Angeles County
- Parcel # 4215024004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

7617 Walnut Dr • Los Angeles 90001

**2 units • \$345,000/unit • 1,636 sqft • 6,563 sqft lot • \$421.76/sqft •
Built in 1947**

Drive Straight on Florence then right on Walnut

List / Sold: **\$690,000/\$690,000**

0 days on the market

Listing ID: DW22078599



For comp purposes. Sold before it hit the market

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$690,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$2,826 (Estimated)
- Laundry: Common Area
- \$3300 Gross Scheduled Income
- \$1200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$370
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01862713
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$60
- Other Expense:
- Other Expense Description:

Unit Details

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

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6025006029

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22078599

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Closed • **Duplex**

156 E 120th St • Los Angeles 90061

2 units • **\$450,000/unit** • **1,370 sqft** • **6,824 sqft lot** • **\$583.94/sqft** •
Built in 1930

120TH ST, BETWEEN SAN PEDRO & MAIN ST

List / Sold: **\$900,000/\$800,000** ↓

138 days on the market

Listing ID: SB21189696



Development Opportunity!!! Property is being sold for land and development opportunity. Plans have been submitted to build a multi family building; buyer may take over project or start their own project. Must be sold with property next door (MLS:SB21188850) 200 E 120th St Los Angeles, CA 90061 (APN: 6086-002-011) combined price of \$1,900,000 both lots together equal a total of 18,488 sq/ft. Buyer must independently verify the build ability of this parcel, the number of units which could be built and all aspects of development and use of the Property with appropriate professionals prior to removing their investigation contingency. Submit All Offers!

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$529 (Estimated)
- 0 electric meters available
- 0 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: 02098059
- 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

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6086002012

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB21189696

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Closed • **Duplex**

200 E 120th St • Los Angeles 90061

2 units • **\$500,000/unit** • **1,387 sqft** • **11,664 sqft lot** • **\$576.78/sqft** •
Built in 1921

120TH ST, BETWEEN SAN PEDRO & MAIN ST

List / Sold: **\$1,000,000/\$800,000** ↓

138 days on the market

Listing ID: SB21188850



Development Opportunity!!! Property is being sold for land and development opportunity. Plans have been submitted to build a multi family building; buyer may take over project or start their own project Must be sold with property next door 156 E 120th St Los Angeles, CA 90061 (APN: 6086-002-012) combined price for \$1,900,000 both lots together equal a total of 18,488 sq/ft. Buyer must independently verify the build ability of this parcel, the number of units which could be built and all aspects of development and use of the Property with appropriate professionals prior to removing their investigation contingency. Submit All Offers!

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$1,900,000
- 2 Buildings
- 0 Total parking spaces
- \$699 (Estimated)
- 0 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02098059
- 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

Of Units With:

- Separate Electric: 0
- Drapes:

- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6086002011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21188850

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Closed • Duplex

List / Sold: **\$968,000/\$960,000** ↓

6612 2nd Ave • Los Angeles 90043

113 days on the market

2 units • **\$484,000/unit** • **1,581 sqft** • **4,801 sqft lot** • **\$607.21/sqft** •
Built in 1926

Listing ID: DW21254734

North of Florence between 65th Place & 67th Street



Welcome to your beautiful & charming Spanish style home in historic Hyde Park. The lot offers you a 3 bedroom/1.5 bath front home & a 2 bedroom/1 bath permitted ADU. The home has been completely renovated from the ground-up & is fully permitted with new electrical & plumbing. Upon entering the front house you will notice the new landscaping, front patio Saltillo tile & the solid wood entry door. You will love the open concept kitchen, dining & living room areas. The new cabinets & gorgeous quartz are an ideal space to prepare meals & entertain family & friends. The bright airy front house has beautiful tile work done in the restrooms, new central air & heating system. You will enjoy the freshly painted rooms with new doors, closets, fans, flooring & recessed lighting. The brand new ADU unit has 2 bedrooms and 1 bath & it's perfect for extended family or as a rental. It also has an open concept kitchen, dining, living room with new quartz & cabinets. It has energy efficient ductless mini-split along with new doors, closets, recess lights, & flooring. This unique gem is a perfect blend of modern & classic Spanish style. Centrally located within minutes of the new SoFi Stadium, the Forum, short drive to LAX, Downtown LA nightlife, museums & diverse restaurants. Enjoy the best of Los Angeles living in your classic Spanish style home.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central
- \$216 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Insurance: \$0
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- Gardener:
- Licenses:

- 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	\$3,350
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 4008002011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21254734

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Closed •

227 W 62nd St • Los Angeles 90003

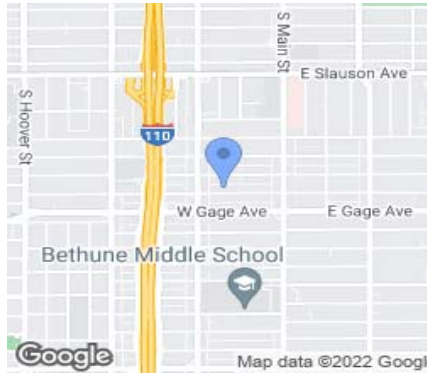
**2 units • \$424,500/unit • 1,859 sqft • 5,125 sqft lot • \$456.70/sqft •
Built in 1950**

s/ 110 fwy

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

12 days on the market

Listing ID: WS22052121



Remodel!!! Property 2 homes on a lot!! property contain front house 3 bedrooms 2 full bathrooms back house contain 2 bedrooms 1 full bathroom kitchens & bathrooms have been remodel, new laminate hardwood flooring replaced on both houses, new d/pane windows have been replaced on both houses, Recess lighting have been installed on both houses, fresh interior & exterior paint, SUMMER IS ALMOST HERE!! BRING YOUR CLIENTS!! BEFORE IS SOLD!!!

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$849,000
- 2 Buildings
- 0 Total parking spaces
- \$314 (Estimated)
- 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: \$2.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6005018024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22052121

Printed: 05/08/2022 12:57:58 PM

Closed •

List / Sold: **\$599,000/\$614,000** ↑

4319 Morgan Ave • Los Angeles 90011

14 days on the market

2 units • **\$299,500/unit** • **1,514 sqft** • **5,360 sqft lot** • **\$405.55/sqft** •
Built in 1937

Listing ID: IG22025421

(N) of Vernon/ (E) of Compton Avenue



GREAT INVESTOR OPPORTUNITY!! 2 Houses on 1 Lot. The front house has 2 bedrooms and 1 bath. The back house has 3 bedrooms and 1 bath. The property offers a front yard, side and backyard areas also. In addition, there's a 1 car detached garage and a very long driveway for extra parking. Both houses have separate dining areas. Each house has it's own electric and gas meters. Property is freeway close and has good curb appeal. Both tenants are in good standing and are on month to month agreements. Property being sold in 'AS IS" condition. Owners will not do any repairs.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$599,000
- 2 Buildings
- 1 Total parking spaces
- \$328 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$10200 Gross Scheduled Income
- \$10200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Lawn, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,280
- Electric: \$1,500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,080
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard, Trust sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5116019025

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IG22025421

Printed: 05/08/2022 12:57:59 PM

Closed • Duplex

List / Sold: **\$699,000/\$726,000** ↑

1435 E 48th Pl • Los Angeles 90011

6 days on the market

2 units • **\$349,500/unit** • **2,304 sqft** • **5,000 sqft lot** • **\$315.10/sqft** •
Built in 1906

Listing ID: MB22049888

North of E. Slauson ave Just South of E. Vernon ave. And East Of Long Beach



2 Houses on 1 lot ! 3 Bedroom 2 bath at front boast approximately 1304 sq ft of living space ,master bedroom ,quartz countertops and rents for \$1600. 2 Story Back house Built in 2001 is NOT SUBJECT to la city rent control, Fully REMODELED Contemporary 2 bedroom 2 bath plus Downstairs Family room with a master bedroom and balcony that provides City light Views. This unit is approximately 1000 sq ft has an Open Concept floor plan and partially sits at top of the 4 Car garages . Rear Unit collects \$1954.80 , 1 Car Garage faces 48th pl. and the additional 3 Car Garages face an alley with their own private entrance . These multiple Car Garages and their Set UP provide ADU potential . Total sq feet is 2304 on a LOT of 5000 ZONED LAR2. Location is Prime ! Located on residential tree lined street but less then 7 min away from Alameda Swap meet , The New shopping Center on Slauson and walking distance to the metro, public transportation . Central Alameda Neighborhood

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$699,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: See Remarks
- \$339 (Estimated)
- Laundry: Inside
- \$42656 Gross Scheduled Income
- \$41210 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: Front Yard, Lot 6500-9999, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,446
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$432
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,014
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,600	\$1,600	\$2,800
2:	1	2	2	4	Unfurnished	\$1,955	\$1,955	\$2,095

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5107022016

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold: **\$1,275,000/\$1,275,000**

215 217 E 103rd St • Los Angeles 90003

0 days on the market

**2 units • \$637,500/unit • 3,640 sqft • 5,376 sqft lot • \$350.27/sqft •
Built in 2022**

Listing ID: OC22085364

103rd St between Main St and San Pedro



This very desirable new construction income producing duplex is non-rent controlled. This contemporary duplex consists of 2 5-bedroom 3- bathroom units with one single car garage in the front unit and 2-car garage in the back unit. Each unit has an open floor plan with a large living area that includes granite countertops, dual pane vinyl windows, tile flooring, carpet, solid wood cabinets, solar and forced air heating. The property includes an artificial lawn for low-cost landscaping maintenance. Conveniently located to access the newly renovated Downtown Los Angeles area.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Forced Air
- \$413 (Estimated)
- Laundry: Individual Room, Upper Level
- \$88800 Gross Scheduled Income
- \$70349 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,645
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	5	3	1	Unfurnished	\$0	\$0	\$3,700
2:	1	5	3	2	Unfurnished	\$0	\$0	\$3,700

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6063010023

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC22085364

Printed: 05/08/2022 12:57:59 PM

Closed •

5340 BRYNHURST Ave • Los Angeles 90043

2 units • **\$550,000/unit** • **2,443 sqft** • **7,002 sqft lot** • **\$415.47/sqft** •
Built in 1916

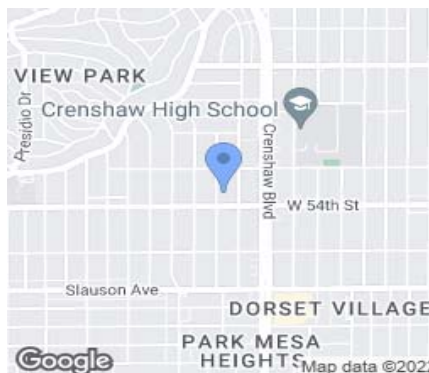
S crenshaw, W on 54th

List / Sold:

\$1,100,000/\$1,015,000 ↓

50 days on the market

Listing ID: 22120559



POSSIBILITIES! Great opportunity to own this two-unit property in the Park Mesa Heights area of Los Angeles! The main home features touches of character throughout, with a detached unit above the detached garage. The main home is two-story, 4 bedroom, 2 bath. The second home is a 1 bedroom, 1 bath with full kitchen. The homes have independent gas and water meters. The main home has laundry and a dryer outside on the side of a porch. There's a two-car garage plus room for up to 4 cars in the driveway. The street the homes are located on is wide, lined with generous sidewalks and charming homes. You're less than 5 miles to USC and close to other colleges and schools, shopping, transportation and so much more! This property is being sold "As-Is", meaning no improvements, upgrades, or repairs will be made to the property.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,100,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace

Interior

- Floor: Laminate, Wood
- Appliances: Dishwasher, Disposal, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Yard

Annual Expenses

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

Unit Details

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

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

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

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • PHHT - Park Hills Heights area • Los Angeles County • Parcel # 5006001017 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$799,900/\$880,000** ↑

15308 Oliva Ave # AB • Paramount 90723

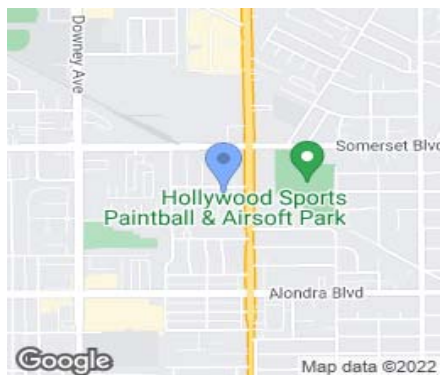
18 days on the market

2 units • \$399,950/unit • 1,765 sqft • 6,075 sqft lot • \$498.58/sqft •

Listing ID: RS22025217

Built in 1922

Left on Paseo if you're going north or Right if you are coming South and left on Oliva, property is on the left hand side



TWO BEATIFULL UNITS ON OLIVA AVE!! The front unit consist of 3 bedrooms and 2 bathrooms, Huge living room with fireplace and Laundry room next to kitchen. This unit has been recently painted inside and outside and has a brand new roof. The floors are a combination of tile and laminated floors. The Back unit consist of 2 Bedrooms and 1 Bathroom, new interior and exterior paint. The floors consist of tile and carpet. There are laundry hooks outside of the house in an enclosed shed. This unit has an storage room next to it. This property has two driveways for your convenience. Both units will be deliver vacant at the close of escrow.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$749,900
- 2 Buildings
- 0 Total parking spaces
- \$721 (Estimated)
- Laundry: Inside, Outside
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01264338
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 6268023031

