

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	SB22042238	S	4561 W	154th ST	LAWN	112	STD	2	\$49,248		\$818,000↓	\$552.70	1480	1951/ASR	4,593/0.1054	N	2	05/19/22	48/48
2	SB22106063	S	16937	Brighton AVE	GR	114	TRUS	2	\$0		\$1,100,000	\$500.00	2200	1945/PUB	6,250/0.1435	N	4	05/18/22	0/0
3	SB22071533	S	21120	Hobart BLVD	TORR	122	STD	2	\$0		\$1,155,000↓	\$469.70	2459	2006/ASR	7,509/0.1724	N	2	05/19/22	24/24
4	21112269	S	247	MANHATTAN AVE	HMB	148	STD	2			\$2,600,000↑	\$1,250.00	2080	1933	2,080/0.04		4	05/18/22	36/36
5	DW22049972	S	118 S	Cordova St	ALH	601	STD	2	\$0		\$1,550,000↑	\$559.16	2772	1912/ASR	7,265/0.1668	N	2	05/18/22	14/14
6	OC22072237	S	4039	Clayton AVE	LA	637	STD	2	\$108,000	4	\$1,835,000↓	\$947.34	1937	1925/ASR	5,366/0.1232	N	0	05/17/22	5/5
7	22140049	S	276	LOS ANGELES AVE	MNRO	639	STD	2			\$900,000↓	\$484.65	1857	1953	7,733/0.17		2	05/20/22	12/12
8	CV22069487	S	241 E	Lemon AVE	MNRO	639	STD	2	\$41,400		\$1,200,000↑	\$542.50	2212	1911/ASR	7,970/0.183	N	5	05/19/22	9/9
9	PF22045482	S	1539	Wesley AVE	PAS	646	STD	2	\$24,396		\$1,286,000↑	\$685.50	1876	1923/ASR	7,501/0.1722	N	1	05/17/22	11/11
10	AR22048863	S	8322	Doris AVE	SGAB	654	STD	2	\$0		\$1,400,000↑	\$588.24	2380	1957/ASR	11,510/0.2642	Y	2	05/20/22	11/11
11	WS22052310	S	13713	Franklin ST	WH	670	STD	2	\$51,600		\$1,200,000↑	\$403.36	2975	1929/ASR	5,177/0.1188	N	0	05/19/22	32/32
12	SR21189523	S	116 S	Alma AVE	LA	699	STD	2	\$32,400		\$770,000↓	\$334.93	2299	1890/ASR	6,524/0.1498	N	0	05/18/22	126/126
13	CV22041649	S	4114	Walnut ST	BDPK	699	STD	2	\$0		\$912,000↓	\$385.14	2368	1938/ASR	12,900/0.2961	N	1	05/18/22	32/32
14	DW22026288	S	3672	Greenfield AVE	LA	C13	STD	2	\$0		\$1,432,000↓	\$1,117.00	1282	1948/ASR	4,995/0.1147	N	2	05/19/22	61/151
15	22146721	S	3257	CATTARAUGUS AVE	LA	C16	STD	2			\$2,400,000↑	\$917.08	2617	1958	7,250/0.16	N		05/17/22	9/9
16	22140807	S	1370 S	ORANGE DR	LA	C19	STD	2			\$2,078,000↑	\$604.95	3435	1928	6,907/0.15			05/19/22	12/12
17	22135661	S	2304 N	CAHUENGA BLVD	LA	C30	STD	2			\$1,560,000↑	\$582.96	2676	1924	6,972/0.16			05/16/22	34/34
18	SR21264507	S	9310 S	Western AVE	LA	C34	STD	2	\$39,600		\$550,000↑	\$496.84	1107	1953/BLD	3,000/0.0689	N	0	05/20/22	72/72
19	OC22080665	S	204 206 E	53rd ST	LA	C36	STD	2	\$88,800		\$1,325,000	\$356.66	3715	2022/BLD	4,964/0.114	N	3	05/20/22	0/0
20	MB22050256	S	246 W	91st ST	LA	C37	STD	2	\$0		\$655,000↑	\$419.60	1561	1930/PUB	4,997/0.1147	N	0	05/19/22	9/9
21	DW22029912	S	135 137 W	79th ST	LA	C37	STD	2	\$18,000		\$700,000↓	\$282.94	2474	2002/ASR	6,436/0.1478	N	0	05/18/22	44/44
22	DW22018632	S	903 E	73rd ST	LA	C37	STD	2	\$0		\$775,000↑	\$461.04	1681	1937/ASR	5,294/0.1215	N	0	05/17/22	34/34
23	SR22062860	S	1328 W	Ivesbrook ST	LNCR	LAC	STD	2	\$0		\$700,000↑	\$300.56	2329	1953/ASR	7,631/0.1752	N	0	05/20/22	11/11
24	SR22031836	S	11627	Wixom ST	NHLW	NHO	STD	2	\$0		\$925,000↑	\$517.34	1788	1955/ASR	6,503/0.1493	N	0	05/20/22	5/5
25	22140015	S	3855	ARLINGTON AVE	LA	PHHT	STD	2			\$769,000↓	\$323.11	2380	1924	6,502/0.14	N		05/20/22	33/33
26	SB21259825	S	3186	Los Flores BLVD	LNWD	RM	STD	2	\$43,800		\$730,000↓	\$359.96	2028	1928/ASR	6,093/0.1399	N	2	05/17/22	129/129
27	DW21147473	S	4111	Missouri AVE	SOG	T2	PRO	2	\$0		\$775,000↑	\$313.77	2470	1945/ASR	7,829/0.1797	N	3	05/17/22	217/217
28	PW22059164	S	5632	Gotham ST	BG	T3	STD	2	\$52,800		\$1,000,000↑	\$608.27	1644	1940/ASR	19,812/0.4548	N	3	05/18/22	12/12
29	DW22041600	S	8640	San Luis AVE	SOG	T4	STD	2	\$37,800		\$740,000↑	\$684.55	1081	1939/ASR	5,992/0.1376	N	2	05/16/22	27/27
30	P1-8006	S	7022	ESTRELLA AVE	LA		STD	3	\$50,880		\$695,000	\$332.22	2092	1924	5,398/0.12	N	3	05/17/22	64/64
31	OC22040654	S	1624 W	206th ST	TORR	122	STD	3	\$53,000		\$1,030,000↓	\$443.58	2322	1954/ASR	7,001/0.1607	N	3	05/18/22	30/30
32	SB22059403	S	227 S	Francisca Ave	REDO	155	STD	3	\$60,180		\$1,900,000↑	\$997.90	1904	1912/ASR	5,988/0.1375	N	1	05/18/22	7/7
33	SB22066882	S	926 W	25th ST	SP	183	STD	3	\$56,364		\$1,050,000↑	\$291.67	3600	1924/ASR	5,002/0.1148	N	3	05/19/22	14/14
34	SB22069717	S	1407 E	Colon ST	WILM	196	STD	3	\$67,848		\$890,000↑	\$350.95	2536	1963/ASR	4,739/0.1088	N	0	05/19/22	11/11
35	DW22058059	S	3422	Holyoke DR	GPRK	623	STD	3	\$82,560	4	\$1,300,000↓	\$560.83	2318	1924/PUB	9,000/0.2066	N	0	05/16/22	6/6
36	AR22052316	S	609	Kimlin DR	GD	624	STD	3	\$0		\$2,390,000↑		3	2007/SEE	7,590/0.1742	N	6	05/17/22	9/9
37	SR22077900	S	404	Roads End ST	GD	628	STD	3	\$0		\$1,300,000	\$572.44	2271	1942/ASR	9,922/0.2278	N	0	05/17/22	0/0
38	AR22060424	S	536 E	Lemon AVE	GLDR	629	STD	3	\$70,200	4	\$1,350,000	\$479.74	2814	1956/ASR	9,897/0.2272	N	3	05/17/22	16/16
39	PW22047951	S	15418	Los Robles AVE	HH	631	STD	3	\$88,700		\$1,825,000↓	\$575.71	3170	1958/ASR	35,777/0.8213	N	3	05/18/22	23/23
40	21111667	S	1907 N	WILTON PL	LA	637	PRO	3			\$1,860,000↓	\$320.69	5800	1925	11,722/0.26	N		05/18/22	25/25
41	22132329	S	1977 N	Kenmore AVE	LA	637	STD	3			\$2,635,000↓	\$442.56	5954	1928	7,001/0.16	N	3	05/20/22	55/333
42	MB22047966	S	61	Painter ST	PAS	647	STD	3	\$6,800		\$1,600,000↑	\$514.47	3110	1921/PUB	6,410/0.1472	N	2	05/15/22	20/20
43	DW22033350	S	10901	Inez ST	WH	670	STD	3	\$55,800		\$1,150,000↓	\$423.11	2718	1959/EST	20,394/0.4682	N	3	05/15/22	22/22
44	22141405	S	1025	PLEASANTVIEW AVE	VEN	C11	STD	3			\$3,150,000↑	\$1,124.60	2801	1977	4,180/0.09			05/16/22	46/46
45	DW21224805	S	1689 W	24th ST #ABC	LA	C16	STD	3	\$0		\$725,000↓	\$264.50	2741	1906/PUB	6,740/0.1547	N	0	05/19/22	90/90
46	21716960	S	4526	St Elmo DR	LA	C16	STD	3			\$1,215,505↓	\$335.77	3620	1938	7,002/0.16		3	05/20/22	34/34
47	BB22103078	S	2155 S	West View	LA	C16	STD	3	\$236,400	5	\$3,590,000	\$599.83	5985	2022/BLD	6,000/0.1377	N	4	05/16/22	0/0
48	SR21038119	S	224 W	84th ST	LA	C34	STD	3	\$0		\$730,000↑	\$304.17	2400	1922/ASR	5,401/0.124	N	0	05/15/22	52/52
49	RS21224414	S	1309 E	55th ST	LA	C37	STD	3	\$72,000		\$740,000↓	\$353.05	2096	1924/ASR	5,022/0.1153	N	0	05/19/22	172/172
50	CV22070951	S	4435 E	60th ST	MW	T6	STD	3	\$60,000		\$868,000↑	\$383.22	2265	1952/ASR	5,799/0.1331	N	2	05/20/22	3/3
51	OC22049883	S	11	Christina ST #A-D	ARCD	605	STD,TRUS	4	\$79,200		\$1,660,000↑	\$600.58	2764	1956/ASR	6,828/0.1567	N	4	05/18/22	6/6
52	RS22004226	S	1443	Allison AVE	LA	671	STD	4	\$134,400		\$1,400,000↓	\$320.22	4372	1923/ASR	7,000/0.1607	N	4	05/19/22	25/25
53	22139021	S	1126	MYRA AVE	LA	671	STD	4			\$1,825,000↓	\$491.91	3710	1917	3,904/0.08			05/17/22	6/54
54	22159075	S	1084 W	KENSINGTON RD	LA	671	STD	4			\$1,895,000	\$508.32	3728	1923	10,359/0.2378		4	05/19/22	0/0
55	PW22018943	S	431 S	Mathews ST	LA	BOYH	STD	4	\$94,800		\$960,000↑	\$487.56	1969	1928/ASR	6,000/0.1377	N	0	05/18/22	2/100
56	DW22060186	S	2520	Boulder ST	LA	BOYH	STD	4	\$168,000	7	\$2,750,000↓	\$340.85	8068	2022/BLD	6,997/0.1606	N	4	05/16/22	0/0
57	22139563	S	7721	LEXINGTON AVE	WHO	C10	STD	4			\$1,750,000↑	\$548.76	3189	1922	5,369/0.12			05/19/22	5/246
58	21106945	S	802	Ozone ST	SM	C14	STD	4			\$2,013,375↑	\$619.50	3250	1951	5,487/0.12	N	2	05/17/22	70/70
59	22126739	S	2007	21St ST	SM	C14	STD	4			\$2,205,000↓	\$476.14	4631	1947	7,253/0.16	N	0	05/18/22	55/55
60	DW22036492	S	1409 S	Westmoreland AVE	LA	C17	TRUS	4	\$22,740		\$935,000↑	\$299.58	3121	1903/ASR	6,758/0.1551	N	0	05/18/22	0/0
61	22129661	S	5416	THORNBURN ST	LA	C29	STD	4			\$1,500,000↓	\$450.18	3332	1949	9,248/0.21		4	05/18/22	21/94
62	21102641	S	8934	Reading AVE	LA	C29	NOD	4			\$1,900,000↓								