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS22025217

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Closed • **Duplex**

List / Sold: **\$670,000/\$675,000** ↑

809 N Tamarind Ave • Compton 90220

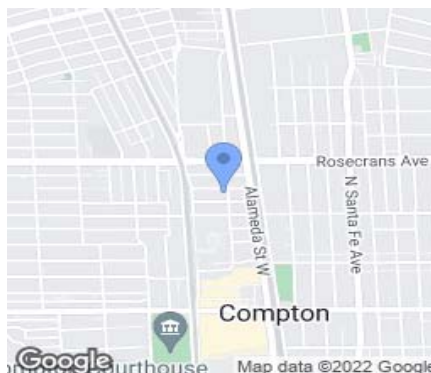
18 days on the market

2 units • **\$335,000/unit** • **1,208 sqft** • **4,980 sqft lot** • **\$558.77/sqft** •

Listing ID: RS22004517

Built in 1923

N On W Alameda St, Left On E Maple St, left on N Tamarind Ave..Property on right handside



DUPLEX! WITH BOTH UNITS VACANT! LONG Drive Way PLUS Garage to provide plenty of parking for both units. Front Unit Offers 2 bedrooms and 1 bath. Back Unit is 1 bedroom and 1 bath with an attached garage. Plenty of Middle Space for Entertainment and/or Additional Parking.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$609,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Land Lease Frequency: Monthly
- \$643 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Appliances: Water Heater
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	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
- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6166003021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** RS22004517

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Closed • Duplex

2112 W Compton Blvd • Compton 90220

2 units • **\$300,000/unit** • **2 sqft** • **6,597 sqft lot** • **No \$/Sqft data** •
Built in 1947

Cross Streets : S Central & W Compton

List / Sold: **\$599,999/\$620,000** ↑

42 days on the market

Listing ID: OC22009331



Great investment or flip opportunity. Fixer 2 unit both have 2bed 1bath each roof on living units placed in 2019 Also pipes were also done. property currently has tenants in both units please submit offers subject to interior inspection. tax id says 2112 W compton but the unit/mailling address is 2112 W compton and 2116 W compton.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$599,999
- 2 Buildings
- 2 Total parking spaces
- \$1,290 (Estimated)
- Laundry: Inside
- \$42000 Gross Scheduled Income
- \$5000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02088261
- 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:	2	1	0	1	Unfurnished	\$1,200	\$3,500	\$1

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard, Trust sale

- RQ - Compton West of Central area
- Los Angeles County
- Parcel # 6138003017

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22009331

Printed: 05/08/2022 12:57:59 PM

Closed •

List / Sold: **\$889,000/\$880,000** ↓

511 513 S Brand Blvd • San Fernando 91340

5 days on the market

2 units • **\$444,500/unit** • **2,296 sqft** • **6,839 sqft lot** • **\$383.28/sqft** •
Built in 1923

Listing ID: SR22001621

Brand Blvd and Hollister St



AMAZING DUPLEX !!! in the charming city of San Fernando. The total building construction is 2,296 square footage and the lot with 6,839 square footage. The main unit 511 S Brand Blvd was recently painted outside, and the windows were replaced 4 years ago with Renewal by Andersen. It has nice front landscaping with 2 bedrooms and 1.5 bathrooms, laminated flooring in the living room and bedrooms, and tile flooring in the dining room, kitchen and bathrooms. Also, it has a private backyard. The second unit 513 S Brand Blvd located in the back side, has 2 bedrooms and 1 bathroom with laminated wood flooring. Each unit has its own entrance, and the water, gas and electricity meter are separated. Parking space in the driveway for 3 cars and 1 car detached garage for 511 S Brand Blvd. In addition, for 513 S Brand Blvd there's parking space for 1 car garage.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$889,000
- 1 Buildings
- 3 Total parking spaces
- \$464 (Estimated)
- Laundry: Individual Room
- \$20400 Gross Scheduled Income
- \$20400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,130
- Electric: \$1,200.00
- Gas: \$1,080
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01836587
- Gardener:
- Licenses:
- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	1	2	Furnished	\$1,700	\$1,700	\$2,000
----	---	---	---	---	-----------	---------	---------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 2• Gas Meters: 2• Water Meters: 2• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• SF - San Fernando area• Los Angeles County• Parcel # 2522012003 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22001621

Printed: 05/08/2022 12:57:59 PM

Closed • **Duplex**

List / Sold: **\$825,000/\$925,000** ↑

10018 Otis St • **South Gate 90280**

4 days on the market

2 units • **\$412,500/unit** • **2,036 sqft** • **6,376 sqft lot** • **\$454.32/sqft** •
Built in 1946

Listing ID: PW22061926

Tweddy/ Otis



A great opportunity for owners and investors with these two units, located in the City of South Gate! Welcome to 10018 Otis St. pride of ownership! Drive up the long driveway and enter through a single entry door. The front unit has 3 bedrooms, 1 bath and 2 car garage. The gorgeous kitchen features an abundance of custom wood cabinets, beautiful granite countertops, subway tile backsplash, recessed lighting and stainless steel stove and dishwasher. Adjacent to a large dining room. Hardscape backyard with private gazebo tent canopy. While the 1 back unit has 2 bedrooms and 1 bathroom. New paint and carpet. Own laundry room area and private backyard. Each unit has separate gas & electric meters. Don't miss this fantastic opportunity to own this property!

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Forced Air, Wall Furnace
- \$734 (Estimated)
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry
- Floor: Carpet, See Remarks, Tile
- Appliances: 6 Burner Stove, Dishwasher, Microwave
- Other Interior Features: Pantry

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6218021025

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

5229 Live Oak St • Cudahy 90201

2 units • **\$375,000/unit** • **1,396 sqft** • **7,470 sqft lot** • **\$576.65/sqft** •
Built in 1949

See GPS

List / Sold: **\$750,000/\$805,000** ↑

28 days on the market

Listing ID: DW22020922



Two separate houses in Cudahy off private road Live Oak St. and walking distance from schools, transportation, shopping, restaurants. The perfect income property or you can live in one and rent the other. Front house is a 2BD/1BA which is gated and private. Back house is a 2BD/2BA with bonus room which can be used as a 3rd bedroom or office space. Units are separately metered for all utilities. Long-term tenants month-to-month occupy front house, back house will be delivered vacant. There is a huge upside with rents currently collected, rents collected are well below market rates.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$750,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,317 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$12000 Gross Scheduled Income
- \$10800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Range, Range Hood
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Lawn, Level with Street, Lot 6500-9999, Level, Near Public Transit, Park Nearby, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Chain Link, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 01280965
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6226006040

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$849,000/\$950,000** ↑

14722 SYLVAN St • Van Nuys 91411

6 days on the market

3 units • **\$283,000/unit** • **2,388 sqft** • **8,750 sqft lot** • **\$397.82/sqft** •
Built in 1942

Listing ID: 22129993

Use Waze



Three separate units situated on an 8,750 sf lot. Front unit 2 bed / 1.5 bath, middle and back units are both 1 bed / 1 bath. All three units are occupied by long term tenants. Great income potential for those looking to buy and hold with reliable tenants. R3 zoning potentially allows for building up to 9+ units. Buyer to verify with city. Showings only upon accepted offer. Do not disturb occupants.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$849,000
- 3 Buildings
- \$29741 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,164	\$1,164	\$1,164
2:	1	1	1		Unfurnished	\$577	\$577	\$577
3:	1	1	2		Unfurnished	\$738	\$738	\$738
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2241010004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22129993

Printed: 05/08/2022 12:57:59 PM

Closed •

List / Sold:

\$1,189,000/\$1,150,000 ↓

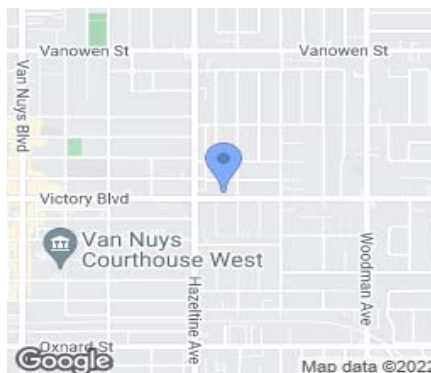
71 days on the market

Listing ID: 22121201

14021 VICTORY Blvd • Van Nuys 91401

**3 units • \$396,333/unit • 1,792 sqft • 5,000 sqft lot • \$641.74/sqft •
Built in 1942**

Cross Streets Victory Blvd and Hazeltine Ave



Bring all your first time buyers and seasoned investors. Great opportunity to own a home in Valley Glen that will not only bring you major cash flow, you can live in one unit as it does. Wonderful triplex, that consists of a front Semi-detached house with a beautiful private front and side yard with fruit trees and Bamboo. It's a 2 bedroom 1 bath house that was recently (2021) remodeled with paint, high end laminate waterproof flooring, new kitchen with new high end cabinets and quartz countertop. New windows and new electrical panel 200 amp. The front house has central A/C and heat & washer/dryer hookups. As you walk to the back of the property you have an additional two units! Top unit is a large 1 bedroom 1 bath that has been recently upgraded with laminate flooring, paint and new windows. The unit shows very nice. It is bright and open and the bedroom has a small balcony which is a great place to sit and relax after a long day. The bottom unit is also a one bedroom one bath with a large bedroom that has a walkout private small patio and wood like tile flooring throughout the apartment. All units rent are at market value. This is a gated property with 4 parking spaces in the back of the property. ***Please do not talk or disturb the tenants. ***ONLY the front unit is vacant and available for showings. ***ONLY the larger 2 bed / 1 bath unit will be delivered vacant ***

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: Multi/Split
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Stackable
- \$72000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Appliances: Disposal
- Other Interior Features: Ceiling Fan(s)

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 01991628
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,950	\$2,950	\$2,950
2:	2	1	1		Unfurnished	\$1,450	\$1,450	\$1,450
3:	3	1	1		Unfurnished	\$1,600	\$1,600	\$1,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet: 0
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 2
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Los Angeles County
- Parcel # 2238025007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

4444 W 115th St • Hawthorne 90250

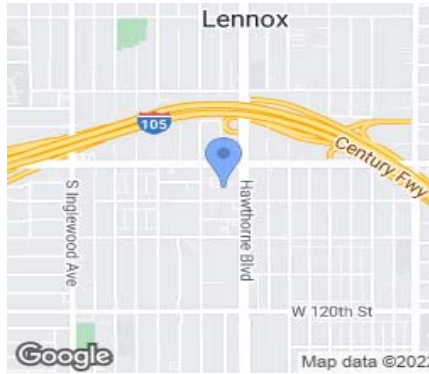
**3 units • \$298,333/unit • 1,440 sqft • 5,435 sqft lot • \$621.53/sqft •
Built in 1951**

West Of Hawthorne Blvd & South of Imperial Blvd/ NW Hawthorne

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

8 days on the market

Listing ID: IN22050330



Incredible opportunity Triplex. Each Unit 1 Bed and 1 Bath. ONE UNIT can be given VACANT at close of Escrow !! Two Adjoining lots 4044-014-024 & 4044-014-023. West of Hawthorne Blvd, Prime North-West Hawthorne Location. Located on a Cul-De-Sac Street featuring a small green area with extra street parking, as well as ample on-the-property parking for all units, on approx. 5,435 sf lots. ALL THREE UNITS ARE TASTEFULLY RENOVATED, color coordinated interiors. All three KITCHENS ARE REMODELED with new cabinets, Granite counter tops, sinks. Units have stoves & refrigerators. Each unit has updated flooring and new doors & windows, Interior custom wall finishes, floor & ceiling moldings. Living room & Bedrooms with remote controlled Fan & Light fixtures. Property is totally fenced and features an electric security gate. Newer roof, Exterior Stucco, Updated plumbing, Excellent condition roof. All units are in excellent condition. BONUS - Two of the units have outdoor PRIVATE PATIO YARDS !! Very LOW EXPENSE BUILDING, tenants pay Electric, Gas & Trash. seller pays water only Approx \$60/mo !! Property located adjacent to shopping, schools and transportation as well as within a short drive to LAX, the new NFL Stadium in Inglewood and the future site of the New Clippers Arena Complex. Convenient to 405 & 105 Freeways and westside & south bay communities. Shopping includes the South Bay Galleria, Costco and much more. 'Subject to interior inspection' & Property sold in its present condition. Property has very good current rental income with still more rental upside. \$1700/Mo Market rent for unit A & C. Very easy to maintain & Manage property. Easy to rent, Low vacancy and always in demand units. Low density Cul-de-sac block location. Seller has located 1031 exchange upleg purchase.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$895,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- \$570 (Estimated)
- Cap Rate: 4.9
- \$56940 Gross Scheduled Income
- \$43863 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Suite
- Floor: Laminate, Wood
- Appliances: Free-Standing Range, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Granite Counters, Open Floorplan

Exterior

- Lot Features: Cul-De-Sac, Park Nearby, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Fencing: Block, Electric, Security, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,077
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00527439
 - Gardener:
 - Licenses:
- Insurance: \$658
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$719
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,625	\$1,625	\$1,750
2:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,650
3:	1	1	1	0	Unfurnished	\$1,520	\$1,520	\$1,700

Of Units With:

- Separate Electric: 3
 - Gas Meters: 3
 - Water Meters: 1
 - Carpet:
 - Dishwasher: 0
 - Disposal:
- Drapes:
 - Patio: 2
 - Ranges: 3
 - Refrigerator: 3
 - Wall AC: 0

Additional Information

- Standard sale
 - Rent Controlled
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4044014023

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$975,000/\$800,000** ↓

1136 253rd St • Harbor City 90710

18 days on the market

**3 units • \$325,000/unit • 2,436 sqft • 7,002 sqft lot • \$328.41/sqft •
Built in 1939**

Listing ID: OC21198849

Normandi and 253rd St



Excellent investment opportunity with over 50% upside in rental income. Property is situated on a 7,000 Sq.Ft. lot and consists of Three 2-bedroom and 1-Bath. Property is well maintained. Back unit features updated flooring, countertops. This triplex offers plenty of outdoor patio space and garages making each unit feel like a home. Once stabilized, it has the potential to operate at a 7.21% CAP and 10.62 GRM.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$975,000
- 1 Buildings
- 3 Total parking spaces
- \$931 (Estimated)
- \$54500 Gross Scheduled Income
- \$47100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,400
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 01916221
- Gardener:
- Licenses:
- Insurance: \$1,200
- 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:	1	2	1	1	Unfurnished	\$1,071	\$1,071	\$2,550
2:	1	2	1	1	Unfurnished	\$1,019	\$1,019	\$2,550
3:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,550

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 124 - Harbor City area
- Los Angeles County
- Parcel # 7413010008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** OC21198849

Printed: 05/08/2022 12:57:59 PM

Closed •

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

705 Mcdonald Ave • Wilmington 90744

42 days on the market

3 units • \$233,300/unit • 2,055 sqft • 4,801 sqft lot • \$340.63/sqft •

Listing ID: SB22038572

Built in 1954

North West Corner of G and McDonald



Clean 3 Unit Apartment Building on a Corner Lot in Good West Wilmington Location with huge upside potential. Three Spacious 2 Bedroom 1 Bath units with 3 private enclosed garages.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$699,900
- 1 Buildings
- 3 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- \$36624 Gross Scheduled Income
- \$31824 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,047	\$1,047	\$1,800
2:	1	2	1	1	Unfurnished	\$975	\$975	\$1,800
3:	1	2	1	1	Unfurnished	\$1,030	\$1,030	\$1,800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7416016038

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22038572

Printed: 05/08/2022 12:57:59 PM

Closed • **Triplex**

528 S Marguerita Ave • Alhambra 91803

3 units • **\$300,000/unit** • **2,636 sqft** • **7,088 sqft lot** • **\$426.78/sqft** •
Built in 1923

Mission to Marguerita

List / Sold: **\$900,000/\$1,125,000** ↑

0 days on the market

Listing ID: PW22082189



Investor/Contractor Delight! This Triplex Investment Property is Now listed for sale. The front house consists of two units each 2 beds and 1 bath. Both front units have long term tenants. The back building is a separate house with 2 beds and 1 bath above 3 one car garages. Back unit is vacant with uncompleted remodel and fire and water damage. Repairs needed to occupy. Sale 'AS IS'. Repairs to be Completed by the Buyer with Buyer's Sole Cost. All Cash Purchase Only. Property has very nice curb appeal and endless, investment future potential. Please do not disturb the tenants nor walk the property. Drive by only.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$900,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,046 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$2,300
2:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$2,300

3: 1 2 1 1 Unfurnished \$0 \$0 \$2,300

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
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5343015010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22082189

Printed: 05/08/2022 12:57:59 PM

Closed •

3047 Perlita Ave • Los Angeles 90039

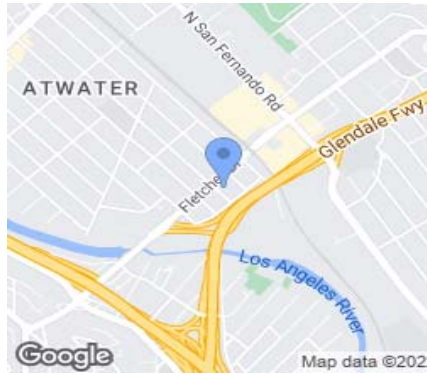
3 units • \$331,667/unit • 1,840 sqft • 5,396 sqft lot • \$625.00/sqft •
Built in 1938

Cross Streets: Fletcher Dr.

List / Sold: \$995,000/\$1,150,000 ↑

11 days on the market

Listing ID: 320010133



Extremely charming triplex in Atwater Village. Property is comprised of 2 structures ; front structure is 2 units and the rear structure is a garage with 1 unit on top. One unit has been fully remodeled recently with brand new kitchen, bathroom, windows, flooring, doors, electric, plumbing and ac unit. Centrally located to everything! 2 units to be delivered vacant!

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$995,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Front Yard, Landscaped, Yard
- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0			\$0	\$0	\$2,950
2:	1	1	0			\$0	\$0	\$2,950
3:	1	1	0			\$0	\$425	\$0

Of Units With:

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

Additional Information

- Standard sale
- 606 - Atwater area
- Los Angeles County
- Parcel # 5436032006

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 320010133

Printed: 05/08/2022 12:57:59 PM

Closed • **Triplex**

List / Sold: **\$1,225,000/\$1,225,000**

122 S Vista Bonita Ave • Glendora 91741

29 days on the market

**3 units • \$408,333/unit • 2,100 sqft • 9,641 sqft lot • \$583.33/sqft •
Built in 1910**

Listing ID: CV22035136

S/ Foothill Blvd, E/Glendora Ave



Prime North Glendora location! One of a kind character home plus two additional studio units just a short distance to the Glendora Village! The totally remodeled main home has 3 bedrooms, 2 bathrooms, 9-foot ceilings, living room, open beamed family room, all new kitchen, cabinets, counters, baths, flooring, doors, plumbing, central air, fresh paint inside and out, plus water saving landscape. Lots of storage and huge walk in pantry. One bedroom with French doors to exterior could be a great office for working at home. The back two studio units each have kitchens and privately fenced yards. Ample parking from alleyway with new concrete driveway, could allow 4-6 cars, or RV and additional storage access. Great for owner user with extended family, in-laws, or for rental income.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,225,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- 1 Total carport spaces
- \$0 (Assessor)
- Laundry: Individual Room, Inside
- \$72000 Gross Scheduled Income
- \$52967 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,033
- Electric: \$7,200.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01501111
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	0	1	0	Unfurnished	\$972	\$0	\$1,600
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,400

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
- 629 - Glendora area
- Los Angeles County
- Parcel # 8638028010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV22035136

Printed: 05/08/2022 12:57:59 PM

Closed •

List / Sold: **\$895,000/\$895,000** ↑

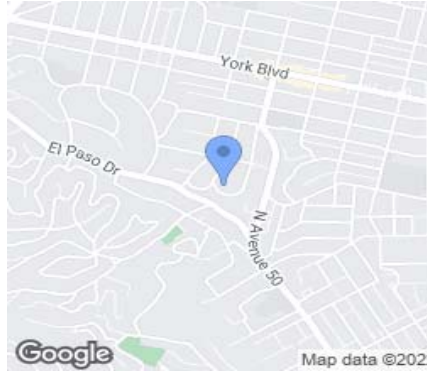
907 Dexter St • Highland Park 90042

23 days on the market

**3 units • \$298,333/unit • 1,989 sqft • 7,482 sqft lot • \$449.97/sqft •
Built in 1924**

Listing ID: 320009597

**N avenue 50 make a right on Baltimore st, on Dexter st make a left drive 2 blocks until you get to Farman st,
property is located on your right. Cross Streets: Farnam st**



Investment income property located in one of the best locations of Highland Park perfect for investor to amplify your portfolio with a triplex, is a fixer. 907 Dexter st with 2 bedrooms, 1 bathroom, living room, kitchen, dining area, 880 sq ft living space, basement, front porch and garage for 2 cars. 911 Dexter st with 1 bedroom, 3/4 bathroom, kitchen, living room, 382 sq ft living space. 915 Dexter st with 2 bedrooms, living room, kitchen, dining room, 727 sq ft living space, front porch, front yard and back yard with 25X73 sq ft. 5,565.70 sq ft lot, PAN #5477-022-045 and zoning R1-1.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$750,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Wood, Vinyl
- Appliances: Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01869804
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	\$0	\$1,023	\$2,200
2:	1	1	1	\$0	\$796	\$1,200
3:	1	2	1	\$0	\$1,023	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5477022045

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$899,000/\$1,015,000** ↑

10048 Marcus Ave • Tujunga 91042

16 days on the market

**3 units • \$299,667/unit • 2,271 sqft • 7,093 sqft lot • \$446.94/sqft •
Built in 1947**

Listing ID: 320009704

Cross Streets: Tujunga Canyon



Spectacular Triplex in Tujunga with a great unit mix of (1) 3BD/2BA, (1) 2BD/2BA and (1) 1BD/1BA. The front 3 Bedroom unit has been completely updated in 2017 with new kitchen, new bathrooms, recessed lights and laminate floors. The middle 2 bedroom unit and rear 1 bedroom unit have also been updated with new kitchen cabinets, granite counter-tops, recessed lights and laminate floors. All units are occupied with long term tenants and present a unique opportunity to acquire a well maintained income property. Onsite parking for 8 cars providing an opportunity to expand existing structure or build an ADU.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$899,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, Central
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Wood

Exterior

- Sewer: Conventional Septic

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,022
- Maintenance: \$2,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,400
- Other Expense: \$350
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,470	\$2,470	\$2,800
2:	1	2	2		Unfurnished	\$1,309	\$1,309	\$2,000

3:	1	1	1	Unfurnished	\$945	\$945	\$1,200
----	---	---	---	-------------	-------	-------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 3• Water Meters: 1• Carpet: 0• Dishwasher: 0• Disposal: 0 | <ul style="list-style-type: none">• Drapes: 0• Patio: 0• Ranges: 0• Refrigerator: 0• Wall AC: 0 |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• 659 - Sunland/Tujunga area• Los Angeles County• Parcel # 2568001005 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 320009704

Printed: 05/08/2022 12:57:59 PM

Closed •

1461 Carroll • Echo Park 90026
3 units • \$530,000/unit • 3,306 sqft • 10,864 sqft lot • \$453.72/sqft •
Built in 1898

From the 101 exit Echo Park Ave toward Glendale, right onto Bellevue Ave, left on Edgeware

List / Sold:

\$1,590,000/\$1,500,000 ↓

64 days on the market

Listing ID: SB21235918



Lyon Stahl Investment Real Estate is pleased to present 1461 Carroll Ave, a true one-of-a-kind property in the heart of Angelino Heights in the neighborhood of Echo Park, California. The offering is walking distance to numerous sites including the Dodger Stadium, Echo Park, Downtown LA, and the Griffith Observatory. The building is comprised of one very spacious two-bedroom unit on the bottom floor with an in-unit washer/dryer. The second floor has a one-bedroom unit and a two-bedroom unit overlooking views of the Los Angeles skyline and the Hollywood sign. All units have unique architectural character and feature bell curve archways. It is zoned R2 and lies within the Historic Preservation Overlay Zone. 1461 Carroll Avenue is a trophy asset that any investor would not want to miss as a cornerstone to their investment collection. Its location, character, and opportunity for expansion gives any investor the opportunity to grow their portfolio in the flourishing city of Los Angeles.

Facts & Features

- Sold On 05/05/2022
 - Original List Price of \$1,590,000
 - 1 Buildings
 - 1 Total parking spaces
 - \$0 (Assessor)
- Laundry: Individual Room
 - \$76800 Gross Scheduled Income
 - \$48779 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,717
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01430833
 - Gardener:
 - Licenses:
- Insurance: \$2,958
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,371
 - Other Expense:
 - Other Expense Description:

Unit Details

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

1:	1	2	0	0	Unfurnished	\$2,800	\$2,800	\$3,500
2:	1	2	0	0	Unfurnished	\$1,875	\$1,875	\$3,400
3:	1	1	0	0	Unfurnished	\$1,725	\$1,725	\$2,400

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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5405012020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21235918

Printed: 05/08/2022 12:57:59 PM

Closed •

List / Sold: **\$828,000/\$815,000** ↓

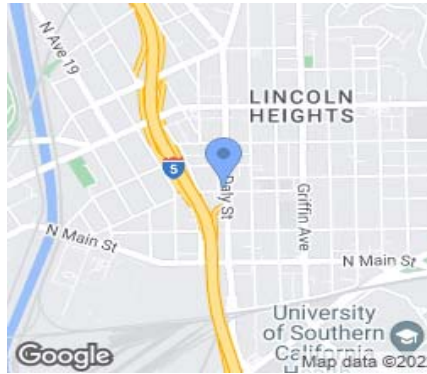
2131 Mozart St • Los Angeles 90031

4 days on the market

**3 units • \$276,000/unit • 3,106 sqft • 4,798 sqft lot • \$262.40/sqft •
Built in 1914**

Listing ID: AR22059902

From I-5N exit 136A onto Daly St towards Mozart St. Property at NW corner.