	<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	22145461	S	14319 TIARA ST	VNS	SO	STD	5			\$1,230,000↓	\$404.21	3043	1957	6,906/0.15			05/16/22	2/2
72	22120121	S	133 LIME ST	ING	101	STD	6			\$1,500,000↓	\$270.42	5547	1966	8,749/0.2			05/17/22	4/4
73	PW22028041	S	8235 Whittier BLVD	PR	649	STD	6	\$113,54	5	\$1,650,000↑	\$355.22	4645	1985/ASR	6,692/0.1536	N	7	05/17/22	33/33
74	PW22076289	S	326 Pasadena AVE	SPAS	658	STD	6	\$134,40		\$2,400,000	\$461.98	5195	1953/ASR	8,913/0.2046	N	0	05/18/22	1/1
75	SR22067043	S	424 E 51st ST	LA	C42	STD	6	\$68,952	4	\$1,200,000↑	\$350.57	3423	1908/PUB	10,051/0.2307	N	0	05/16/22	14/14
76	SR22016685	S	7133 Whitsett AVE #4	NHLW	NHO	STD	6	\$103,55	4	\$1,500,000↓	\$344.59	4353	1956/PUB	6,187/0.142	N	0	05/20/22	109/109
77	SR21259458	S	11315 Califa	NHLW	NHO	STD	6	\$124,24		\$1,675,000↓	\$276.77	6052	1962/PUB	7,000/0.1607	N	0	05/19/22	77/77
78	SB21203659	S	1509 Aviation Blvd	REDO	154	STD	7	\$208,96		\$3,850,000↓	\$652.54	5900	1952/PUB	11,300/0.2594	N	0	05/19/22	201/201
79	PV22008927	S	2313 Vanderbilt LN	REDO	152	TRUS	8	\$121,64		\$2,670,500↓	\$538.84	4956	1946/ASR	7,486/0.1719	N	0	05/16/22	15/15
80	21110549	S	221 S AVENUE 19	LA	677	STD	8			\$1,950,000↓	\$472.15	4130	1923	9,952/0.22	N		05/20/22	77/77
81	22141865	S	2228 THURMAN AVE	LA	C16	STD	8			\$2,400,000↑	\$337.65	7108	1947	13,646/0.31			05/20/22	12/12
82	22152517	S	10641 LA GRANGE AVE	LA	C05	STD	9			\$4,025,000↑	\$381.55	10549	1966	7,432/0.17			05/17/22	0/0
83	SB22046258	S	1325 N Poinsettia PL	LA	C20	STD	9	\$232,03		\$5,569,000	\$569.14	9785	2002/ASR	7,667/0.176	N	9	05/16/22	1/1
84	OC22030244	S	11022 S Grevillea AVE	LX	105	STD	10	\$147,09		\$1,950,000↓	\$310.02	6290	1989/PUB	13,966/0.3206	N	12	05/17/22	2/2
85	22132189	S	1140 N BEACHWOOD DR	LA	C20	STD	10			\$1,975,000↓	\$369.64	5343	1956	6,752/0.15			05/19/22	65/65
86	22121159	S	1323 14TH ST	SM	C14	STD	11			\$5,900,000↓	\$586.19	10065	1964	7,524/0.17			05/16/22	61/61
87	SB22040230	S	2621 Ruhland AVE	REDO	699	STD	12	\$257,40	3	\$5,100,000↑	\$668.24	7632	1959/PUB	14,985/0.344	N	12	05/16/22	16/16
88	22121753	S	178 N ALEXANDRIA AVE	LA	C17	STD	14			\$7,000,000	\$488.96	14316	2020	8,040/0.18			05/18/22	111/111
89	IG22049364	S	12128 Imperial	NWK	M1	TRUS	14	\$263,96	5	\$4,210,000↑	\$371.25	11340	1963/ASR	19,454/0.4466	N	0	05/19/22	3/3
90	SR21227108	S	6937 Kester AVE	VNS	VN	STD	16	\$301,34		\$3,900,000↓	\$239.97	16252	1953/ASR	22,398/0.5142	N	0	05/17/22	2/2
91	PW22038033	S	13425 Mulberry DR	WH	670	STD	17	\$295,54	4	\$4,335,000↑	\$371.66	11664	1963/ASR	16,942/0.3889	N	0	05/17/22	31/31
92	CV22020275	S	14521 Clark ST	BDPK	608	STD	26	\$578,81	4	\$8,750,000↑	\$451.40	19384	1964/ASR	36,139/0.8296	N	0	05/19/22	17/17
93	WS21145762	S	7075 Lanewood AVE	LA	C20	STD,TRUS	36	\$488,86	3	\$10,500,000↓	\$447.76	23450	1971/PUB	20,999/0.4821	N	12	05/16/22	140/140

Customer Short

4561 W 154th St, Lawndale 90260

STATUS: Closed

LIST/CLOSE:

\$889,000/\$818,000 ↓

North of Manhattan Beach Blvd, East of Inglewood Ave



SQFT: **1,480**

LOT(src): **0.1054/4,593 (A)**

PARKING SPACES: **4**

YEAR BLT(src): **1951 (ASR)**

DOM / CDOM: **48/48**

UNITS TOTAL: **2**

BLDG TOTAL: **2**

SALE TYPE: **Standard**

ML#: **SB22042238**

B TRACT / MODEL:

VIEW: **No**

POOL / SPA: **No/No**

AREA: **112 - North Lawndale**

PRICE PER SQFT: **\$552.70**

ORIGINAL \$: **\$889,000**

STORIES: **One**

GSI: **\$49,248**

OP EXPENSE: **\$7,073**

NET INCOME: **\$42,179**

LIST DATE: **03/04/22**

PURCHASE CONTRACT: **04/21/22**

CLOSE DATE: **05/19/22**

CLOSE PRICE: **\$818,000**

CONCESSIONS: **\$71,000**

TERMS: **Cash, Conventional**

Great Investment Opportunity! Well Maintained Duplex Near Manhattan Beach. Two Houses on a Large Lot. Front house is 2/1 with an Enclosed Front Yard. Rear House Is a 3/1 with a Two Car Attached Garage. Long Driveway with Extra Parking. Laminate Hardwood Floors in Rear Unit. Carpet in Front Unit. Each Unit with Washer/Dryer Hook-ups. Conveniently Located Near Shopping, Restaurants, and Close to Freeways.

CUSTOMER SHORT: Residential Income ML#: SB22042238

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

16937 Brighton Ave, Gardena 90247

STATUS: Closed

LIST/CLOSE:

\$1,100,000/\$1,100,000

Western



SQFT: **2,200**

LOT(src): **0.1435/6,250 (A)**

PARKING SPACES: **4**

YEAR BLT(src): **1945 (PUB)**

DOM / CDOM: **0/0**

UNITS TOTAL: **2**

BLDG TOTAL: **1**

SALE TYPE: **Trust**

ML#: **SB22106063**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **114 - Hollypark**

PRICE PER SQFT: **\$500.00**

ORIGINAL \$: **\$1,100,000**

STORIES: **One**

GSI: **\$0**

OP EXPENSE: **\$0**

NET INCOME: **\$0**

LIST DATE: **05/17/22**

PURCHASE CONTRACT: **05/18/22**

CLOSE DATE: **05/18/22**

CLOSE PRICE: **\$1,100,000**

CONCESSIONS: **\$0**

TERMS: **Submit**

Listed for comp purposes only

CUSTOMER SHORT: Residential Income ML#: SB22106063

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

21120 Hobart Blvd, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$1,150,000/\$1,155,000 ↑

South of Torrance Blvd. and one street east of Western Ave



SQFT: 2,459

LOT(src): 0.1724/7,509 (A)

PARKING SPACES: 2

YEAR BLT(src): 2006 (ASR)

DOM / CDOM: 24/24

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SB22071533

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: 122 - Harbor Gateway

PRICE PER SQFT: \$469.70

ORIGINAL \$: \$1,550,000

STORIES: One

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 04/08/22

PURCHASE CONTRACT: 05/03/22

CLOSE DATE: 05/19/22

CLOSE PRICE: \$1,155,000

CONCESSIONS: \$0

TERMS: Submit

Built in 2006 this 3 bedrooms, 2 bathroom Multi-Family property is located in the Harbor Gateway South neighborhood. This beautiful, bright home sits on a 7500+ SF lot. There is an oversized 2 1/2 garage & two-story extra large bonus room on top with 1/2 bath; could easily be a functional unit. Home has a master suite with walk-in closet, therapeutic jet tub & granite counters. Pine/Cedar wood living room with a custom rock peekaboo fireplace, & three spacious attics. Your chef will love this kitchen, featuring Viking stove with 6 burners & 2 ovens. Featuring high quality BLUMOTION custom cabinets, walk-in pantry, side/side refrigerator, trash compactor, & instant hot water. Also, home has tankless water heater & full copper plumbing. Colored stamped 4 in. thick reinforced rebar driveways holds multiple cars & room for RV. Alpine custom windows with shutters efficient for sound & weather. Extra insulation in the walls and exterior as well. Custom rock throughout front/back and fully enclosed backyards. Colorful professional landscaping, automatic sprinklers, six water spickets, large avocado tree, fully loaded, & delicious Fuji apple tree. Too many features to expound upon, so must SEE property.

CUSTOMER SHORT: Residential Income ML#: SB22071533

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**247 MANHATTAN Ave, Hermosa Beach 90254**

STATUS: Closed

LIST/CLOSE:

\$2,250,000/\$2,600,000 ↑

S of 4th Street, E of Hermosa Ave



SQFT: 2,080

LOT(src): 0.04/2,080 (OTH)

PARKING SPACES: 4

YEAR BLT(src): 1933

DOM / CDOM: 36/36

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 21112269

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 148 - Hermosa Bch Sand

PRICE PER SQFT: \$1,250.00

ORIGINAL \$: \$2,250,000

STORIES:

GSI:

OP EXPENSE: \$29,931

NET INCOME: \$52,659

LIST DATE: 12/15/21

PURCHASE CONTRACT: 01/20/22

CLOSE DATE: 05/18/22

CLOSE PRICE: \$2,600,000

CONCESSIONS:

TERMS:

247 S Manhattan Ave in Hermosa Beach was built in 1933, a 2,080 square foot building on a 3,049 square foot lot, this charming building consist of (1) one bedroom unit and (1) three bedroom two bathroom unit.