Situated within the Lincoln Heights area of Los Angeles, this triplex is just east of Downtown LA. The triplex is divided in two structures. The main building is two stories with 2,578 sq ft, has two spacious units on each floor that have full kitchens, full bathrooms, 3 spacious bedrooms and large living rooms. Both units also have their own private entrance, with top unit having an additional stairway from the backyard. There is long fenced driveway which can park several cars on the property. The main building is perfect for a large family or for the new owners to live in one unit and rent the other to help build their equity faster. The third unit is a stand alone 528 sq ft house with one bedroom, one bath and kitchenette; it's address is 2107 Daly St and is currently tenant occupied. The triplex is just one block north of the Main St exit of the I-5N freeway and the entrances to the I-5 & I-10 freeways are also close by. There are many shops and restaurants and several schools within walking distance, and just a mile in distance is the University of Southern California Health Sciences Campus. For an investor, there is plenty of upside as the triplex can be updated and rented out to students or staff of the LAC+USC Medical center down the street or the rooms can be used as short term rentals for visitors of LA. Very close to Dodger Stadium, Chinatown, and Little Tokyo! So much potential for this triplex in Lincoln Heights, a great location in Los Angeles!

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$828,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$446 (Estimated)
- Laundry: Individual Room
- \$5040 Gross Scheduled Income
- \$4440 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,160
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$35
- Cable TV: 01978196
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	3	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	1	1	0	Unfurnished	\$420	\$420	\$600

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
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5204008018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,350,000/\$2,400,000 ↑

13 days on the market

Listing ID: 22135285

525 VENICE Way • Venice 90291

**3 units • \$783,333/unit • 2,673 sqft • 4,493 sqft lot • \$897.87/sqft •
Built in 1947**

West of Abbot Kinney/North of Venice Blvd.



Excellent opportunity to own three units in the heart of Venice, just a five minute stroll to all the action of Abbot Kinney or to the serenity of the historic canals, and less than a 10 minute walk to the famed Venice Boardwalk and the Pacific Ocean. The vacant 1,200sf back home or the charming 730sf front bungalow (also vacant) are perfect for an owner/investor who wants to live at the property and generate income as well, or the property also allows an excellent opportunity for an investor who prefers to lease all three units. Located on an extra-wide (50x90), oversized 4,493sf lot with mature and attractive landscaping and generous 5 car parking, all of the units boast character and privacy, making this an attractive investment for a variety of buyers. The two-story back home was added in 1988 and is a newly renovated, 2 bed + 2.5 bath with excellent light, vaulted ceilings in dual primary en suite bedrooms perfect for a family or roommates, all new kitchen, new flooring throughout and outdoor living space (both an upstairs deck and side yard), making it feel like a single family home. The two front units are large classic 1 bed + 1 bath 1940's style Venice bungalows with natural charm, privacy and yard space. All units have their own washer/dryer hookups and gas fireplace. Every Friday enjoy farm fresh fruits and veggies at the famed Venice Farmers' Market, and all that Gjelina, Belles Beach House, Great White, Felix Trattoria, Ospi (whose chef is currently featured on Top Chef) and Erewhon Market have to offer within a short distance. The location can't be beat with its central proximity to all Venice attractions. This is truly Venice living at its finest! Two units delivered vacant!

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$2,350,000
- 1 Buildings
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$161828 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$6,172
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV:
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$0	\$0	\$3,500
2:	1	1	1		Unfurnished	\$1,874	\$1,874	\$3,500
3:	1	2	3		Unfurnished	\$0	\$0	\$7,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4238019020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$849,000/\$956,000** ↑

1330 MENLO Ave • Los Angeles 90006

10 days on the market

**3 units • \$283,000/unit • 2,128 sqft • 7,301 sqft lot • \$449.25/sqft •
Built in 1954**

Listing ID: 22141165

South of Pico Blvd & East of Vermont Ave



Attention all investors! 3-unit property in prime location near Downtown. Each unit is a separate house and 1 bed and 1 bath. There is a 3 car detached garage. All 3 units are tenant occupied and all on month to month tenancy. Great potential for an ADU.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$849,000
- 3 Buildings
- \$30995 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,484
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01835767
- 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	\$1,463	\$1,463	\$1,800
2:	1	1	1		Unfurnished	\$838	\$838	\$1,800
3:	1	1	1		Unfurnished	\$1,405	\$1,405	\$1,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5056002025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22141165

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold:

\$1,289,888/\$1,267,000 ↓

6 days on the market

Listing ID: CV22051530

4827 Saturn St • Los Angeles 90019

**3 units • \$429,963/unit • 3,006 sqft • 7,001 sqft lot • \$421.49/sqft •
Built in 1954**

Cross Streets: Longwood Ave. & Rimpau Blvd.



BEAUTIFULLY REMODELED TWO STORY HOME YOU MUST SEE IT!!!! This amazing income producing property located in the transportation corridor - investors can build up to 15 units!!!!!! This is a TRIPLEX that can be easily converted into a QUADRUPLX by adding ONE WALL! This property has 9 BEDROOMS, 5 BATHS, 3006 Sq Ft!!! First building is a lovely renovated two story house! 1602 Sq Ft. that boasts 5 BEDROOMS, 3 REMODELED BATHS it is ABSOLUTELY GORGEOUS -with it's own separate driveway & front yard!! WHAT A SIGHT TO SEE!! Second building is a DUPLEX built in 1954 with 1404 Sq Ft!! This building has 4 BEDROOMS, 2 REMODELED BATHS!

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$1,289,888
- 2 Buildings
- 0 Total parking spaces
- 0 Total carport spaces
- \$563 (Estimated)
- Laundry: Individual Room, Inside
- \$6700 Gross Scheduled Income
- \$5500 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	0	Unfurnished	\$4,500	\$4,500	\$4,600
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,300

3: 1 2 1 0 Unfurnished \$1,100 \$1,100 \$2,300

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 3• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C16 - Mid Los Angeles area• Los Angeles County• Parcel # 5067008028 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22051530

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$894,999/\$900,000** ↑

5718 10th Ave • Los Angeles 90043

21 days on the market

3 units • \$298,333/unit • 2,611 sqft • 7,508 sqft lot • \$344.70/sqft •

Listing ID: DW22055010

Built in 1938

N. OF SLAUSON



TRIPLEX - GREAT LOCATION AND EXCELLENT PRICE !! FRONT HOUSE IS A 3 BEDROOMS 2 BATHS WITH INSIDE LAUNDRY AND 2 CAR GARAGE. VERY SPACIOUS UNIT AND IN GREAT CONDITION. THERE ARE TWO 1 BEDROOM UNITS ABOVE THE GARAGES. ONE UNIT HAS CARPET THE OTHER ONE HAS LAMINATE FLOORING. GOOD SIZE BEDROOM AND CLOSET WITH A SMALL EATING AREA NEXT TO THE KITCHEN. EACH 1 BEDROOM UNIT HAVE A ONE CAR GARAGE. PROPERTY IS LOCATED IN A NICE AREA OF LA, CLOSE TO DOWNTOWN LA, FREEWAYS, RESTAURANTS AND IN A VERY DESIRABLE AREA. THIS PROPERTY WON'T LAST!!

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$894,999
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$475 (Estimated)
- Laundry: Individual Room, Inside
- \$57384 Gross Scheduled Income
- \$52964 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,420
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02075076
- Gardener:
- Licenses:
- Insurance: \$1,900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,227	\$26,724	\$2,750
2:	1	1	1	1	Unfurnished	\$1,055	\$12,660	\$1,500

3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500
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Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 3• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C34 - Los Angeles Southwest area• Los Angeles County• Parcel # 5006015009 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW22055010

Printed: 05/08/2022 12:58:00 PM

Closed •

150 E 55th St • Los Angeles 90011

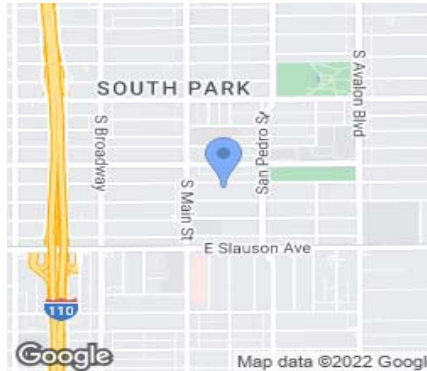
**3 units • \$233,000/unit • 2,604 sqft • 5,330 sqft lot • \$258.06/sqft •
Built in 1905**

N/A

List / Sold: **\$699,000/\$672,000 ↓**

70 days on the market

Listing ID: RS21257029



Excellent Triplex Investment Opportunity! Great Financials, Convenient location near USC & 110 freeway. Near schools, restaurants, and shopping centers. The property is separately metered for gas and electricity. Property is performing at market rents, GREAT FINANCIALS! ALMOST 10% CAP RATE!!

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$739,000
- 1 Buildings
- 0 Total parking spaces
- \$383 (Estimated)
- \$76200 Gross Scheduled Income
- \$71200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$1,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,350	\$2,350	\$2,550
2:	1	3	1	0	Unfurnished	\$2,700	\$2,700	\$3,000
3:	1	0	1	0	Unfurnished	\$1,300	\$1,300	\$1,550

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 5101015026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** RS21257029

Printed: 05/08/2022 12:58:00 PM

Closed • **Triplex**

List / Sold: **\$600,000/\$580,000** ↑

4223 Compton Ave • Los Angeles 90011

6 days on the market

3 units • **\$200,000/unit** • **2,099 sqft** • **3,967 sqft lot** • **\$276.32/sqft** •
Built in 1938

Listing ID: IN22075556

Compton Ave / Vernon Ave



SHOWING TUESDAY APRIL 19TH: 12PM - 1PM. Great Opportunity to own a Bread and Butter Income Property for the price of a Single Family home! CAP Rate offering upwards of 8%! Park your 1031 Exchange here. Property priced below comps! 3 units separately metered for gas and electric. Tenants pay for all utilities except water. ONE VACANT UNIT! Perfect for owner user or get your own tenant at market rent! This property is gated for privacy and is priced to sell! Conveniently located close to schools, USC, Banc of California Stadium, museums, downtown LA, shopping centers, grocery stores, restaurants, coffee shops, parks, easy access to major freeways. Long-term tenants in good standing that always pay their rent on time. Start collecting income right away! Great for seasoned investor or first time buyer. Great upside rental potential in this highly metropolitan location! Please do not disturb tenants. Property will be delivered occupied with existing tenants and one vacant unit. Listing info deemed reliable but not guaranteed. No warranties expressed or implied.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$525,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Estimated)
- Laundry: See Remarks
- Cap Rate: 8
- \$52872 Gross Scheduled Income
- \$42409 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,463
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01915329
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,493	\$1,493	\$2,100
2:	1	3	1	0	Unfurnished	\$1,413	\$1,413	\$2,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5116009002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IN22075556

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$630,000/\$598,000** ↓

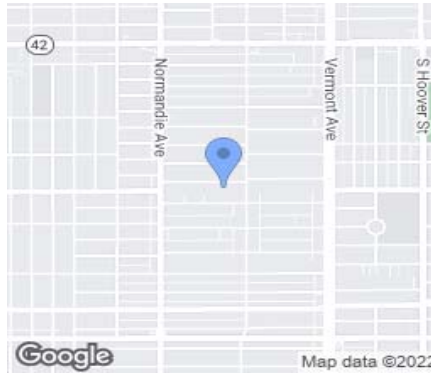
1224 W 92nd St • Los Angeles 90044

15 days on the market

**3 units • \$210,000/unit • 1,829 sqft • 6,754 sqft lot • \$326.95/sqft •
Built in 1951**

Listing ID: DW22020185

between normandie and vermont



Discounted rental units for a quick sale. Investors dream has arrived. Perfect for first time Investor. The owner has all ready in place to come in and take over a perfect property with good neighbors. Three units at this price are hard to find. Seller has great options for Buyer to make the purchase.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$630,000
- 2 Buildings
- 3 Total parking spaces
- \$1,492 (Estimated)
- \$2939.51 Gross Scheduled Income
- \$2439.5 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	1	Unfurnished	\$662	\$662	\$1,350
2:	1	1	0	1	Unfurnished	\$828	\$828	\$1,350
3:	1	2	0	1	Unfurnished	\$1,450	\$1,450	\$1,800

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6056002024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22020185

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$599,000/\$660,000** ↑

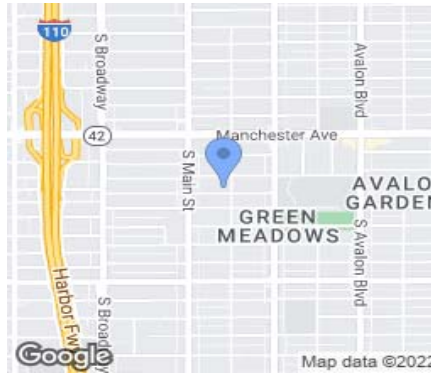
153 E 88TH St • Los Angeles 90003

7 days on the market

3 units • **\$199,667/unit** • **1,751 sqft** • **5,204 sqft lot** • **\$376.93/sqft** •
Built in 1922

Listing ID: 22137115

South of Manchester between Main Street and Avalon Blvd.



Great TRIPLEX opportunity to own in South Los Angeles. Three individual structures on a large lot. Lots of windows. This property has tons of charm and potential. Fenced and gated. Long driveway for vehicles. Two units are 2 bedrooms with 1 bathrooms, and One unit is a 1 bedroom and 1 bathroom. The 1 bedroom unit is currently vacant and has recently renovated and is ready to move in.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$599,000
- 3 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$956	\$956	\$0
2:	1	2	1		Unfurnished	\$1,745	\$1,745	\$0
3:	1	1	1		Unfurnished	\$0	\$0	\$1,195
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

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6041003015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22137115

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold:

\$1,299,000/\$1,250,000 ↓

96 days on the market

Listing ID: AR21256722

422 Casanova St • Los Angeles 90012

3 units • \$433,000/unit • 2,956 sqft • 5,571 sqft lot • \$422.87/sqft • Built in 1964

N/ Broadway, W/ 5 FRWY



A WONDERFUL 3-UNIT PROPERTY - GREAT OPPORTUNITY FOR OWNER USER AND/OR INVESTOR AT THE BORDER OF CHINATOWN. Just minutes to downtown Los Angeles, Chinatown. Great potential rental income! Don't miss out on this property!!