CUSTOMER SHORT: Residential Income ML#: 21112269

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

118 S. Cordova St, Alhambra 91801

STATUS: Closed

LIST/CLOSE:

\$1,499,888/\$1,550,000 ↑

S Cordova St. & E. Main St.



SQFT: 2,772
LOT(src): 0.1668/7,265 (A)
PARKING SPACES: 2
YEAR BLT(src): 1912 (ASR)
DOM / CDOM: 14/14
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: DW22049972
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 601 - Alhambra

PRICE PER SQFT: \$559.16
ORIGINAL \$: \$1,499,888
STORIES:
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 03/12/22

CLOSE DATE: 05/18/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/19/22

CLOSE PRICE: \$1,550,000

TERMS: Cash, Conventional

One-of-a-kind Dutch Colonial Revival architecture built in 1912, has been lovingly cared for and was completely remodeled and earthquake retrofitted. It features beautiful wood floors, crown moldings, baseboards and wood banister. It has 2 level a/c and forced air heater units, multiple fruit trees and fenced all around for security and has great street appeal because of the multiple trees and set back from the street. Conveniently located near downtown Alhambra shopping and public transportation, the neighborhood is both quiet and safe. There is a second unit on the property which is completely separate with its own parking and access from the alley and does not share the yard. Below the 2 bedroom apartment, there is a 2 car garage and utility room with wall a/c and heat. The second unit features original knotty pine paneling throughout and new wall heater and stove. This would be a great home for a family with extended family or rental. Front 2 story home is approximately 2,112 sqft, rear 2bd 1ba unit is approximately 660 sqft. The property also enjoys a utility room that is approximately 253 sqft plus a large 2 car garage which is approximately 407 sqft.

CUSTOMER SHORT: Residential Income ML#: DW22049972

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**4039 Clayton Ave, Los Angeles 90027**

STATUS: Closed

LIST/CLOSE:

\$1,850,000/\$1,835,000 ↓

Hillhurst / Clayton Avenue



SQFT: 1,937
LOT(src): 0.1232/5,366 (E)
PARKING SPACES: 2
YEAR BLT(src): 1925 (ASR)
DOM / CDOM: 5/5
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: OC22072237
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: 637 - Los Feliz

PRICE PER SQFT: \$947.34
ORIGINAL \$: \$1,850,000
STORIES: One
GSI: \$108,000
OP EXPENSE: \$33,051
NET INCOME: \$72,789

LIST DATE: 04/10/22

CLOSE DATE: 05/17/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/15/22

CLOSE PRICE: \$1,835,000

TERMS: Cash, Conventional,
Submit

Modern updated and detached California Bungalow duplex with two 3 bed/2 bath units on a single lot in the heart of Los Feliz. The front unit features a sustainable water conserving front yard with sitting area and a private backyard accessible from the master bedroom perfect for entertaining or to enjoy the sun. Fully remodeled and upgraded with high end designer finishes and fixtures, vaulted ceilings, and a functional open floor plan. The chef's delight kitchen features new high-end appliances, custom cabinetry, marble counter tops, designer tiles, contemporary fixtures, recessed lighting, Kitchen Aid stainless steel refrigerator and LG front loading washer and dryer. The back unit features a fully enclosed front yard patio with sitting area along with a private backyard accessible from the master. High end designer finishes and fixtures, vaulted ceilings, a functional open floor plan, and energy efficient tankless water heater. The chef's delight kitchen features new high-end appliances, stainless apron sink, custom cabinetry, marble counter tops, designer tiles, contemporary fixtures, recessed lighting, stainless steel refrigerator and LG front loading washer and dryer. Additionally, there is a bonus storage room/converted garage. Own the best of Los Feliz with exceptional walkability to an abundance of nearby restaurants, cafes, nightlife and within the coveted Franklin Elementary School District.

CUSTOMER SHORT: Residential Income ML#: OC22072237

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

276 LOS ANGELES Ave, Monrovia 91016 STATUS: ClosedLIST/CLOSE:
\$925,000/\$900,000 ↓

N of the 210 Freeway - see google maps

SQFT: **1,857**
LOT(src): **0.17/7,733**
PARKING SPACES: **2**
YEAR BLT(src): **1953**
DOM / CDOM: **12/12**
UNITS TOTAL: **2**
BLDG TOTAL: **1**SALE TYPE: **Standard**
ML#: **22140049**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **639 - Monrovia**PRICE PER SQFT: **\$484.65**
ORIGINAL \$: **\$925,000**
STORIES:
GSI:
OP EXPENSE: **\$17,100**
NET INCOME: **\$31,200**LIST DATE: **03/25/22**CLOSE DATE: **05/20/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/06/22**CLOSE PRICE: **\$900,000**

TERMS:

Great Duplex with long term tenants already there! This property is located in a prime part of Monrovia with close access to the 210 freeway, which makes it even more desirable to future tenants. Each unit is a 2 bed/1 bathroom unit with shared parking in the detached two car garage plus a parking space and alley access. Unit B has an added office type space, also. Unit A is larger of the units and has hardwood floors. Don't miss your chance to own this turn-key investment.

CUSTOMER SHORT: Residential Income ML#: 22140049

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**241 E Lemon Ave, Monrovia 91016**

STATUS: Closed

LIST/CLOSE:
\$1,150,000/\$1,200,000 ↑

North of Colorado/ East of Myrtle

SQFT: **2,212**
LOT(src): **0.183/7,970 (A)**
PARKING SPACES: **5**
YEAR BLT(src): **1911 (ASR)**
DOM / CDOM: **9/9**
UNITS TOTAL: **2**
BLDG TOTAL: **2**SALE TYPE: **Standard**
ML#: **CV22069487**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **639 - Monrovia**PRICE PER SQFT: **\$542.50**
ORIGINAL \$: **\$1,150,000**
STORIES: **One**
GSI: **\$41,400**
OP EXPENSE: **\$19,685**
NET INCOME: **\$21,715**LIST DATE: **04/06/22**CLOSE DATE: **05/19/22**CONCESSIONS: **\$6,900**PURCHASE CONTRACT: **04/16/22**CLOSE PRICE: **\$1,200,000**TERMS: **Cash, Cash to New Loan**

Excellent duplex located in the heart of Monrovia. Both units are single-story 2 bedroom/2 baths, each with its own fireplace and private yard. Each unit has central heat and air as well as washer and dryer hook-ups. There are 5 car garages(2/2/1) in a detached building in the rear which provides a perfect opportunity for a potential ADU conversion. The property is within walking distance (2 blocks) to downtown Monrovia which offers shopping and dining and has a Walk Score of 90. Conveniently located within walking distance to the Goldline Station and near the 210 and 605 freeways. Each unit is separately metered for gas and electricity. This is a great investment for a first-time investor or a seasoned investor looking to add a prime location to their portfolio.

CUSTOMER SHORT: Residential Income ML#: CV22069487

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1539 Wesley Ave, Pasadena 91104

STATUS: Closed

LIST/CLOSE:

\$1,200,000/\$1,286,000 ↑

North of Washington Blvd & East of Hill Ave.



SQFT: 1,876

LOT(src): 0.1722/7,501 (A)

PARKING SPACES: 1

YEAR BLT(src): 1923 (ASR)

DOM / CDOM: 11/11

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: PF22045482

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 646 - Pasadena (NE)

PRICE PER SQFT: \$685.50

ORIGINAL \$: \$1,200,000

STORIES: One

GSI: \$24,396

OP EXPENSE: \$0

NET INCOME: \$24,396

LIST DATE: 03/18/22

CLOSE DATE: 05/17/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/01/22

CLOSE PRICE: \$1,286,000

TERMS: Cash, Cash to New Loan

Two separate single story homes on a tree lined street. Great location. Front home (1541) offers 3 bedrooms and 2 baths. Covered patio, Recessed lights, laundry closet, granite counter tops, wood floors and central air and heat are but just some of the features. The rear home (1539) has 3 bedrooms and 1 bath. Patio, central air and heat, laundry hook ups and a 1 car garage. All on a Spacious lot Offers are due March 28 ,2022 at 12 noon.

CUSTOMER SHORT: Residential Income ML#: PF22045482

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**8322 Doris Ave, San Gabriel 91775**

STATUS: Closed

LIST/CLOSE:

\$1,288,000/\$1,400,000 ↑

2 addresses 8324 and 8322 Doris Ave, North of Longden and South of Duarte Rd



SQFT: 2,380

LOT(src): 0.2642/11,510 (A)

PARKING SPACES: 6

YEAR BLT(src): 1957 (ASR)

DOM / CDOM: 11/11

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: AR22048863

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: Yes/No

AREA: 654 - San Gabriel

PRICE PER SQFT: \$588.24

ORIGINAL \$: \$1,288,000

STORIES: One

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 03/10/22

CLOSE DATE: 05/20/22

CONCESSIONS: \$25,000

PURCHASE CONTRACT: 03/24/22

CLOSE PRICE: \$1,400,000

TERMS: Cash, Cash to New Loan,
Conventional

A Golden Opportunity !!!! Prime location down a quiet street in North San Gabriel, Just Blocks away from San Gabriel Country Club. This Single Story Detached Duplex sits on a large lot with a Massive amount of potential. Ideal as an investment or as a Primary Residence with in-laws suite in the back unit. The main house is a 2 Bedroom 1 Bath with a Spacious Living room and Kitchen with 1429 sq ft of living space and an attached 2-car garage. The back house has 2 Bedrooms 1 Bath w/living room and kitchen at 951 sq ft. A large pool separates the 2 units with Bonus Pool Full Bathroom and Laundry Room . The possibilities are endless !!!

CUSTOMER SHORT: Residential Income ML#: AR22048863

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

13713 Franklin St, Whittier 90602

STATUS: Closed

LIST/CLOSE:

\$1,099,000/\$1,200,000 ↑

North of Mar Vista and East of Painter



SQFT: 2,975

LOT(src): 0.1188/5,177 (A)

PARKING SPACES: 2

YEAR BLT(src): 1929 (ASR)

DOM / CDOM: 32/32

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: WS22052310

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 670 - Whittier

PRICE PER SQFT: \$403.36

ORIGINAL \$: \$1,099,000

STORIES: Two

GSI: \$51,600

OP EXPENSE: \$5,020

NET INCOME: \$0

LIST DATE: 03/16/22

PURCHASE CONTRACT: 04/17/22

CLOSE DATE: 05/19/22

CLOSE PRICE: \$1,200,000

CONCESSIONS: \$5,000

TERMS: Cash, Cash to New Loan

Located in a great area of Whittier, this completely renovated Historical charmer DUPLEX is located close to Uptown Whittier and Whittier College. Nice spacious patio area in front and drought tolerant landscaping throughout. Unit A downstairs is 3 bed 2 bath plus bonus room and view. Upstairs unit B is 3 bed 2 bath with amazing view of city lights. There is a large grassy private yard in rear. Both units have all stainless steel appliances, updated bathrooms and central A/C. This duplex has newer roof, copper plumbing and electrical with dual pane windows throughout. Laundry room in rear. Top unit will be delivered vacant at COE.

CUSTOMER SHORT: Residential Income ML#: WS22052310

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**116 S Alma Ave, Los Angeles 90063**

STATUS: Closed

LIST/CLOSE:

\$799,000/\$770,000 ↓

X Indiana St



SQFT: 2,299

LOT(src): 0.1498/6,524 (A)

PARKING SPACES: 0

YEAR BLT(src): 1890 (ASR)

DOM / CDOM: 126/126

UNITS TOTAL: 2

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: SR21189523

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 699 - Not Defined

PRICE PER SQFT: \$334.93

ORIGINAL \$: \$799,000

STORIES: Two

GSI: \$32,400

OP EXPENSE: \$4,700

NET INCOME: \$0

LIST DATE: 08/30/21

PURCHASE CONTRACT: 03/21/22

CLOSE DATE: 05/18/22

CLOSE PRICE: \$770,000

CONCESSIONS: \$0

TERMS: Conventional

Fantastic opportunity to own an investment opportunity. The front unit has 4 Bedrooms and 2 Bathrooms, the back unit has 1 Bedroom and 1 Bathroom. Close to public transport, schools, Cal State LA, DTLA & various fwys: 10, 60, 710, 5 & 101 fwys. Short distance to several Metro bus lines. Buyer to verify all info & entire condition on their own diligence & must satisfy themselves as to all aspects of this property. Both units are subject to interior inspection on approved offer. Do not disturb tenants! Bring us an offer today!

CUSTOMER SHORT: Residential Income ML#: SR21189523

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**4114 Walnut St, Baldwin Park 91706**

STATUS: Closed

LIST/CLOSE:

\$848,888/\$912,000 ↑

Ramona Blvd and Walnut St



SQFT: 2,368

LOT(src): 0.2961/12,900 (A)

PARKING SPACES: 1

YEAR BLT(src): 1938 (ASR)

DOM / CDOM: 32/32

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: CV22041649

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 699 - Not Defined

PRICE PER SQFT: \$385.14

ORIGINAL \$: \$920,000

STORIES:

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 02/28/22

PURCHASE CONTRACT: 04/05/22

CLOSE DATE: 05/18/22

CLOSE PRICE: \$912,000

CONCESSIONS: \$0

TERMS: Cash, Conventional,
Submit

Two properties on a huge lot. Perfect for investors. There are two separate electrical and gas meters. Great potential lot size over 12,000 sqft. Two driveway entrances with separate addresses. Close to restaurants, shopping centers and freeways. There is a detached garage in process ADU subject to city approval, Blueprints available upon request.

CUSTOMER SHORT: Residential Income ML#: CV22041649

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

3672 Greenfield Ave, Los Angeles 90034 STATUS: Closed

LIST/CLOSE:

\$1,395,000/\$1,432,000 ↑

405 N. Exit Washington Sepulveda (L) Charnock (R) Greenfield (R)



SQFT: **1,282**
LOT(src): **0.1147/4,995 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1948 (ASR)**
DOM / CDOM: **61/151**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **DW22026288**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C13 - Palms - Mar Vista**

PRICE PER SQFT: **\$1,117.00**
ORIGINAL \$: **\$1,395,000**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/09/22**

CLOSE DATE: **05/19/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **04/11/22**

CLOSE PRICE: **\$1,432,000**

TERMS: **1031 Exchange, Cash to New Loan, Conventional**

BACK on the market! Wonderful opportunity to own TWO fully remodeled units in Los Angeles next to Culver City. Owner can live in one and rent the other or rent both of them and add to their real estate portfolio. Each unit is a 2bedroom 1 bathroom home. Both homes have been tastefully renovated completely with new floors, recessed lighting, new kitchen, new bathrooms, paint inside and out, new roof and each unit has their own laundry hook up in each home. Each unit has their own single car garage with an additional storage area. Property is conveniently located to many restaurants, freeways, shops and close to the beach.

CUSTOMER SHORT: Residential Income ML#: DW22026288

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

3257 CATTARAUGUS Ave, Los Angeles 90034

STATUS: Closed

LIST/CLOSE:

\$2,199,000/\$2,400,000 ↑

Cattaraugus between Washington and Venice



SQFT: **2,617**
LOT(src): **0.16/7,250**
PARKING SPACES:
YEAR BLT(src): **1958**
DOM / CDOM: **9/9**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22146721**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$917.08**
ORIGINAL \$: **\$2,199,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **04/14/22**

CLOSE DATE: **05/17/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/23/22**

CLOSE PRICE: **\$2,400,000**

TERMS:

This trophy property boasts two designer renovated 3 bedroom two bathroom homes featuring light and airy open concept living spaces with custom kitchens featuring white oak and walnut cabinetry - newly renovated and primed to fetch top market value! Similar design elements such as terra cotta tiling, custom vanities, and crystal white quartz countertops reflect throughout the separate residences while each has it's own unique vibe with its own yard and outdoor areas. In addition to the open concept living spaces, both have two well sized secondary bedrooms and a primary suite featuring dual closets plus en-suite bathrooms with double vanities and expansive walk in showers. Walking distance to the ever growing and stylish Culver City Arts District at the gateway to the Westside this is not one to miss for the savvy investor looking for a great portfolio add!

CUSTOMER SHORT: Residential Income ML#: 22146721

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1370 S ORANGE Dr, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$1,995,000/\$2,078,000 ↑

North of Pico, West of La Brea.



SQFT: 3,435
LOT(src): 0.15/6,907
PARKING SPACES:
YEAR BLT(src): 1928
DOM / CDOM: 12/12
UNITS TOTAL: 2
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: 22140807
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: C19 - Beverly Center-
Miracle Mile

PRICE PER SQFT: \$604.95
ORIGINAL \$: \$1,995,000
STORIES:
GSI:
OP EXPENSE: \$0
NET INCOME: \$115,080

LIST DATE: 03/28/22

CLOSE DATE: 05/19/22

CONCESSIONS:

PURCHASE CONTRACT: 04/09/22

CLOSE PRICE: \$2,078,000

TERMS:

Exquisite 1920's Spanish duplex located on a tree lined street in prime Miracle Mile with top owners unit delivered VACANT. This impeccably maintained Grande Dame of a duplex features up-and-down, mirror-image 3 bed, 2 bath units with generous layouts and vintage details. Both units have been designer updated while maintaining the original character and charm. The upper owner's unit is filled with light and features hardwood floors, period sconces, gas fireplace and numerous balconies. The lower unit is accentuated by sets of french doors which open to the patio spaces, and is currently receiving market rents from an A+ tenant. This turn-key property features in-unit laundry, central heating and air, and updated systems. Step outside to private outdoor living rooms for each unit, hidden behind lush hedges and bathed in light. Four large garages located at the back of the lot provide for ample space, with 3 of them dedicated to the upper unit. The perfect owner-user opportunity with the prime unit vacating before close of escrow, this is your chance to own a trophy Spanish in one of LA's most sought-after neighborhoods!

CUSTOMER SHORT: Residential Income ML#: 22140807

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**2304 N CAHUENGA Blvd, Los Angeles 90068**

STATUS: Closed

LIST/CLOSE:

\$1,399,000/\$1,560,000 ↑

East of Highland Avenue and east of Odin Street



SQFT: 2,676
LOT(src): 0.16/6,972 (A)
PARKING SPACES:
YEAR BLT(src): 1924
DOM / CDOM: 34/34
UNITS TOTAL: 2
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: 22135661
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: C30 - Hollywood Hills
East

PRICE PER SQFT: \$582.96
ORIGINAL \$: \$1,399,000
STORIES:
GSI:
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 03/11/22

CLOSE DATE: 05/16/22

CONCESSIONS:

PURCHASE CONTRACT: 04/14/22

CLOSE PRICE: \$1,560,000

TERMS:

A wonderful investment opportunity to own 2 vacant side-by-side, turnkey units with flat backyards in the Hollywood Dell enclave. At approximately 1,300 square feet each, this rare offering comprises a 2 bed, 1.5 bath unit (2306), graced by banana, Japanese plum, and tangerine trees and a 2 bed, 1 bath unit (2304), showcasing curved bay windows with palm tree views. Beautiful 1920s Spanish-style arches, Batchelder tile, and light-filled rooms complement the countless modern upgrades throughout: electrical, roof, double pane windows, plumbing, and HVAC. Owner-occupy 1 unit and rent out the other, or simply add to your existing portfolio. The split-level layout, with 2 bedrooms flanking the rear, and spacious kitchens with quartz countertops and stainless-steel appliances, make either unit equally desirable. 2 1-car garages and in-unit laundry hookups complete the property. Moments from and in time for the summer season at the Hollywood Bowl, The Ford, Runyon Canyon, studios, and more.

CUSTOMER SHORT: Residential Income ML#: 22135661

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

9310 S Western Ave, Los Angeles 90047 STATUS: Closed

LIST/CLOSE:
\$549,000/\$550,000 ↑

Hobart & Western



SQFT: **1,107**
LOT(src): **0.0689/3,000 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1953 (BLD)**
DOM / CDOM: **72/72**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: [SR21264507](#)
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$496.84**
ORIGINAL \$: **\$54,900**
STORIES:
GSI: **\$39,600**
OP EXPENSE: **\$7,494**
NET INCOME: **\$32,106**

LIST DATE: **12/14/21**

CLOSE DATE: **05/20/22**

CONCESSIONS: **\$8,000**

PURCHASE CONTRACT: **02/24/22**

CLOSE PRICE: **\$550,000**

TERMS: **Cash, Cash to New Loan, Conventional**

STANDARD SALE..... Don't missed this great opportunity to own 2 units just minutes from SoFi Stadium this property has a great location close to shops,schools,parks located. From unit 2 bedrooms and 1 bathroom, this unit is in good conditions and ready to move in, Back unit is 1 Bedroom and 1 Bathroom, this duplex is perfect for investor or first time buyer

CUSTOMER SHORT:Residential Income ML#: SR21264507

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

204 206 E 53rd St, Los Angeles 90011 STATUS: Closed

LIST/CLOSE:
\$1,325,000/\$1,325,000

E 53rd St between Main & San Pedro



SQFT: **3,715**
LOT(src): **0.114/4,964 (A)**
PARKING SPACES: **7**
YEAR BLT(src): **2022 (BLD)**
DOM / CDOM: **0/0**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: [OC22080665](#)
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C36 - Metropolitan Southwest**

PRICE PER SQFT: **\$356.66**
ORIGINAL \$: **\$1,325,000**
STORIES: **Two**
GSI: **\$88,800**
OP EXPENSE: **\$16,675**
NET INCOME: **\$70,349**

LIST DATE: **04/18/22**

CLOSE DATE: **05/20/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **04/22/22**

CLOSE PRICE: **\$1,325,000**

TERMS: **Cash, Cash to New Loan**

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.

CUSTOMER SHORT:Residential Income ML#: OC22080665

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

246 W 91st St, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$645,000/\$655,000 ↑

Between S Broadway and 91st



SQFT: 1,561
LOT(src): 0.1147/4,997 (A)
PARKING SPACES: 0
YEAR BLT(src): 1930 (PUB)
DOM / CDOM: 9/9
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: MB22050256
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: C37 - Metropolitan
South

PRICE PER SQFT: \$419.60
ORIGINAL \$: \$645,000
STORIES:
GSI: \$0
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 03/11/22

CLOSE DATE: 05/19/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/03/22

CLOSE PRICE: \$655,000

TERMS: Cash, Conventional, FHA

Welcome to 246 W 91st ST, located in the upcoming city of Southeast Los Angeles, CA! Centrally located between the 110 and 105 Freeways, just minutes away from Downtown Los Angeles, Inglewood, LAX, Sofi Stadium, Banc of California Stadium, USC, Los Angeles Coliseum, and the Crypto.com Arena. As you arrive to 246 W 91st St, your fully gated, you'll be greeted by a beautiful front green yard, and back drive way. As you enter your first unit, you will notice the living room, dinning room, 3 bedrooms, and 2 bathrooms. Once you exit the front unit, you will notice the back yard which has space for your vehicles and space to enjoy your evening gatherings. As you merge into the second unit, you will notice the living room, 2 bedrooms, and 1 bathroom. With tremendous opportunity for upside and growth, this property is perfect to live in one unit and rent the back unit.