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$1,299,000
- 3 Buildings
- 3 Total parking spaces
- \$460 (Unknown)
- Laundry: Inside
- \$13200 Gross Scheduled Income
- \$7666 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,534
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$240
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$2,042
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,252
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500
3:	1	2	1	1	Unfurnished	\$1,100	\$0	\$1,100

Of Units With:

- Separate Electric: 3
- Drapes:

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

- Patio:
- Ranges: 3
- Refrigerator: 0
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- CHNA - Chinatown area
- Los Angeles County
- Parcel # 5414025023

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR21256722

Printed: 05/08/2022 12:58:00 PM

Closed • **Quadruplex**

List / Sold:

\$1,195,000/\$1,225,000 ↑

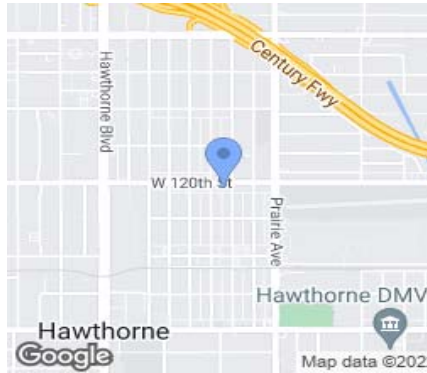
5 days on the market

4122 W 120th St • Hawthorne 90250

4 units • **\$298,750/unit** • **2,492 sqft** • **5,066 sqft lot** • **\$491.57/sqft** •
Built in 1955

Listing ID: SB22038525

From Hawthorne Blvd go east on 120th Street, property will be on your righthand side



Prime Hawthorne 4-plex with four 2 bedroom, 1 bathroom units and a free standing garage (2 double car garages for a total of 4 spaces). Property is well maintained and professionally managed. Each unit has laundry hookups and multiple entrances. There is room to move the rent rates up overtime since the property is subject to state rent cap limitations only. Property is located near Space X, Tesla Design Center, Sofi Stadium, freeways and LAX. Property represents a great opportunity for short term rent rate upside and long term appreciation. Please do not walk the property.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,195,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$916 (Unknown)
- Laundry: In Kitchen
- \$70980 Gross Scheduled Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl, Wood

Exterior

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

Annual Expenses

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

Unit Details

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

1:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,850
2:	1	2	1	1	Unfurnished	\$1,695	\$1,695	\$1,850
3:	1	2	1	1	Unfurnished	\$1,370	\$1,370	\$1,850
4:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4046006012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB22038525

Printed: 05/08/2022 12:58:00 PM

Closed • **Commercial/Residential**

List / Sold:

\$5,200,000/\$4,500,000 ↓

28 days on the market

905 Manhattan Beach Blvd • **Manhattan Beach 90266**

4 units • **\$1,300,000/unit** • **3,790 sqft** • **8,280 sqft lot** • **\$1187.34/sqft** •
Built in 1948

Listing ID: SB22032596

West of Sepulveda/East of Poinsettia



ONE OF THE FINEST MULTI-RESIDENTIAL/COMMERCIAL LOCATIONS IN THE CITY, WHERE THE TREE SECTION MEETS THE HILL SECTION, JUST 5 BLOCKS AND A 10 MINUTE WALK TO DOWNTOWN. DOUBLE 36 X 115 LOTS WITH 72 FEET OF SOUTH FACING FRONTAGE AND A 30 FOOT HEIGHT LIMIT OFFERS POTENTIAL TO DEVELOP 4 TOWNHOMES + ADDITIONAL COMMERCIAL SPACE WITH CITY APPROVAL. 905 MBB IS IMPROVED WITH A TWO STORY DETACHED OFFICE BUILDING WITH OVER 2,000 SQ FT, PLUS DETACHED REAR DUPLEX WITH LOWER 1-BR UNIT AND UPPER SPACIOUS HOME-LIKE 1-BR UNIT WITH FIREPLACE, HARDWOOD FLOORS, LARGE DECK AND OVERSIZED ONE CAR GARAGE WITH SECURE STORAGE. ADDITIONAL SEPARATE STORAGE ROOM, SEPARATE LAUNDRY ROOM + 2 CAR PARKING ARE LOCATED ON LOWER LEVEL OF THE DUPLEX. 909 MBB HAS 400 SQ FT OFFICE BUILDING + 10 CAR PARKING. BUSINESS IS REAL ESTATE BROKERAGE WHICH WOULD PREFER SHORT TERM RENT BACK TO FACILITATE RELOCATION. OWNER/BROKER UTILIZING 905 OFFICE BLDG, 905-A, 905-B, 909 OFFICE BLDG (PAYS GAS: 387/YR, ELECTRIC: 2791/YR, PAYS NO RENT). 905, 905-A, 905-B, 909 RENTS LISTED ARE PRO-FORMA. POTENTIAL SHORT TERM ASSUMABLE FINANCE AVAILABLE.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$5,200,000
- 3 Buildings
- Levels: Two
- 13 Total parking spaces
- 2 Total carport spaces
- Heating: Baseboard, Fireplace(s), Forced Air
- \$0 (Unknown)
- Laundry: Individual Room, Outside, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Concrete, Wood
- Other Interior Features: Balcony, Living Room Deck Attached, Storage, Tandem

Exterior

- Lot Features: Level with Street, Near Public Transit
- Fencing: Stucco Wall
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$42,224
- Electric:
- Gas:
- Insurance: \$4,260
- Maintenance: \$11,274
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$1,722
 - Cable TV: 02030196
 - Gardener:
 - Licenses:
- Professional Management:
 - Water/Sewer: \$678
 - Other Expense: \$1,300
 - Other Expense Description: Accting

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	905	1	0	Unfurnished	\$0	\$0	\$8,280
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000
3:	1	1	1	1	Unfurnished	\$0	\$0	\$2,800
4:	1	909	1	0	Unfurnished	\$0	\$0	\$1,600

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
- 143 - Manhattan Bch Tree area
 - Los Angeles County
 - Parcel # 4170011011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$2,477,000/\$2,477,000**

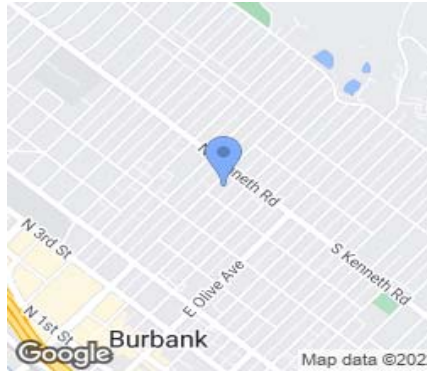
718 E Magnolia Blvd • Burbank 91501

9 days on the market

**4 units • \$619,250/unit • 5,266 sqft • 7,729 sqft lot • \$470.38/sqft •
Built in 1973**

Listing ID: SR22056286

North Of Glen Oaks



Prime North of Glen Oaks Burbank - Its doesn't get any better!!! DRIVE BY ONLY - DO NOT GO ONTO PROPERTY - DO NOT DISTURB TENANTS - SHOWN BY APPOINTMENT ONLY WITH/Call/Text first preferred - Custom Large home with 3 units in rear all units 2 bedroom with 1.75 baths each - Ideal for investor or owner user, excellent corb, home needs updating, but floor plan is spacious, light n bright, with large gourmet kitchen dining area,

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$2,477,000
- 1 Buildings
- 6 Total parking spaces
- \$569 (Estimated)
- Laundry: Washer Hookup
- 5 electric meters available
- 4 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,200	\$1,200	\$0
2:	1	2	2	1	Unfurnished	\$1,250	\$1,250	\$0
3:	1	2	2	1	Unfurnished	\$900	\$900	\$1,250
4:	1	2	2	2				\$2,600

Of Units With:

- Separate Electric: 5
- Gas Meters: 4
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 610 - Burbank area
- Los Angeles County
- Parcel # 2455032013

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22056286

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Closed •

List / Sold: **\$950,000/\$972,200** ↑

505 E Pasadena St • Pomona 91767

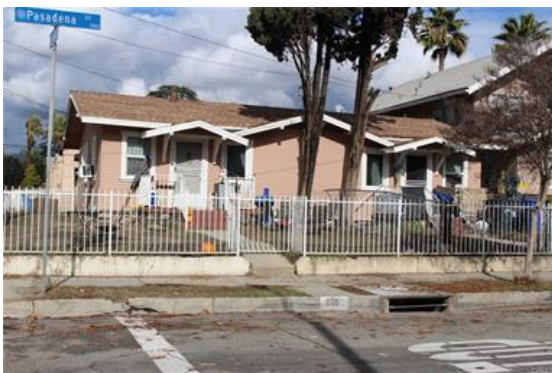
41 days on the market

4 units • \$237,500/unit • 2,468 sqft • 10,288 sqft lot • \$393.92/sqft •

Listing ID: CV21270023

Built in 1926

Exist Towne Ave off 60 head south to Pasadena, property is on the Left hand side on corner of Towne and Pasadena



BACK ON THE MARKET!!!! Great Investor Opportunity to add a great income property into a rental portfolio with Long Term Good Standing Tenants. These four units offer the following: A duplex with 1 bedroom 1 bath each. Additional 2 Buildings with 2 bedrooms 1 bath each. All four units have an assigned single car garage and 1 parking space. Each unit offers a private front yard as well. Conveniently located off of Towne and Kingsley, close to Public Transportation, restaurants, and shopping.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$925,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- \$947 (Estimated)
- \$66000 Gross Scheduled Income
- \$63300 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00848848
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2	2	Unfurnished	\$1,450	\$2,900	\$3,500
2:	2	2	2	2	Unfurnished	\$1,300	\$2,600	\$3,200

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- 687 - Pomona area
- Los Angeles County
- Parcel # 8337010016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21270023

Printed: 05/08/2022 12:58:00 PM

Closed • Duplex

941 Marietta St • Los Angeles 90023

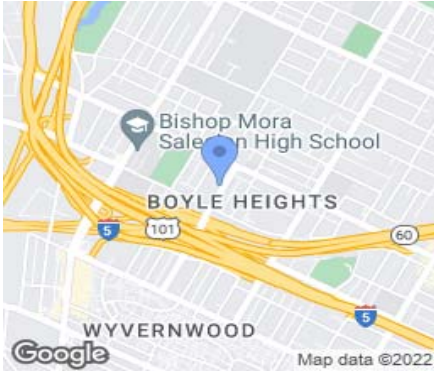
4 units • \$174,750/unit • 2 sqft • 5,888 sqft lot • No \$/Sqft data •
Built in 1912

off Whittier BLVD

List / Sold: \$699,000/\$670,000 ↓

435 days on the market

Listing ID: EV21001807



MOTIVATED SELLER!! Potential! This duplex is located close to the Art District, downtown LA and close to all major freeways (101, 5, 60 and 10) First unit has 3 bedrooms 2 baths, kitchen and living room, second unit is currently divided into (2) separate living quarters. One unit is a 1 bedroom 1 bath, next unit is a 1 bedroom, 1 bath, with a living room and kitchen. Property is also very close to elementary schools, middle schools, high school and charter school. Fruits trees on the property include papaya, apple, fig, avocado and lemon. There is no laundry hookup as the owners pay for water, however there is a laundry mat 2-3 blocks away. This property has so much potential! Call today for an appointment!

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$51396 Gross Scheduled Income
- \$43789 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,607
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$885
- Cable TV: 01904376
- Gardener:
- Licenses: 164
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,275	\$2,275	\$2,275
2:	1	1	1	0	Unfurnished	\$400	\$400	\$400
3:	1	1	1	0	Unfurnished	\$880	\$880	\$880

4: 1 1 1 0 Unfurnished \$728 \$728 \$728

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
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5189011026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** EV21001807

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold:

\$1,400,000/\$1,200,000 ↓

26 days on the market

Listing ID: 22131121

2621 7TH Ave • Los Angeles 90018

4 units • \$350,000/unit • 4,206 sqft • 7,000 sqft lot • \$285.31/sqft • Built in 1947

10 freeway exit Crenshaw Blvd east on Adams to 7th Avenue, right (south) to 2621 on the west side of the street.