CUSTOMER SHORT: Residential Income ML#: MB22050256

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**135 137 W 79th St, Los Angeles 90003**

STATUS: Closed

LIST/CLOSE:

\$729,000/\$700,000 ↓

in between broadway and main street on 79th



SQFT: 2,474
LOT(src): 0.1478/6,436 (A)
PARKING SPACES: 0
YEAR BLT(src): 2002 (ASR)
DOM / CDOM: 44/44
UNITS TOTAL: 2
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: DW22029912
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: C37 - Metropolitan
South

PRICE PER SQFT: \$282.94
ORIGINAL \$: \$729,000
STORIES: One
GSI: \$18,000
OP EXPENSE: \$3,120
NET INCOME: \$17,160

LIST DATE: 02/15/22

CLOSE DATE: 05/18/22

CONCESSIONS: \$20,000

PURCHASE CONTRACT: 03/31/22

CLOSE PRICE: \$700,000

TERMS: Cash, Conventional, FHA,
VA Loan

Two units property 4 bedroom and 2 bathrooms each. Located in Los Angeles.

CUSTOMER SHORT: Residential Income ML#: DW22029912

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

903 E 73rd St, Los Angeles 90001

STATUS: Closed

LIST/CLOSE:

\$705,000/\$775,000 ↑

FLORENCE TO CENTRAL. Cross Streets: 73rd St. and Wadsworth Ave.

SQFT: **1,681**LOT(src): **0.1215/5,294 (A)**PARKING SPACES: **4**YEAR BLT(src): **1937 (ASR)**DOM / CDOM: **34/34**UNITS TOTAL: **2**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **DW22018632**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C37 - Metropolitan South**PRICE PER SQFT: **\$461.04**ORIGINAL \$: **\$705,000**

STORIES:

GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **01/29/22**CLOSE DATE: **05/17/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/06/22**CLOSE PRICE: **\$775,000**TERMS: **Cash, Cash To Existing Loan, Cash to New Loan, Conventional, FHA, VA Loan**

Hurry Hurry Hurry, back on the market. Buyer could not perform. Subject to cancellation of previous escrow. This won't last !!!!!!! Duplex is ready for it's next owner who wants to live in one, and rent the other. Great opportunity for investment. The other address is on 7220 Wadsworth Ave. Please do not disturb occupants.

CUSTOMER SHORT: Residential Income ML#: DW22018632

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

1328 W Ivesbrook St, Lancaster 93534

STATUS: Closed

LIST/CLOSE:

\$690,000/\$700,000 ↑

Cross Street 15th W

SQFT: **2,329**LOT(src): **0.1752/7,631 (A)**PARKING SPACES: **4**YEAR BLT(src): **1953 (ASR)**DOM / CDOM: **11/11**UNITS TOTAL: **2**BLDG TOTAL: **2**SALE TYPE: **Standard**ML#: **SR22062860**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA: **No/No**AREA: **LAC - Lancaster**PRICE PER SQFT: **\$300.56**ORIGINAL \$: **\$690,000**STORIES: **One**GSI: **\$0**OP EXPENSE: **\$0**NET INCOME: **\$0**LIST DATE: **03/29/22**CLOSE DATE: **05/20/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **05/02/22**CLOSE PRICE: **\$700,000**TERMS: **Cash, Cash to New Loan**

Wow!! Here's your chance to own a 2 on 1 the Front House consist of 3 bed 2 and is well maintained!!with Newer exterior paint! and low maintenance landscape!. The BRAND NEW Unit also consist of a 3 bed 2 bath! which has Never been lived in!. You can be the first!! So you can live in one rent the other and it will be cheaper than rent!! Build equity, get cash flow and invest in your future!! These two homes will sell fast! So hurry up and make your offer!

CUSTOMER SHORT: Residential Income ML#: SR22062860

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

11627 Wixom St, North Hollywood 91605 STATUS: Closed

LIST/CLOSE:

\$897,888/\$925,000 ↑

1 block East of Lankershiem and 1 block south of Stagg St.



SQFT: **1,788**
LOT(src): **0.1493/6,503 (S)**
PARKING SPACES: **0**
YEAR BLT(src): **1955 (ASR)**
DOM / CDOM: **5/5**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SR22031836**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$517.34**
ORIGINAL \$: **\$897,888**
STORIES: **One**
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/16/22**

CLOSE DATE: **05/20/22**

CONCESSIONS: **\$120,000**

PURCHASE CONTRACT: **03/01/22**

CLOSE PRICE: **\$925,000**

TERMS: **1031 Exchange**

New Studio ADU/ 11625 Wixom St. in back & front house is 3+2 over 1400 sqft. house that is "like a brand-new home" with a multitude of amenities & quality finishes found in new homes. Exterior of property features stamped cement throughout for plenty of parking, new Spanish tile roof, smooth stucco finish, exterior built in lighting, new windows, doors, new AC unit & tankless water heater. Front house will feature an open floor plan with brand new kitchen w/island & white cabinets over new tile flooring, hallway laundry, bedrooms with new hardwood floors, mirror closet doors and baseboards throughout. New bathrooms with stone & tile work, including master bath, buyers will enjoy the beautiful finishes as well as the comfort of a maintenance free & energy efficient home with new thick insulation above, on the sides and underneath, new electrical, new plumbing lines, water & sewer lines. ADU set in back of property with back yard space, ADU also features a new kitchen & bathroom with plenty of stonework. Property is close to NOHO Arts District, Burbank Airport & close to major freeways.

CUSTOMER SHORT: Residential Income ML#: SR22031836

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

3855 ARLINGTON Ave, Los Angeles 90008

STATUS: Closed

LIST/CLOSE:

\$797,000/\$769,000 ↓

BETWEEN KING BLVD AND EXPOSITION BLVD NEAR 39TH STREET .



SQFT: **2,380**
LOT(src): **0.14/6,502**
PARKING SPACES:
YEAR BLT(src): **1924**
DOM / CDOM: **33/33**
UNITS TOTAL: **2**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22140015**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **PHHT - Park Hills Heights**

PRICE PER SQFT: **\$323.11**
ORIGINAL \$: **\$820,000**
STORIES:
GSI:
OP EXPENSE: **\$3,920**
NET INCOME: **\$33,304**

LIST DATE: **03/28/22**

CLOSE DATE: **05/20/22**

CONCESSIONS:

PURCHASE CONTRACT: **05/01/22**

CLOSE PRICE: **\$769,000**

TERMS:

INVESTMENT OPPORTUNITY * DUPLEX * PRIME LOCATION. A delightful discovery near transportation/ Recreations with income potential. Sqft: 2380, Lot size: 6502 . 2 units, 2 bedrooms, and 1 bath each. Fully occupied. stucco saltbox style. captivating, Leisure time joys come with this stylish informal traditional setting, individual private porch for summer Grill, inviting, large living room, formal dining, breakfast area in the kitchen, walk-in pantry for your convenience, Large bedrooms that could accommodate an extra bed. The long polished hardwood flooring hallway comes with a comfortable closet. Ample storage. Laundry washer/ dryer inside, high ceilings and ceiling fans, 2 car garage plus extra parking space. Just a few minutes to USC, Downtown, Westside by metro line. Other advantages are the long driveway and roomy backyard for your convenient parking. Must see!

CUSTOMER SHORT: Residential Income ML#: 22140015

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

3186 Los Flores Blvd, Lynwood 90262

STATUS: Closed

LIST/CLOSE:

\$729,000/\$730,000 ↑

Major Streets are Long Beach Blvd and Imperial Hwy



SQFT: 2,028

LOT(src): 0.1399/6,093 (A)

PARKING SPACES: 2

YEAR BLT(src): 1928 (ASR)

DOM / CDOM: 129/129

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SB21259825

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: RM - Lynwood

PRICE PER SQFT: \$359.96

ORIGINAL \$: \$749,950

STORIES:

GSI: \$43,800

OP EXPENSE: \$10,380

NET INCOME: \$33,420

LIST DATE: 12/05/21

PURCHASE CONTRACT: 04/13/22

CLOSE DATE: 05/17/22

CLOSE PRICE: \$730,000

CONCESSIONS: \$2,000

TERMS: Cash to New Loan

Welcome to your new rental property. This is a beautiful and well kept duplex. The main unit faces Los Flores Street and the other unit faces Peach St. Both units have 2 bedrooms rooms and 1 bathroom. Both units have a front and side yards for activities or events. There is a living room and a dinning room and bay windows in the kitchen with a nook in the main unit. There is an additional service porch area for activities and it could serve as an office or workout area in the main unit. These are lovely, well kept units with full bathrooms with new features throughout the main unit. All bedrooms are nice sizes with plenty of closet space for storage. Both units have one car attached garages with washer and dryer hookups on the property with additional space behind it for storage in the main unit. This duplex is beautiful inside and out with a large front porch and located within walking distance to all major stores and restaurants, no need to drive.

CUSTOMER SHORT: Residential Income ML#: SB21259825

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**4111 Missouri Ave, South Gate 90280**

STATUS: Closed

LIST/CLOSE:

\$749,900/\$775,000 ↑

Take Tweedy to Otis and then turn onto Missouri ave.



SQFT: 2,470

LOT(src): 0.1797/7,829 (A)

PARKING SPACES: 3

YEAR BLT(src): 1945 (ASR)

DOM / CDOM: 217/217

UNITS TOTAL: 2

BLDG TOTAL: 2

SALE TYPE: Probate Listing

ML#: DW21147473

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: T2 - Cudahy, SouthGate
W of 710, HuntPk S of Flore

PRICE PER SQFT: \$313.77

ORIGINAL \$: \$749,000

STORIES: One

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 07/07/21

PURCHASE CONTRACT: 02/16/22

CLOSE DATE: 05/17/22

CLOSE PRICE: \$775,000

CONCESSIONS: \$0

TERMS: Cash, Cash to New Loan

Two separate houses on one lot. Both homes are 3 beds with 2 baths with the front house being 1255 SF and the back house being 1215 SF. This is an outstanding buy for the listed price as a single family home in the area sells for around 600k. Buyers will be responsible for all city required repairs that are in the attached presale inspection report and any other repairs discovered after close of escrow. This is a Probate sale that WILL require court approval. We will not have a court date until after an offer is accepted. Feel free to take a virtual tour of the property at <http://sites.listvt.com/4111missouri/?mls>

CUSTOMER SHORT: Residential Income ML#: DW21147473

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

5632 Gotham St, Bell Gardens 90201

STATUS: Closed

LIST/CLOSE:

\$825,000/\$1,000,000 ↑

Please use GPS



SQFT: **1,644**
LOT(src): **0.4548/19,812 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **1940 (ASR)**
DOM / CDOM: **12/12**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **PW22059164**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **T3 - Bell Gardens, Bell E of 710, Commerce S of 26**

PRICE PER SQFT: **\$608.27**
ORIGINAL \$: **\$825,000**
STORIES:
GSI: **\$52,800**
OP EXPENSE: **\$7,150**
NET INCOME: **\$48,000**

LIST DATE: **03/24/22**CLOSE DATE: **05/18/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/05/22**CLOSE PRICE: **\$1,000,000**TERMS: **Cash to New Loan**

Great investment opportunity in the City of Bell Gardens! The property consists of a huge lot of almost 20,000 sqft with an already existing duplex. Both units are a 2-bedroom, 1 bathroom, and are in good condition! The income from the 2 units could easily off set your expenses while you focus on the bigger picture, the lot! This parcel is zoned a R3, which is huge because you can continue to build and improve the land. The location of this duplex is also unbeatable. It is located right off the 710 freeway and blocks away from Bell Gardens Elementary School, Golf Course and Sport Center. Thank you for viewing!