This four unit quadruplex with 2 bedroom 1 bath units will be delivered with TWO UNITS WILL BE DELIVERED VACANT AT THE CLOSE OF ESCROW and ready to rent or owner-occupy. The units are spacious and have formal living room, dining room, amply sized kitchen with back doors for each unit. Tenant occupied units are well maintained and tenants are long term and have a consistent rent history; rental income is subsidized from the Section 8 program; Los Angeles Rent Stabilization Ordinance applies to this building. This fourplex is centrally located at the western border of the Jefferson Park HPOZ less than and half of mile from the new expo rail line and the 10 freeway. One vacant unit has been REMODELED and the other vacant unit is in good condition. Detached 2 car garages (one parking space per unit). Grassy front yard with citrus tree. Become an owner occupant or advance your real estate portfolio in one of the hottest markets in Los Angeles. Trust sale no court confirmation needed. SOLD "AS IS." Please do not disturb occupants. Current rents are a combination of Section 8 rent subsidy and tenant contributions - total rents for two rented units is \$1,972 per month. Annualized rents are based on last 12 month cash flow statement which included owner's rents (unit is now vacant). Two units will be delivered empty at the close of escrow; rent comparables reflect \$2,200 - \$2,700 depending on upgrades is market for units of similar size and same zip code; no guarantees are made as to market rents; buyer must verify their own rent comps. Property will be sold in As Is condition. Property is not available for Lease or Rent to Own.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Floor Furnace
- \$20460 Net Operating Income

Interior

- Floor: Wood, Carpet
- Appliances: Range

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$13,104
- Electric:
- Gas:
- Insurance:
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash:
 - Cable TV: 01922363
 - Gardener:
 - Licenses:
- Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	1		Unfurnished	\$2,100	\$33,564	\$100,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051002016

Michael Lembeck

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

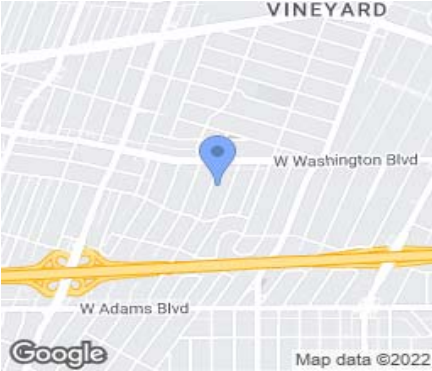
Re/Max Property Connection

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

Closed •

1938 S Harcourt Ave • Los Angeles 90016
4 units • \$375,000/unit • 2,593 sqft • 5,802 sqft lot • \$482.07/sqft •
Built in 1940

Property is between 10 freeway, Washington Blvd., LaBrea Ave. & Crenshaw Blvd.



List / Sold:
\$1,500,000/\$1,250,000 ↓
0 days on the market
Listing ID: 21697894

Incredible opportunity to acquire an investment property in the desirable Mid City L.A. area. Great Investor or possible Owner-Occupied opportunity with plenty of potential. Four unit, two story building with 1 2-bedrooms 1-bath unit, 2 1-bedroom 1-bath unit, and 1 Studio unit. Two Units are on the first floor, and two units on the second floor. All are in good condition. Two of the units have been fully remodeled including new paint, new flooring and more. Each unit has its own separate 1 car detached garage at rear of building for secured parking. Two of the units are vacant and/or non-tenant occupied so the new owner will be able to charge current fair market rents. The property is within minutes to nearby shopping, local entertainment centers, and connections to major freeways & transportation hubs. Approximately 9 miles to LAX, 8 miles to the New SoFi Stadium and the proposed site for the new Clippers Arena, 8 miles to DTLA, and 10 miles to Santa Monica Beach.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,500,000
- 1 Buildings
- 4 Total parking spaces

Interior

Exterior

- Sewer: Unknown

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C16 - Mid Los Angeles area • Los Angeles County • Parcel # 5061016036 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1106 S Cochran Ave • Los Angeles 90019

**4 units • \$500,000/unit • 4,542 sqft • 6,898 sqft lot • \$422.06/sqft •
Built in 1936**

1106-1108 S. Cochran Ave. Los Angeles, CA 90019



List / Sold:

\$2,000,000/\$1,917,000 ↓

3 days on the market

Listing ID: SR22021541

We are proud to present The Chateau, located at 1106 S. Cochran Avenue. The Chateau is a magnificent French-Normandy fourplex located in the highly coveted Miracle Mile neighborhood of Los Angeles. This investment opportunity presents an ideal income property for an owner-user, or an investor looking to acquire a 50% vacant value-added asset offering ADU potential. The property is comprised of 4 units in one two-story building built in 1936. This exquisite building totals 4,542 ± building square feet and is constructed of wood frame, flat roof, and painted plaster exterior with stacked stone accent. The property is situated in the Historic Preservation Overlay Zone (HPOZ) on a large 6,898 ± square foot lot and zoned LAR3. Properties located in an HPOZ are eligible for a potential property tax reduction through The Mills Act. Buyer to verify. These extremely spacious units at S. Cochran Avenue average 1,135 ± square feet. The units are comprised of (2) 2 Bedroom + 1 Bath and (2) 1 Bedroom + 1 Bath units. Units are equipped with washer & dryer hookups, vaulted ceilings on 2nd floor and central A/C in select units. All units offer individual hot water heaters and are separately metered for gas and electricity. Units offer both front and rear entrance / exit, laundry room, pantry room, dining area, plenty of storage space and their own detached private enclosed garages. Aesthetically, the property grounds and building are well maintained and attractive, offering immense curb appeal with the opportunity to further improve the property and increase the annual NOI. 1106 S. Cochran Avenue is located in Miracle Mile, one of the most desirable submarkets of Los Angeles and adjacent to Little Ethiopia and Mid-Wilshire. Located on the 1100 block of S. Cochran Avenue, the property is situated between West Olympic Boulevard and South San Vicente Boulevard, just west of South La Brea Avenue. The property is ideally located within proximity to The Grove, Los Angeles County Museum of Art (LACMA), The La Brea Tar Pits and the new Los Angeles Metro Line. A host of trendy restaurants, shopping and public transit are also conveniently close making it a highly desirable location to live. The Chateau is truly an irreplaceable property in a prime location of central Los Angeles minutes to Beverly Hills, Culver City, Downtown Los Angeles and Hollywood.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Public Records)
- Laundry: Electric Dryer Hookup, Upper Level, Washer Hookup, Washer Included
- \$93852 Gross Scheduled Income
- \$64704 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,271
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01872625
 - Gardener:
 - Licenses:
- Insurance: \$2,271
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,021	\$1,021	\$3,050
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$2,350
3:	1	2	1	1	Unfurnished	\$0	\$0	\$3,050
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,350

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5084017033

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

7033 Glasgow Ave • **Westchester 90045**

4 units • **\$450,000/unit** • **3,996 sqft** • **6,757 sqft lot** • **\$400.40/sqft** •
Built in 1953

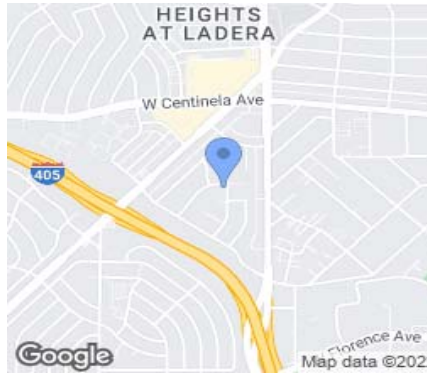
405 S Exit LaTijera Blvd

List / Sold:

\$1,799,999/\$1,600,000 ↓

35 days on the market

Listing ID: SW22024722



This fantastic one of a kind investment opportunity is located in the highly desirable and sought-after Westchester neighborhood of Westside Los Angeles nearby (5min drive) LAX, LMU, HHLA Center, SoFi Stadium, The Forum, Westchester Village & Town Center, Westfield CC Shopping Mall, Playa Vista Runway, Kenneth Hahn State Rec Area, Westchester Golf Course & Rec Center, restaurants, parks, schools, houses of worship and walking distance (~5min walk) to everything needed at Ladera Center Shopping Mall & The Interchange @ La Cienega; plus easy access to the 405/105/90 freeways for a straight shot (~10-20min drive) to Ballona Wetlands, Pacific Ocean, Playa Del Rey, Marina Del Rey, Venice, Santa Monica, Beverly/Hollywood Hills & DTLA among other places. The unit breakdown are as follows 1 Unit is 2bd+den/2ba , 2 Units are 2bd/1ba and there is 1 Unit that is 1bd/1ba

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$1,999,999
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Forced Air
- \$498 (Estimated)
- \$2633 Gross Scheduled Income
- \$2633 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,960
- Electric: \$0.00
- Gas: \$309
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01471912
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,651
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Furnished	\$1,390	\$1,390	\$1,390
2:	1	2	1	1	Furnished	\$1,243	\$1,243	\$1,243
3:	1	1	1	1	Furnished	\$0	\$0	\$0
4:	1	2	1	1	Unfurnished	\$0	\$0	\$0

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
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4103018002

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$760,000/\$600,000** ↓

9400 Juniper St • Los Angeles 90002

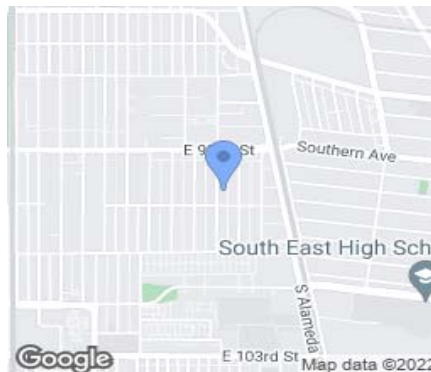
74 days on the market

4 units • \$190,000/unit • 2,205 sqft • 6,699 sqft lot • \$272.11/sqft •

Listing ID: DW21253085

Built in 1925

South on Alameda Street. West on 92nd street and South on Juniper Street



Great opportunity to acquire a 4 unit property with a great lot size in Los Angeles. The property consists of (4) 2 bedroom and 1 bath units. All units are fully leased to long term tenants who are on a month to month tenancy. Each unit has its own gas meter and electricity meter. Tenants pay gas, electricity and trash. Gated entry and ample parking for all tenants. Entry access for tenants are also available through the alley. Low maintenance and plenty of upside. Sellers are looking for Cash Offers only.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$795,000
- 1 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$1,891 (Estimated)
- \$48840 Gross Scheduled Income
- \$41064 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,760
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02135849
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,360
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,015	\$1,015	\$1,400
2:	1	2	1	0	Unfurnished	\$1,015	\$1,015	\$1,400

3:	1	2	1	0	Unfurnished	\$1,015	\$1,015	\$1,400
4:	1	2	1	0	Unfurnished	\$1,025	\$1,025	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6046006006

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW21253085

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$888,000/\$755,000** ↓

11213 S Figueroa St • Los Angeles 90061

69 days on the market

4 units • **\$222,000/unit** • **3,640 sqft** • **6,500 sqft lot** • **\$207.42/sqft** •

Listing ID: OC22031712

Built in 1923

On W. side of Figueroa, W. of the 110/N of the 105



4 spacious houses on a huge lot West of the 110 freeway. Two 4 bed 2 baths and two 1 bed 1 baths. (Cert. of occupancy 2006 - Costa Hawkins Act) Total of 10 beds, 6 baths. All separate gas, electric, and water meters (wireless smart meters). Seller's expenses are extremely low. Newer stucco, windows, etc. Raised foundations, no common walls, completely gated street to alley 50x130 w/6 car parking in rear. Ideal owner user: 1 block to Figueroa Street Elementary, Ascension Catholic School and house of worship and Metro Rail Station, walking distance to all 3 schools, 2 blocks to the 105 and 110 freeways, and just a few blocks to 108th St. police department (the big location) and the fire station.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$888,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$649 (Estimated)
- Laundry: Inside
- \$52380 Gross Scheduled Income
- \$39779 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,945
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,945
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	10	6	6	Unfurnished	\$4,365	\$52,380	\$64,560

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6075025028

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22031712

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$915,000/\$927,000** ↑

8822 Baring Cross St • Los Angeles 90044

8 days on the market

4 units • **\$228,750/unit** • **2,438 sqft** • **5,729 sqft lot** • **\$380.23/sqft** •
Built in 1964

Listing ID: RS22024403

Near Vermont and w 88th st



This 2800 sqft 4-plex has amazing unit mix with one 3 bed 2 bath and three 2 bed 1 bath all sitting on a 5,729 sqft lot.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$915,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$534 (Estimated)
- Cap Rate: 4.74
- \$70788 Gross Scheduled Income
- \$43406.88 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: See Remarks

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,381
- Electric: \$691.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,537
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$1,585
- Maintenance: \$3,539
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,344
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,656	\$1,656	\$2,700
2:	1	2	1	0	Unfurnished	\$1,241	\$1,241	\$2,350
3:	1	2	1	0	Unfurnished	\$1,454	\$1,454	\$2,350
4:	1	2	1	0	Unfurnished	\$1,548	\$1,548	\$2,350

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6038018006

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS22024403

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$795,000/\$840,000** ↑

1225 E 47th St • Los Angeles 90011

18 days on the market

4 units • **\$198,750/unit** • **2,438 sqft** • **7,069 sqft lot** • **\$344.54/sqft** •
Built in 1957

Listing ID: RS22024421

Near Vernon and Hooper ave. intersection



This 2438 sqft 4 plex has a great unit mix with all 2 bedroom 1 bath units. The lot is large with room to expand. The property is fully gated on a quiet street.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$795,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$474 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.59
- \$61848 Gross Scheduled Income
- \$36494.98 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,353
- Electric: \$477.38
- Gas:
- Furniture Replacement:
- Trash: \$2,672
- Cable TV: 01909400
- Gardener:
- Licenses:
- Insurance: \$1,584
- Maintenance: \$3,092
- Workman's Comp:
- Professional Management: 3710.8
- Water/Sewer: \$3,878
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,118	\$1,118	\$2,050
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,050
3:	1	2	1	0	Unfurnished	\$1,012	\$1,012	\$2,050
4:	1	2	1	0	Unfurnished	\$1,224	\$1,224	\$2,050

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5107010010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS22024421

Printed: 05/08/2022 12:58:00 PM

Closed •

List / Sold: **\$999,000/\$1,040,000** ↑

1633 W 12TH PI • Los Angeles 90015

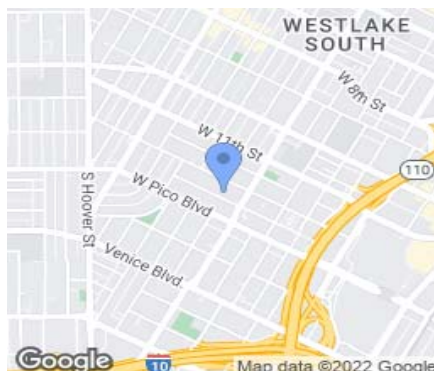
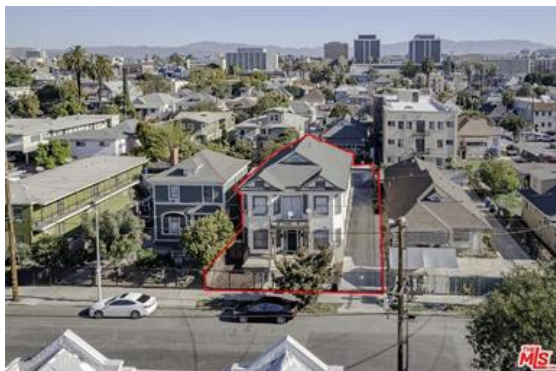
18 days on the market

4 units • \$249,750/unit • 3,912 sqft • 6,250 sqft lot • \$265.85/sqft •

Listing ID: 22134027

Built in 1902

North of Pico Blvd. and West of Union Ave.



Prime location! Walking distance to Staples Center! This quadruplex income property centrally located from major public transportation, convenience stores, restaurants, LA LIVE, Microsoft Theater, LA Convention Center, Downtown LA and major shopping center. Owner just remodeled Unit one with New kitchen cabinet, counter top, stainless steel sink, appliances, tankless water heater, new vanity cabinet, vanity sink, lighting, window blinds and New paint. New laundry machine, washer & dryer, and New automatic gate for parking was installed. Each unit has its separated gas and electric meter. Also Good for Owner occupied one unit while getting income from 3 other units. Great investment opportunity for this property located in one of the most desired rental areas of Downtown LA and close to Korea Town, Mid-Wilshire and USC.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$999,000
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$40623 Net Operating Income

Interior

Exterior

- Security Features: Gated Community, Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$16,821
- 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	\$1,900	\$0	\$1,900

2:	1	1	1	Unfurnished	\$864	\$864	\$1,900
3:	1	1	1	Unfurnished	\$1,108	\$1,108	\$1,900
4:	1	1	1	Unfurnished	\$914	\$914	\$1,900
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C42 - Downtown L.A. area • Los Angeles County • Parcel # 5137028017 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$1,050,000/\$1,070,000 ↓

131 days on the market

Listing ID: RS21222986

1208 S Temple Ave • **Compton 90221**

4 units • **\$262,500/unit** • **2,845 sqft** • **7,872 sqft lot** • **\$376.10/sqft** •
Built in 1944

Turn left Long Beach Blvd from Alondra Right on Temple, Located on your left



BACK ON MARKET! Property has approval on Compton Presale! Lots of upgrades done including new water heaters, new wall heaters, new windows, upgraded garages, new light fixtures, new kitchen ranges, and many more. This property is an ideal investment and/or first time investment with one unit available (3Bd) to live in while collecting income on other three. Property has 4 units consists of (1) 3 bedroom 1 bath, (1) 2 bedroom 1 bath, (2) 1 bedroom 1 bath. All units have their own private garage and huge storage area. Possibilities of creating 4 individual storage spaces or a community laundry area - buyer to verify. Property offers huge common area. This property is ideal offering low maintenance and passive income.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$1,075,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 6
- \$83400 Gross Scheduled Income
- \$53148 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,750
- Electric: \$240.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,920
- Cable TV: 01423507
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance: \$1,200
- 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	3	1	1	Unfurnished	\$0	\$0	\$2,750

2:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,050
3:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,750
4:	1	1	1	1	Unfurnished	\$1,575	\$1,575	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- RO - Compton S of Rosecrans, E of Alameda area
- Los Angeles County
- Parcel # 6164008012

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: RS21222986

Printed: 05/08/2022 12:58:00 PM

Closed •

2734 Council St • Los Angeles 90029

5 units • \$250,000/unit • 3,315 sqft • 4,807 sqft lot • \$332.09/sqft •
Built in 1982

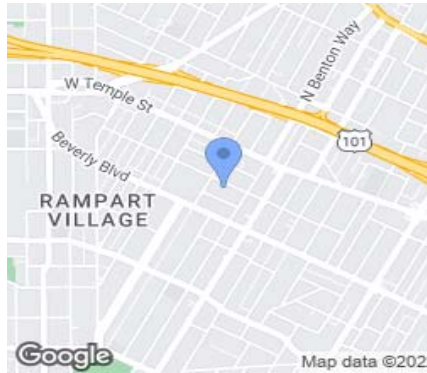
Council Street and Rampart

List / Sold:

\$1,250,000/\$1,100,888 ↓

10 days on the market

Listing ID: WS22057387



PRICED TO SELL! Great location in a walkable neighborhood and easy access to the 101 freeway. Walking distance to markets and bus stops. This is a great potential site for redevelopment with many possibilities. This building was built in 1982 with no rent control. Property is SOLD AS-IS and with current tenants in place.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,250,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$68400 Gross Scheduled Income
- \$56400 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01411306
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$960	\$960	\$1,800
2:	1	1	1	1	Unfurnished	\$935	\$935	\$1,800
3:	1	3	1	1	Unfurnished	\$1,375	\$1,375	\$3,000
4:	1	2	1	1	Unfurnished	\$1,260	\$1,260	\$2,600
5:	1	2	1	1	Unfurnished	\$1,170	\$1,170	\$2,600

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5156021009

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS22057387

Printed: 05/08/2022 12:58:00 PM

Closed •

837 N FORMOSA Ave • Los Angeles 90046

6 units • **\$283,333/unit** • **3,050 sqft** • **7,703 sqft lot** • **\$563.93/sqft** •
Built in 1930

Near corner of N. Formosa Ave and Willoughby

List / Sold:

\$1,700,000/\$1,720,000 ↑

23 days on the market

Listing ID: 22117993



We are pleased to present for sale 837 Formosa Ave, a 1930 6-unit apartment building located in an excellent Hollywood neighborhood. Situated on a 7,703 sq ft lot, the property consists of 3,050 rentable square feet and features a total of 6-units, including 4 (four) 1 bedroom/1 bath and 2 (2) Studios/ 1 bath. Located just outside of the West Hollywood city lines and rated 93 on Walkscore, residents can enjoy convenient access to an array of restaurants, grocery stores, parks and entertainment, as well as excellent schools nearby rated 9/10 (rating by GreatSchools.org). Considering this property has been under the same ownership for over 30 years, this is an excellent opportunity for investors looking for significant upside potential; by repositioning the asset through renovations of both the interior and exterior, buyers will be able to significantly drive rents up all whilst establishing a higher value of the property.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$1,700,000
- 1 Buildings
- \$55789 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$39,726
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01875449
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,433	\$5,731	\$8,000
2:	2	0	1		Unfurnished	\$1,239	\$2,478	\$3,000
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5525002036

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,495,000/\$2,850,000 ↑

22 days on the market

Listing ID: 21110747

6526 HOMEWOOD Ave • Los Angeles 90028

7 units • **\$356,429/unit** • **8,360 sqft** • **6,981 sqft lot** • **\$340.91/sqft** •
Built in 1987

Head north on Wilcox Ave off of Santa Monica Blvd, after you pass Fountain Ave, Homewood Ave will be the next left.



The CREM Group is pleased to present a unique 7-unit value-add investment opportunity in the highly sought-after Hollywood market. All apartments are large 2-bedroom, 2-bathroom units, and appx. 1,200 SF. The property includes 14 parking spaces as well as an on-site laundry room. Two of the units are currently vacant, offering buyers immediate upside potential. The property is situated just south of Sunset Blvd. and east of Highland Ave., near Sunset Gower Studios, Philz Coffee, The Dome Entertainment Centre, Dolby Theatre, Osteria Mozza, Gwen Restaurant and many of other Hollywood restaurants, shops, and landmarks.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$2,495,000
- 1 Buildings
- Heating: Central
- Laundry: Individual Room
- \$160800 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,000	\$2,000	\$2,500
2:	1	2	2		Unfurnished	\$2,150	\$2,150	\$2,500
3:	1	2	2		Unfurnished	\$2,175	\$2,175	\$2,500
4:	1	2	2		Unfurnished	\$0	\$0	\$2,500

5:	1	2	2	Unfurnished	\$0	\$0	\$2,500
6:	1	2	2	Unfurnished	\$2,000	\$2,000	\$2,500
7:	1	2	2	Unfurnished	\$2,000	\$2,000	\$2,500
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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5547028011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Commercial/Residential**

List / Sold:

\$2,550,000/\$2,500,000 ↓

6 days on the market

Listing ID: WS22074123

2010 N Los Robles Ave • Pasadena 91104

8 units • **\$318,750/unit** • **6,623 sqft** • **17,711 sqft lot** • **\$377.47/sqft** •
Built in 1941

East of North Arroyo Park (Rose Bowl Park). Between Lincoln Ave. and Lake Ave. North and East of the 210 Freeway.



We are pleased to offer this 8-unit courtyard style apartment building for sale. Located at 2010 N. Los Robles Ave, just south of Woodbury. There is an excellent unit mix of six spacious One Bedroom/One Bath Units approximately 735 sq. ft. and two large Two Bedroom/One Bath townhomes that are approximately 935 sq. ft.. The building features a courtyard/patio for residents to enjoy. Additionally, residents enjoy front and backdoor entrances, washer/dryer hook-ups and some private patio seating. The property includes 8 single car garages plus at least 3 more open parking spaces. Major Improvements include: New Copper plumbing in 2022 (Drain Lines from the Fixtures to the outside of the Building), Updated Electrical and the roof was recently replaced. See agent for details. Highlights: * Single Story-Units with front and Backdoor entrances *Two Spacious Townhomes *Significant Rental Upside (+/-39%) Priced at only \$385 per foot *This True Value-Add deal only minutes from Old Town Pasadena, Rose Bowl, 210 Freeway and JPL *Extensive Plumbing Upgrades to copper piping; electrical and roof recently upgraded as well. *Attractive Courtyard style apartment.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 3.25
- \$141396 Gross Scheduled Income
- \$82841 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

- Rooms: Kitchen
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 6-10 Units/Acre, Landscaped, Lawn, Lot 10000-19999 Sqft, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$54,313
- Electric: \$875.00
- Gas:
- Furniture Replacement:
- Trash: \$1,626
- Insurance: \$3,391
- Maintenance: \$11,312
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,850

- Cable TV:
 - Gardener:
 - Licenses: 181
- Other Expense: \$4,093
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	1	Unfurnished	\$1,479	\$8,875	\$1,950
2:	2	2	1	1	Unfurnished	\$1,454	\$2,908	\$2,350

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5838015007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$4,400,000/\$4,400,000**

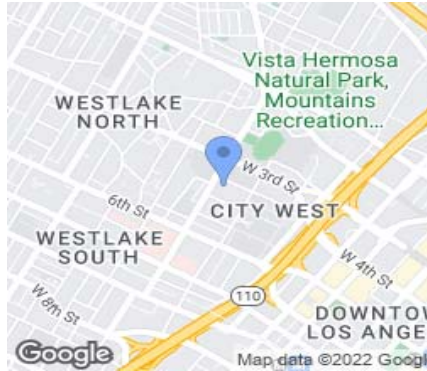
1340 W 4TH St • Los Angeles 90017

115 days on the market

10 units • **\$440,000/unit** • **11,503 sqft** • **8,091 sqft lot** • **\$382.51/sqft** •
Built in 2005

Listing ID: 22117189

Situated on West 4th Street between Lucas Avenue and South Bixel Street.