CUSTOMER SHORT: Residential Income ML#: PW22059164

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**8640 San Luis Ave, South Gate 90280**

STATUS: Closed

LIST/CLOSE:

\$729,000/\$740,000 ↑

East of Otis St., North of Imperial Hwy.



SQFT: **1,081**
LOT(src): **0.1376/5,992 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1939 (ASR)**
DOM / CDOM: **27/27**
UNITS TOTAL: **2**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **DW22041600**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **T4 - South Gate E of 710**

PRICE PER SQFT: **\$684.55**
ORIGINAL \$: **\$729,000**
STORIES:
GSI: **\$37,800**
OP EXPENSE: **\$250**
NET INCOME: **\$34,800**

LIST DATE: **03/01/22**CLOSE DATE: **05/16/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/29/22**CLOSE PRICE: **\$740,000**TERMS: **Cash, Cash to New Loan**

2 Units in Central South Gate. Ranch Style duplex in an interior location with street lights, sidewalks, curbs and gutters. Homes are located within 5 to 10 miles from Los Angeles Civic Center, freeway access, schools, parks and places of worship. Homes have been partially updated and modernized, must see to appreciate.

CUSTOMER SHORT: Residential Income ML#: DW22041600

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**7022 ESTRELLA Ave, Los Angeles 90044**

STATUS: Closed

LIST/CLOSE:

\$695,000/\$695,000

Harbor 110 FWY, Exit West Florence to Estrella North.



SQFT: **2,092**
LOT(src): **0.12/5,398 (P)**
PARKING SPACES: **3**
YEAR BLT(src): **1924**
DOM / CDOM: **64/64**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **P1-8006**
B TRACT / MODEL: **Not Applicable**
VIEW: **No**
POOL / SPA: **No/No**
AREA:

PRICE PER SQFT: **\$332.22**
ORIGINAL \$: **\$695,000**
STORIES: **One**
GSI: **\$50,880**
OP EXPENSE: **\$8,000**
NET INCOME: **\$42,880**

LIST DATE: **01/23/22**CLOSE DATE: **05/17/22**CONCESSIONS: **\$9,750**PURCHASE CONTRACT: **03/28/22**CLOSE PRICE: **\$695,000**TERMS: **Cash, Conventional, Fannie Mae, Freddie Mac**

CASHFLOW! INVESTORS! TRIPLEX: SFR 3BD/1 BA & DUPLEX (1BD & 1BA EACH) in a highly-desirable area of LA West of the Harbor FWY. Rents are below market with a BIG up-rent potential! Come get it before it's too late! Subject to cancellation of existing escrow. All Rents are current. Sold with Tenants.

CUSTOMER SHORT: Residential Income ML#: P1-8006

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1624 W 206th St, Torrance 90501

STATUS: Closed

LIST/CLOSE:

\$1,128,000/\$1,030,000 ↓

From the 405 north exit Western turn left, turn left on W. 206th st.



SQFT: 2,322

LOT(src): 0.1607/7,001 (A)

PARKING SPACES: 6

YEAR BLT(src): 1954 (ASR)

DOM / CDOM: 30/30

UNITS TOTAL: 3

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: OC22040654

B TRACT / MODEL:

VIEW: No

POOL / SPA: No/No

AREA: 122 - Harbor Gateway

PRICE PER SQFT: \$443.58

ORIGINAL \$: \$1,178,000

STORIES: One

GSI: \$53,000

OP EXPENSE: \$9,883

NET INCOME: \$43,117

LIST DATE: 03/22/22

CLOSE DATE: 05/18/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/21/22

CLOSE PRICE: \$1,030,000

TERMS: 1031 Exchange, Cash, Conventional

Excellent investment opportunity. This triplex features (3) two bedroom one bath units. Each unit has its own garage and an additional parking space in the driveway. It has a spacious backyard and a substantially sized driveway. There is a separate laundry room with a coin-operated washer and dryer. This building is well maintained and is centrally located to shops, dining and freeway.

CUSTOMER SHORT: Residential Income ML#: OC22040654

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

227 S Francisca Ave, Redondo Beach 90277

STATUS: Closed

LIST/CLOSE:

\$1,799,000/\$1,900,000 ↑

North of Torrance Blvd.



SQFT: 1,904

LOT(src): 0.1375/5,988 (A)

PARKING SPACES: 1

YEAR BLT(src): 1912 (ASR)

DOM / CDOM: Z/Z

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SB22059403

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 155 - S Redondo Bch N of Torrance Bl

PRICE PER SQFT: \$997.90

ORIGINAL \$: \$1,799,000

STORIES: Two

GSI: \$60,180

OP EXPENSE: \$3,000

NET INCOME: \$57,180

LIST DATE: 03/13/22

CLOSE DATE: 05/18/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/01/22

CLOSE PRICE: \$1,900,000

TERMS: Conventional

A great investment opportunity! Just a short walk to the Redondo Beach Pier, this prime location triplex has incredible upside income potential. There are two 1 bedroom 1 bath units at the front of the property. Behind the duplex sits a free-standing 2 bedroom 1 bath home with a yard and garage along with laundry. Current tenants are month to month with rents below market. With pro-forma rents, you can get to a premium cap rate. This is also a great owner-user for those looking to live in South Redondo and have additional units to help pay rent.

CUSTOMER SHORT: Residential Income ML#: SB22059403

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

926 W 25th St, San Pedro 90731

STATUS: Closed

LIST/CLOSE:

\$1,199,000/\$1,050,000 ↓

Cross streets 25th and Meyler st



SQFT: **3,600**
LOT(src): **0.1148/5,002 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **1924 (ASR)**
DOM / CDOM: **14/14**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **SB22066882**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **183 - Vista Del Oro**

PRICE PER SQFT: **\$291.67**
ORIGINAL \$: **\$1,299,000**
STORIES: **One, Two**
GSI: **\$56,364**
OP EXPENSE: **\$22,144**
NET INCOME: **\$34,220**

LIST DATE: **04/02/22**CLOSE DATE: **05/19/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/20/22**CLOSE PRICE: **\$1,050,000**TERMS: **1031 Exchange**

Great income property! Very clean and well maintained triplex with two, 2 bedroom units upstairs and a large 3 bedroom, 1.75 bath unit downstairs. The 2 bedroom, 2 bath front upstairs unit has a master suite with a huge closet. The 2 bedroom, 1 bath upstairs back unit has a view of the San Pedro hill. Each unit comes with its own garage. Separate laundry room with coin operated brand new commercial washer and dryer machines with extra storage space. Upstairs units were built in 1983. Buyers to verify whether or not top units are under rent control.

CUSTOMER SHORT: Residential Income ML#: SB22066882

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**1407 E Colon St, Wilmington 90744**

STATUS: Closed

LIST/CLOSE:

\$849,000/\$890,000 ↑

Use navigation. Between Watson and Blinn on E. Colon St.



SQFT: **2,536**
LOT(src): **0.1088/4,739 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1963 (ASR)**
DOM / CDOM: **11/11**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SB22069717**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **196 - East Wilmington**

PRICE PER SQFT: **\$350.95**
ORIGINAL \$: **\$849,000**
STORIES:
GSI: **\$67,848**
OP EXPENSE: **\$6,266**
NET INCOME: **\$61,582**

LIST DATE: **04/02/22**CLOSE DATE: **05/19/22**CONCESSIONS: **\$70,000**PURCHASE CONTRACT: **04/18/22**CLOSE PRICE: **\$890,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan, Conventional**

Have a big family or looking for tenants to help pay for your mortgage or get a great investment? Check out this wonderful triplex in Wilmington that can do all 3. Each unit in this triplex has 2 bedrooms and 1 bath. The front building has top and bottom units and the third unit is a detached bungalow with a private front and rear yard. This triplex will be delivered with 2 units vacant - a rare find in today's market! The third unit will remain with tenants and is collecting \$1,750 a month in rent. Triplex has been well maintained with many upgrades totaling almost \$100,000 in renovations over recent years. The back and detached unit had complete electrical work done in 2019 and earthquake retrofitted in 2018. New plumbing was installed in the back unit in 2013 and the front units in 2017. The rear unit has all new flooring and drywall in the living room, bathroom and kitchen. The other units have been updated as well and all 3 units had new furnaces installed in 2015. The beautiful stucco and wrought iron fence and gate have been recently installed. The private front yard of the back bungalow has been cemented for easy maintenance this year. This triplex is a perfect opportunity for an investor looking for passive income or a buyer looking to live in one and rent out the others or a multi-family arrangement. Come and take a look today!

CUSTOMER SHORT: Residential Income ML#: SB22069717

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

3422 Holyoke Dr, Glassell Park 90065

STATUS: Closed

LIST/CLOSE:

\$1,399,000/\$1,300,000 ↓

In Holyoke Dr between Arthur St and Crestmoore Pl



SQFT: 2,318

LOT(src): 0.2066/9,000 (A)

PARKING SPACES: 4

YEAR BLT(src): 1924 (PUB)

DOM / CDOM: 6/6

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: DW22058059

B TRACT / MODEL:

VIEW: Yes

POOL / SPA: No/No

AREA: 623 - Glassell Park

PRICE PER SQFT: \$560.83

ORIGINAL \$: \$1,399,000

STORIES:

GSI: \$82,560

OP EXPENSE: \$22,988

NET INCOME: \$59,572

LIST DATE: 03/24/22

CLOSE DATE: 05/16/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/30/22 CLOSE PRICE: \$1,300,000

TERMS: 1031 Exchange, Cash,
Cash to New Loan, Conventional,
Fannie Mae, FHA

Triplex in red hot Glassell Park! 2 out of 3 units have been completely remodeled in 2019. Great income property with the opportunity for value add in 1 of the units with significant rental upside. Units consist of: 3 Bed / 2 Bath in the back (Only unit NOT remodeled, detached building with a spacious back yard with trees, storage shed and views). 2 Bed / 1 Bath & 1 Bed / 1 Bath in the front. The front 2 units have been completely remodeled in 2019. Both have open concept layout w/ quartz countertops, stainless steel appliances: stove, refrigerator/ice maker, dishwasher, stainless steel oven hood, and glass backsplash. Remodeled units include AC/heater, and in-unit washer and dryer. The front unit has a large private/gated front yard. This is a great opportunity for a buyer who wants to live in one unit and have the other 2 units producing income, or for an investor to have a great income property. Located minutes to DTLA, Glendale, Atwater Village, Silver Lake, Echo Park, EagleRock, and Pasadena. Cap Rate: 4.26%

CUSTOMER SHORT: Residential Income ML#: DW22058059

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**609 Kimlin Dr, Glendale 91206**

STATUS: Closed

LIST/CLOSE:

\$2,389,990/\$2,390,000 ↑

E Chevy chase Dr/ Kimlin Dr



SQFT: 3

LOT(src): 0.1742/7,590 (A)

PARKING SPACES: 6

YEAR BLT(src): 2007 (SEE)

DOM / CDOM: 9/9

UNITS TOTAL: 3

BLDG TOTAL: 3

SALE TYPE: Standard

ML#: AR22052316

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 624 - Glendale-Chevy
Chase/E. Glenoaks

PRICE PER SQFT:

ORIGINAL \$: \$2,389,990

STORIES: Two

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 03/18/22

CLOSE DATE: 05/17/22

CONCESSIONS: \$9,500

PURCHASE CONTRACT: 03/28/22 CLOSE PRICE: \$2,390,000

TERMS: Cash, Cash To Existing
Loan, Cash to New Loan,
Conventional

Great Investment opportunity in this convenient apartment in Glendale. 3 Units. All Units are 3 bedrooms and 2.5 bathrooms and two-car garage parking.