The 4th Street Lofts is a ten-unit apartment building constructed in 2005 in a location just west of downtown Los Angeles. The property features four levels of apartments over a level of on-grade parking. The fourth floor features two units that are large one-bedroom penthouses plus a rooftop terrace with a barbecue area and spa. The 3rd floor consists of five units that are two story lofts featuring one- and one-half bathrooms. The 2nd level features three one-bedroom apartments. The property is individually metered for gas and electricity and serviced by one elevator and two staircases. The ground level features a small lobby and fourteen secured parking spaces. The fully secured property is serviced by two staircases and one elevator. The property features incredible 360-degree views of the Downtown LA skyline and Hollywood. The units offer bright, and light filled interiors with floor to ceiling loft-style windows, 9'-18' ceilings and individual balconies, maple wood kitchen cabinets and upgraded stainless-steel appliances, walk-in closets with mirrors, and a washer / dryer in each unit. As the property was constructed in 2005, it is exempt from the city of Los Angeles rent stabilization ordinance, otherwise known as Los Angeles rent control.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$4,400,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$169911 Net Operating Income

Interior

- Rooms: Loft
- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$106,641
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00908242
- 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:	3	1	1		Furnished	\$2,293	\$6,879	\$8,136
2:	5	1	1		Furnished	\$2,323	\$11,613	\$14,233
3:	2	1	1		Furnished	\$2,562	\$5,124	\$5,945
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5152003011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22117189

Printed: 05/08/2022 12:58:01 PM

Closed •

List / Sold:

\$3,300,000/\$3,675,000 ↑

34 days on the market

Listing ID: 22126659

406 S ST ANDREWS PI • Los Angeles 90020

11 units • **\$300,000/unit** • **10,868 sqft** • **9,015 sqft lot** • **\$338.15/sqft** •

Built in 1960

Cross Streets: S St Andrews PI & W 4th St



OVERBID HEARING SCHEDULED ON FRIDAY APRIL 15, 2022. OPENING BID WILL BE \$3,725,000. 406 S St Andrews Place is in the most desirable part of Koreatown between Wilshire Boulevard, 3rd Street, Western, and S. Rossmore Ave. Those in the know will confirm that this is considered prime Koreatown. As a result, 406 S St Andrews Place continues to capitalize on the tremendous growth that Koreatown enjoys. In addition, the subject property's transit-oriented and highly walkable (95 Walk score) location offers residents access to various entertainment venues, cultural destinations, dining options, and employment centers nearby. The asset, built-in 1960, is reflective of the architectural character from that era and features Six (6) Two Bedroom + Two Bathroom units, Four (4) One-Bedroom + One Bathroom units, and One (1) One-Bedroom + One and a half Bathroom unit for a total of eleven units. 406 S St Andrews place consists of 10,868 sq. Ft. and resides on a 9,015 sq. Ft. lot. Two units will be delivered vacant, which is ideal for apartment operators seeking an actual value add opportunity to reposition a multifamily asset to obtain a higher yield. In addition, the lack of inventory in the immediate area, low-interest rates, and the value-add component should entice even the most discerning investors.

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$3,300,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Forced Air
- Laundry: Community
- \$130400 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood, Tile, Carpet
- Appliances: Dishwasher, Oven, Range

Exterior

Annual Expenses

- Total Operating Expense: \$69,659
- 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:	6	2	2		Unfurnished	\$2,028	\$12,166	\$14,532
2:	4	1	1		Unfurnished	\$1,653	\$6,612	\$7,300
3:	1	1	1		Unfurnished	\$1,214	\$1,214	\$1,800
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
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5503016019

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$3,500,000/\$3,500,000**

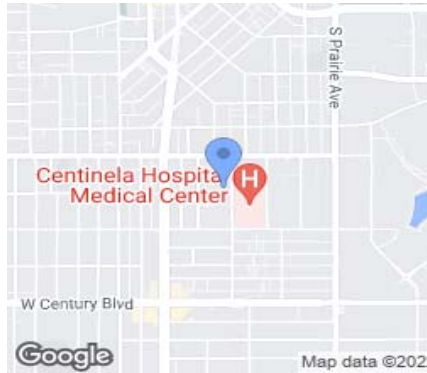
943 Myrtle Ave • Inglewood 90301

1 days on the market

**12 units • \$291,667/unit • 10,940 sqft • 13,347 sqft lot • \$319.93/sqft •
Built in 1960**

Listing ID: IN22007886

N of Century E of La Brea



12 unit apartment building new Sofi Stadium. All units have been remodeled. Onsite parking and separate laundry area.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- \$2,952 (Estimated)
- Laundry: Individual Room
- Cap Rate: 2.4
- \$219120 Gross Scheduled Income
- \$23034 Net Operating Income
- 12 electric meters available
- 12 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$59,250
- Electric: \$400.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$4,500
- Cable TV: 01811839
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	6	Unfurnished	\$8,390	\$8,390	\$8,400
2:	6	2	1	6	Unfurnished	\$9,870	\$9,870	\$10,800

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4024015030

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** IN22007886

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Closed •

List / Sold:

\$2,849,000/\$2,900,000 ↑

1 days on the market

Listing ID: 22138677

410 S MARIPOSA Ave • Los Angeles 90020

12 units • **\$237,417/unit** • **10,062 sqft** • **11,250 sqft lot** • **\$288.21/sqft** •
Built in 1956

1 block south of 3rd Street and 1 block east of Normandie



12 units in prime Mid-Wilshire located between 3rd Street and Wilshire. Excellent added value opportunity. Large units - 10,062 square feet of building. 10- 1 bedroom + 1 bath and 2 - 2 bedroom + 1 bath. The units have hardwood floors. It sits on an 11,250 square foot lot. Below market rents with huge upside (over 40%). Individually metered for gas and electricity. It is zoned R4. No soft story retrofitting required. Centrally located with easy access to the 101 freeway. Close to shops, restaurants, Downtown Los Angeles, Hollywood and the Wilshire/Normandie Metro station. 91 Walk Score.

Facts & Features

- Sold On 05/05/2022
- Original List Price of \$2,849,000
- 1 Buildings
- \$91984 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$83,998
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01004371
- 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	\$1,176	\$1,176	\$1,800
2:	1	2	1		Unfurnished	\$1,275	\$1,275	\$2,100
3:	1	1	1		Unfurnished	\$1,176	\$1,176	\$1,800
4:	1	1	1		Unfurnished	\$1,495	\$1,495	\$1,800
5:	1	1	1		Unfurnished	\$1,595	\$1,595	\$1,800
6:	1	1	1		Unfurnished	\$1,213	\$1,800	\$1,800
7:	1	1	1		Unfurnished	\$945	\$945	\$1,800

8:	1	2	1	Unfurnished	\$1,525	\$1,525	\$2,100
9:	1	1	1	Unfurnished	\$1,210	\$1,210	\$1,800
10:	1	1	1	Unfurnished	\$1,495	\$1,495	\$1,800
11:	1	1	1	Unfurnished	\$962	\$962	\$1,800
12:	1	1	1	Unfurnished	\$1,370	\$1,370	\$1,800

13:

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5502014007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$4,200,000/\$4,210,000 ↑

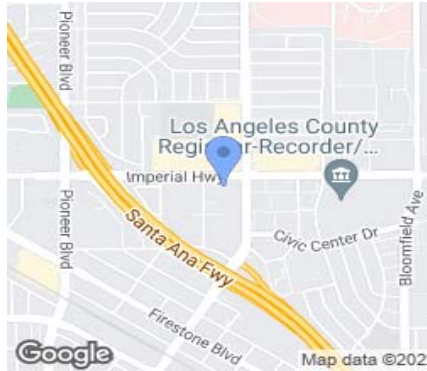
3 days on the market

12128 Imperial • Norwalk 90650

14 units • \$300,000/unit • 11,340 sqft • 19,454 sqft lot • \$371.25/sqft • Built in 1963

Listing ID: IG22049364

Near intersection of Imperial Hwy and Norwalk Blvd



Don't miss this rare investment opportunity. 14-unit apartment complex on an approximate 1/2-acre lot. Located in the heart of Norwalk near the intersection of Imperial Hwy and Norwalk Blvd. Close access to shopping, dining and near the 5 Fwy with easy access to Los Angeles and Orange County. Property consists of 14, 2 bed, 1 bath units in good condition. All units fully occupied with semi-open floor plans and spacious bedrooms. Additional parking spaces generate income. This property offers limitless potential due to its desirable location. Don't miss out on this great investment value.

Facts & Features

- Sold On 05/02/2022
- Original List Price of \$4,200,000
- 1 Buildings
- 19 Total parking spaces
- Heating: Natural Gas
- \$3,881 (Estimated)
- Laundry: Inside
- Cap Rate: 5
- \$263968 Gross Scheduled Income
- \$212885 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 11-15 Units/Acre, Landscaped, Lawn, Lot 10000-19999 Sqft, Near Public Transit
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,083
- Electric: \$723.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,005
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$5,275
- Maintenance: \$430
- Workman's Comp:
- Professional Management: 10558
- Water/Sewer: \$8,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	14	2	1	0	Unfurnished	\$21,939	\$21,939	\$28,700

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 1
- Carpet: 14
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale

- M1 - Norwalk area
- Los Angeles County
- Parcel # 8047004007

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IG22049364

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Closed •

List / Sold:

\$4,200,000/\$4,350,000 ↑

14 days on the market

Listing ID: 22127075

6655 ETIWANDA Ave • Reseda 91335

16 units • **\$262,500/unit** • **13,076 sqft** • **14,652 sqft lot** • **\$332.67/sqft** •
Built in 1962

Located East of Reseda Blvd. and South of Vanowen St.



This well maintained 16-unit apartment complex located in a quiet residential neighborhood of Reseda, CA. This property was built in 1962 and features 6 one bedroom one-bathroom units, and 10 two-bedroom one-bathroom units. The property has secured gated access for tenants as well as the parking, located in the rear of the property. The property is centrally located in the south San Fernando Valley; a quiet residential neighborhood on the border of Tarzana and Encino. The property is north of the 101 Freeway, close to major transportation, walking distance to the Reseda Recreation Center, Reseda High School, and endless amenities. This well-maintained asset has the opportunity to renovate interiors and achieve market rents, which are over 30% higher than current rents. Earthquake retrofit work complete (buyer to verify).

Facts & Features

- Sold On 05/06/2022
- Original List Price of \$4,200,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$168328 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$121,124
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01217537
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,290	\$7,738	\$10,500
2:	10	2	1		Unfurnished	\$1,684	\$16,839	\$21,000

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

- RES - Reseda area
- Los Angeles County
- Parcel # 2125017001

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22127075

Printed: 05/08/2022 12:58:01 PM

Closed •

List / Sold:

\$7,260,000/\$7,025,000 ↓

154 days on the market

Listing ID: 21772656

7947 Garfield Ave • Bell Gardens 90201

**16 units • \$453,750/unit • 16,530 sqft • 29,303 sqft lot • \$424.98/sqft •
Built in 1989**

North Firestone Cross street Queen.



Properties has tow car garage attach on each unit. Sales of this property is subject to seller to find replacement property and close it concurrently. Sales of this property is subject to 1031 exchange.

Facts & Features

- Sold On 05/04/2022
- Original List Price of \$7,160,000
- 3 Buildings
- Heating: Wall Furnace
- Laundry: In Garage
- \$363440 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$121,012
- 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:	5	3	2		Unfurnished	\$2,400	\$12,000	\$3,200
2:	4	3	2		Unfurnished	\$2,736	\$10,945	\$3,200
3:	7	3	2		Unfurnished	\$2,489	\$17,426	\$3,200
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6230013021

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 21772656

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Closed •

10247 Variel Ave • Chatsworth 91311

**32 units • \$404,688/unit • 32,134 sqft • 22,449 sqft lot • \$395.22/sqft •
Built in 2022**

South of Devonshire

List / Sold:

\$12,950,000/\$12,700,000 ↓

63 days on the market

Listing ID: SR22022464



This subject property is the most luxuries brand NEW 2022 construction of 32 unit's apartment complex in prime location of Chatsworth, city of LOS ANGELES. This 2022 constructed building has pristine units and an incredible large size unit's mix. The property boasts, TWENTY units of 2 bedrooms, 2 bathrooms. TWLEVE units of 1 bedroom, 1 bathroom. The densely populated location ensures expeditious lease up and the luxurious units allow for tenant comfort and investor stability. The area has undergone a major economic renaissance during the past decade with development as the driving force. The new apartment and mixed use developments in the immediate area have provided an overwhelming increase in the demand for high end rental units and retail. Tenants have amenity of; assigned covered secured parking ground level, 32 washer and dryer in all units, 6 refrigerators in selected units, 9 electric car chargers for additional rent income, internet access, fully loaded stainless appliances, quartz counter tops, elegant modern cabinetry, wood look flooring throughout, Central air and heat, all separated metered water, power and gas, security control access entry from each units, security camera system in all floors, and there is a pristine inviting entryway with the elevator and management office. PLEASE REVIEW 3 SUPPLEMENTAL ATTACHED INCLUDING: OM, RENT ROLL, CAP RATE AND ARCHITECTURAL PLAN.

Facts & Features

- Sold On 05/03/2022
- Original List Price of \$12,750,000
- 1 Buildings
- Levels: One, Three Or More
- 57 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$693 (Estimated)
- Laundry: Dryer Included, In Closet, Washer Included
- Cap Rate: 4.51
- \$823596 Gross Scheduled Income
- \$584126 Net Operating Income
- 33 electric meters available
- 32 gas meters available
- 33 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$219,470
- Electric: \$4,800.00
- Gas:
- Furniture Replacement:
- Trash: \$5,000
- Insurance: \$9,000
- Maintenance:
- Workman's Comp:
- Professional Management: 27000
- Water/Sewer: \$3,600

- Cable TV:
 - Gardener:
 - Licenses: 2400
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	20	2	2	36	Unfurnished	\$0	\$0	\$45,422
2:	12	1	1	12	Unfurnished	\$0	\$0	\$21,111

Of Units With:

- Separate Electric: 33
 - Gas Meters: 32
 - Water Meters: 33
 - Carpet:
 - Dishwasher: 32
 - Disposal: 32
- Drapes:
 - Patio:
 - Ranges: 32
 - Refrigerator: 6
 - Wall AC: 2

Additional Information

- Standard sale
- CHT - Chatsworth area
 - Los Angeles County
 - Parcel # 2747005022

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

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