CUSTOMER SHORT: Residential Income ML#: AR22052316

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

404 Roads End St, Glendale 91205

STATUS: Closed

LIST/CLOSE:

\$1,300,000/\$1,300,000

Los Feliz and Glendale Ave.



SQFT: 2,271

LOT(src): 0.2278/9,922 (A)

PARKING SPACES: 0

YEAR BLT(src): 1942 (ASR)

DOM / CDOM: 0/0

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SR22077900

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 628 - Glendale-South of 134 Fwy

PRICE PER SQFT: \$572.44

ORIGINAL \$: \$1,300,000

STORIES:

GSI: \$0

OP EXPENSE: \$0

NET INCOME: \$0

LIST DATE: 04/16/22

CLOSE DATE: 05/17/22

CONCESSIONS: \$10,000

PURCHASE CONTRACT: 04/16/22

CLOSE PRICE: \$1,300,000

TERMS: Cash to New Loan, Conventional

Sold before processing.

CUSTOMER SHORT: Residential Income ML#: SR22077900

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

536 E Lemon Ave, Glendora 91741

STATUS: Closed

LIST/CLOSE:

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

north of route 66 and south of foothill blvd



SQFT: 2,814

LOT(src): 0.2272/9,897 (A)

PARKING SPACES: 6

YEAR BLT(src): 1956 (ASR)

DOM / CDOM: 16/16

UNITS TOTAL: 3

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: AR22060424

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 629 - Glendora

PRICE PER SQFT: \$479.74

ORIGINAL \$: \$1,350,000

STORIES: One

GSI: \$70,200

OP EXPENSE: \$20,681

NET INCOME: \$49,519

LIST DATE: 03/26/22

CLOSE DATE: 05/17/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/11/22

CLOSE PRICE: \$1,350,000

TERMS: Cash, Cash to New Loan

536-540 E Lemon Ave, Glendora is a single-story bungalow style 3 units located in the best location of Glendora. It is situated on a quiet residential street several blocks east of Glendora Blvd (downtown area), and a few blocks south of Foothill Blvd. The property consists of a single-family house in the front, and a single-story duplex in the back. New roofs were installed in 2018 with proper permits and carry a 7-year warranty. The windows have been retrofitted with double paned windows. Current CAP Rate is $\pm 3.67\%$ with Proforma CAP Rate over 7% (with garage converted to ADU). Investor can take 30-year fixed financing to avoid raging inflation and climbing interest rates. The front house is a sizable 2bedroom+1bathroom house with central A/C and heating complete with attached 1 car garage. The back duplexes have ± 1700 SF livable space split between two x 2bedroom+1bathroom units. There is a 2-car garage between these 2 units which offers privacy without any adjoining wall with the other unit/tenant. In the back there is an additional 2 car carport for additional parking. The in-between garage provides huge potential for ADU conversion. Each unit has individual water heater and laundry hookups. The 2nd unit (#538) has a shared backyard area with the front house (#536). It has central A/C and heating and laundry hookups. The last unit (#540) is a large and recently upgraded 2bed+1bath single story unit complete with laundry hookups. It has large living room, dining area, and has been completely upgraded with new wood flooring, new quartz kitchen countertops, new shaker style kitchen cabinet, new led chandelier/ceiling fan combo in the living room, new chandeliers in one of the bedroom and kitchen, new Bluetooth bathroom fan, windows A/C in living room and front bedroom, ceiling fans in dining room and 2nd bedroom, nicely tiled shower with glass shower door, and plenty of linen cabinets. The community has a total of 1 attached car garage, 2-car attached garage, 2-car carport and can park a total of 8 cars (3 are tandem). Each unit is separately metered for electricity and gas. The community is nearby Route 66 and within minutes to The Village (downtown) Glendora. The strategic location provides convenience to a lucky tenant; Foothill Blvd/Route 66 is a block away, The Village (downtown) Glendora is within walking distance, schools (elementary, middle and high school) are literally minutes away.

CUSTOMER SHORT: Residential Income ML#: AR22060424

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

**15418 Los Robles Ave, Hacienda Heights
91745**

Kwis Ave and Turnbull Cyn Rd



SQFT: **3,170**
LOT(src): **0.8213/35,777 (A)**
PARKING SPACES: **13**
YEAR BLT(src): **1958 (ASR)**
DOM / CDOM: **23/23**
UNITS TOTAL: **3**
BLDG TOTAL: **3**

SALE TYPE: **Standard**
ML#: **PW22047951**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **631 - Hacienda Heights**

PRICE PER SQFT: **\$575.71**
ORIGINAL \$: **\$1,875,000**
STORIES:
GSI: **\$88,700**
OP EXPENSE: **\$7,100**
NET INCOME: **\$81,600**

LIST DATE: **03/09/22**

CLOSE DATE: **05/18/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **04/09/22**

CLOSE PRICE: **\$1,825,000**

TERMS: **1031 Exchange, Cash,
Cash to New Loan**

LIST/CLOSE:
\$1,875,000/\$1,825,000 ↓

*****GREAT OPPORTUNITY TO OWN THIS RARE INVESTMENT TRI-PLEX PROPERTY IN A VERY DESIRABLE AREA OF HACIENDA HEIGHTS***** This Unique Opportunity To Purchase Over 35,700 SQFT Of Flat Usable/Build-Able Land With Three Existing Free-Standing Buildings. ***** DRIVE-BY ONLY! PLEASE DO NOT DISTURB TENANTS!!!**

CUSTOMER SHORT: Residential Income ML#: PW22047951

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1907 N WILTON PI, Los Angeles 90068

Just north of Franklin Ave on the northwest corner.



SQFT: **5,800**
LOT(src): **0.26/11,722**
PARKING SPACES:
YEAR BLT(src): **1925**
DOM / CDOM: **25/25**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Probate Listing**
ML#: **21111667**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **637 - Los Feliz**

PRICE PER SQFT: **\$320.69**
ORIGINAL \$: **\$2,100,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$42,000**

LIST DATE: **12/13/21**

CLOSE DATE: **05/18/22**

CONCESSIONS:

PURCHASE CONTRACT: **01/07/22**

CLOSE PRICE: **\$1,860,000**

TERMS:

LIST/CLOSE:
\$2,100,000/\$1,860,000 ↓

Great income and possible live/rent opportunity in the Franklin Village neighborhood is available now! The front house has four large bedrooms and two bathrooms upstairs, as well as a spacious layout downstairs, with living, dining, and family rooms, kitchen with walk-in pantry, and laundry room with an additional half bath attached. Hardwood floors, a fireplace, under-the-stairs closet -- this home is full of charm and several original features as well as updated appliances, and the upstairs boasts a front balcony as well as a screened in porch in the rear. The back duplex has two units, each with two bedrooms and one and a half bathrooms. The whole property is gated with privacy landscaping to surround the yard. The location can't be beat, set in a cozy residential neighborhood and nearby to all of Hollywood's exciting entertainment options. Schedule a showing today before it's gone! All offers due by 12 p.m. on Tuesday, Dec. 28th.

CUSTOMER SHORT: Residential Income ML#: 21111667

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1977 N Kenmore Ave, Los Angeles 90027 STATUS: Closed

LIST/CLOSE:

\$2,990,000/\$2,635,000 ↓

Franklin to N. Kenmore.



SQFT: **5,954**
LOT(src): **0.16/7,001**
PARKING SPACES: **3**
YEAR BLT(src): **1928**
DOM / CDOM: **55/333**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22132329**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **637 - Los Feliz**

PRICE PER SQFT: **\$442.56**
ORIGINAL \$: **\$2,990,000**
STORIES: **Multi/Split**
GSI:
OP EXPENSE: **\$24,620**
NET INCOME: **\$98,245**

LIST DATE: **03/07/22**

CLOSE DATE: **05/20/22**

CONCESSIONS:

PURCHASE CONTRACT: **05/01/22**

CLOSE PRICE: **\$2,635,000**

TERMS: **Submit**

Eye-catching 1920's Spanish-style triplex is the perfect candidate for a single-family conversion with city approval! Picturesque entryway welcomes you to three beautiful apartments offering 8 bedrooms, 6 bathrooms, and approximately 6,000 square feet! Charming first unit on the main floor is 2 bedrooms, 2 bathrooms, and approximately 1,300 sq. ft. Unique second unit is the only two story apartment offering 3 bedrooms, 2 bathrooms, and approximately 2,300 sq. ft. Magical spiral staircase leads you to the breathtaking third unit located on the top floor which is 3 bedrooms, 2 bathrooms, and approximately 2,400 sq. ft. Original wood flooring, striking beamed ceilings, and decor inspired by centuries-old Spanish tile designs with stunning colors and a timeless look! Quaint center courtyard shared by all tenants, spacious backyard, and patio area great for entertaining. Three car detached garage with possible opportunity to convert to an ADU. All units have laundry facilities, water heaters, and new heating units/ducting installed in 2020 with the capability to add central air. Neighborhood borders the well-known Griffith Park, adored by locals for its hiking, concerts at the Greek Theater and stargazing at Griffith Observatory. Endless opportunities to own real estate on one of the most desirable streets in Los Feliz!

CUSTOMER SHORT: Residential Income ML#: 22132329

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

61 Painter St, Pasadena 91103

STATUS: Closed*

LIST/CLOSE:

\$1,599,000/\$1,600,000 ↑

corner of raymond and painter



SQFT: **3,110**
LOT(src): **0.1472/6,410 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1921 (PUB)**
DOM / CDOM: **20/20**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **MB22047966**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **647 - Pasadena (SW)**

PRICE PER SQFT: **\$514.47**
ORIGINAL \$: **\$1,599,000**
STORIES:
GSI: **\$6,800**
OP EXPENSE: **\$3,500**
NET INCOME: **\$72,500**

LIST DATE: **03/10/22**

CLOSE DATE: **05/15/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **03/30/22**

CLOSE PRICE: **\$1,600,000**

TERMS: **1031 Exchange, Cash, Conventional**

Desirable, convenient location! Mins to Old town Pasadena, PCC, Rose Bowl, downtown LA...!* In proximity to schools, parks, shopping centers, restaurants, with quick access to the 210 freeway, and more!* Laundry inside. All 3 units Beautifully remodeled bottom, with New interior & exterior paint, New Kitchen cabinets, New counter tops, New tiles, New Sink.. New Bath room cabinets & sinks, New tubs, New wall & floor tiles.. New laminated Floor.

CUSTOMER SHORT: Residential Income ML#: MB22047966

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

10901 Inez St, Whittier 90605

STATUS: Closed

LIST/CLOSE:

\$1,199,900/\$1,150,000 ↓

Carmenita Rd. & Florence Ave.



SQFT: 2,718
LOT(src): 0.4682/20,394 (A)
PARKING SPACES: 3
YEAR BLT(src): 1959 (EST)
DOM / CDOM: 22/22
UNITS TOTAL: 3
BLDG TOTAL: 3

SALE TYPE: Standard
ML#: DW22033350
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: 670 - Whittier

PRICE PER SQFT: \$423.11
ORIGINAL \$: \$1,199,900
STORIES:
GSI: \$55,800
OP EXPENSE: \$1,600
NET INCOME: \$55,200

LIST DATE: 02/18/22

CLOSE DATE: 05/15/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/13/22 CLOSE PRICE: \$1,150,000

TERMS: Cash, Conventional,
Fannie Mae, FHA, Freddie Mac, VA
Loan

Large LOT with THREE separate homes on almost half an ACRE with over 20,000 sq ft! Buyer can possibly subdivide the property. This gem is located in the city of Whittier. Each unit has their own garage and separated from each other with additional parking. The property consists of three separate electric meters, water meters and gas meters. Each unit also has their laundry area. Not many multi-units for sale in the area. Come by and take a look...

CUSTOMER SHORT: Residential Income ML#: DW22033350

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1025 PLEASANTVIEW Ave, Venice 90291 STATUS: Closed

LIST/CLOSE:

\$3,100,000/\$3,150,000 ↑

North of California Ave, South of Broadway St, East of 7th Ave, West of Lincoln Blvd



SQFT: 2,801
LOT(src): 0.09/4,180 (OTH)
PARKING SPACES:
YEAR BLT(src): 1977
DOM / CDOM: 46/46
UNITS TOTAL: 3
BLDG TOTAL: 1

SALE TYPE: Standard
ML#: 22141405
B TRACT / MODEL:
VIEW:
POOL / SPA: No/No
AREA: C11 - Venice

PRICE PER SQFT: \$1,124.60
ORIGINAL \$: \$3,200,000
STORIES:
GSI:
OP EXPENSE: \$56,784
NET INCOME: \$140,316

LIST DATE: 03/30/22

CLOSE DATE: 05/16/22

CONCESSIONS:

PURCHASE CONTRACT: 05/15/22 CLOSE PRICE: \$3,150,000

TERMS:

4.53% Cap Rate & 15.7 GRM! Ability to add an ADU! Fully renovated turnkey triplex West of Lincoln in the heart of Venice. Upgraded Plumbing, Electrical, Roof. The property sits a mile from the Venice Canals, Venice Beach Boardwalk, and is walking distance to the shops (Whole Foods & Erewhon) and restaurants on Abbot Kinney, Rose, and Lincoln Blvd. This two-story building contains one large bottom floor unit, which is 3-Beds/3-Bath and two units on the second floor: one 3-Bed/2-Bath and one 2-Bed/2-Bath. The property was originally built in 1977, and completely renovated in 2021 with high-end finishes for the most discerning residents. The property features a spacious front yard and a large lot in the back that has 5 surface parking spaces. This investment is offered at a 15.7 GRM and 4.53% Cap Rate with the ability to achieve a 5.06% Cap Rate by converting the garage into a Studio ADU (Plans have been submitted). Contact us today for a showing!

CUSTOMER SHORT: Residential Income ML#: 22141405

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1689 W 24th St # ABC, Los Angeles 90007
NORMANDIE AND ADAMS



SQFT: **2,741**
LOT(src): **0.1547/6,740 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1906 (PUB)**
DOM / CDOM: **90/90**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **DW21224805**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

LIST/CLOSE:
\$949,000/\$725,000 ↓
PRICE PER SQFT: **\$264.50**
ORIGINAL \$: **\$949,000**
STORIES: **Two**
GSI: **\$0**
OP EXPENSE: **\$5,100**
NET INCOME: **\$0**

LIST DATE: **10/09/21**

PURCHASE CONTRACT: **03/14/22**

CLOSE DATE: **05/19/22**

CLOSE PRICE: **\$725,000**

CONCESSIONS: **\$0**

TERMS: **Submit**

3PLEX ON A 6700+ SQ FT LOT, 3-5 MINUTE DRIVE FROM USC, 3BEDROOM 2BATH DOWNSTAIRS, 2BEDROOM 1BATH AND 1BEDROOM 1BATH UPSTAIRS. INVESTMENT PROPERTY, HAS GREAT POTENTIAL TO ADD ADDITIONAL ADU, BUYER TO CHECK WITH CITY FOR ADU REQUIREMENTS, PROPERTY BEING SOLD AS-IS.

CUSTOMER SHORT: Residential Income ML#: DW21224805

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

4526 St Elmo Dr, Los Angeles 90019

West of Crenshaw, East La Brea north of Washington Blvd.



SQFT: **3,620**
LOT(src): **0.16/7,002**
PARKING SPACES: **3**
YEAR BLT(src): **1938**
DOM / CDOM: **34/34**
UNITS TOTAL: **3**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **21716960**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

LIST/CLOSE:
\$1,329,000/\$1,215,505 ↓
PRICE PER SQFT: **\$335.77**
ORIGINAL \$: **\$1,329,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **04/09/21**

PURCHASE CONTRACT: **05/14/21**

CLOSE DATE: **05/20/22**

CLOSE PRICE: **\$1,215,505**

CONCESSIONS:

TERMS:

Mid Los Angeles, perfect potential opportunity to live in one of the units and rent out the other two units, located in a very desired neighborhood. 3 units with 5 bedrooms and 4 baths room. Total living space (3620 sqft) 3 Bdrm-2 BA and 2-1 bdrm and 1 Ba. The 3 bedroom is currently vacant and available for lease or immediate to occupancy by the new owners. Each of the one-bedroom and the one-bath unit has great space all have front and back entrances., spacious kitchen, living, and dining rooms, with flooring of hardwood, carpet, and tile. The Tri-Plex all units has inside hookup for laundry, each has a 1 car garage, all units are full of character and charm. The property is SOLD in it As is condition absolute no repairs. The units that leased on a month to month basis.

CUSTOMER SHORT: Residential Income ML#: 21716960

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

2155 S West View, Los Angeles 90016

Located on S West View, South of Adams Blvd



SQFT: **5,985**
LOT(src): **0.1377/6,000 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **2022 (BLD)**
DOM / CDOM: **0/0**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **BB22103078**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **C16 - Mid Los Angeles**

LIST/CLOSE:
\$3,590,000/\$3,590,000
PRICE PER SQFT: **\$599.83**
ORIGINAL \$: **\$3,590,000**
STORIES: **Three Or More**
GSI: **\$236,400**
OP EXPENSE: **\$46,984**
NET INCOME: **\$179,960**

LIST DATE: **05/16/22**

PURCHASE CONTRACT: **05/16/22**

CLOSE DATE: **05/16/22**

CLOSE PRICE: **\$3,590,000**

CONCESSIONS: **\$0**

TERMS: **Submit**

Sold before processing.

CUSTOMER SHORT: Residential Income ML#: BB22103078

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

224 W 84th St, Los Angeles 90003

Right off the 110 freeway and Manchester Ave



SQFT: **2,400**
LOT(src): **0.124/5,401 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1922 (ASR)**
DOM / CDOM: **52/52**
UNITS TOTAL: **3**
BLDG TOTAL: **2**

STATUS: **Closed***

SALE TYPE: **Standard**
ML#: **SR21038119**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles Southwest**

LIST/CLOSE:
\$699,900/\$730,000 ↑

PRICE PER SQFT: **\$304.17**
ORIGINAL \$: **\$699,900**
STORIES:
GSI: **\$0**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **02/23/21**CLOSE DATE: **05/15/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/30/21**CLOSE PRICE: **\$730,000**TERMS: **Cash, Cash to New Loan, Contract, Conventional**

THREE HOUSES ON A LOT! SECTION 8 APPROVED! FRONT HOUSE: 2 BED / 1 BATH. MIDDLE HOUSE: 1 BED / 1 BATH. BACK HOUSE 2BED: / 1 BATH. HUGH KITCHENS! HUGE BATHS! GREAT INVESTMENT PROPERTY! PROPERTY TO BE DELIVERED VACANT AT CLOSE OF ESCROW.

CUSTOMER SHORT: Residential Income ML#: SR21038119

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1309 E 55th St, Los Angeles 90011

From Hooper South make a right on E 55th St



SQFT: **2,096**
LOT(src): **0.1153/5,022 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1924 (ASR)**
DOM / CDOM: **172/172**
UNITS TOTAL: **3**
BLDG TOTAL: **3**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **RS21224414**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C37 - Metropolitan South**

LIST/CLOSE:
\$779,999/\$740,000 ↓

PRICE PER SQFT: **\$353.05**
ORIGINAL \$: **\$785,999**
STORIES: **One**
GSI: **\$72,000**
OP EXPENSE: **\$13,677**
NET INCOME: **\$69,000**

LIST DATE: **10/07/21**CLOSE DATE: **05/19/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/29/22**CLOSE PRICE: **\$740,000**TERMS: **Cash, Cash to New Loan, Contract, Conventional, Fannie Mae, FHA, Freddie Mac**

Back on the market! 2 bedroom unit move in ready. Perfect opportunity for a first time buyer, live in one unit and collect rent on the other 2. This triplex features updated kitchens and bathrooms, updated electrical and plumbing, recessed lights, laminate floors, new interior paint, conveniently located minutes away from LAUSC, Exposition Park and newly built Banc of California Stadium, walking distance to schools, shopping areas, transportation and other amenities. Rents on the occupied units are up to date. Great rental income.

CUSTOMER SHORT: Residential Income ML#: RS21224414

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

4435 E 60th St, Maywood 90270

STATUS: Closed

LIST/CLOSE:

\$825,000/\$868,000 ↑

Atlantic Blvd & 60th St



SQFT: 2,265
LOT(src): 0.1331/5,799 (A)
PARKING SPACES: 2
YEAR BLT(src): 1952 (ASR)
DOM / CDOM: 3/3
UNITS TOTAL: 3
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: CV22070951
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: T6 - Maywood, Bell

PRICE PER SQFT: \$383.22
ORIGINAL \$: \$825,000
STORIES: One, Two
GSI: \$60,000
OP EXPENSE: \$5,380
NET INCOME: \$48,620

LIST DATE: 04/07/22

CLOSE DATE: 05/20/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/14/22

CLOSE PRICE: \$868,000

TERMS: Cash, Cash to New Loan, Conventional, Submit

Great investment opportunity in the City of Maywood. This Triplex property has the front house with 2 bedrooms, 1 bathroom, 2 car garage with additional storage room and a long driveway for more vehicles. The second unit behind the front house has 1 bedrooms, 1 bathroom, kitchen and living room. The third unit is 1 bedrooms, 1 bathroom, kitchen and living room above the garage. The tenants enjoy the luxury of a backyard and patio area. The front house - Unit 1 & Unit 2 will be delivered vacant. Unit 3 is currently on a lease. Property offers so much potential. Perfect for buyers looking to live in one unit and have tenants help pay for their mortgage OR a great opportunity for investors searching for a rental investment.

CUSTOMER SHORT: Residential Income ML#: CV22070951

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

11 Christina St # A-D, Arcadia 91006

STATUS: Closed

LIST/CLOSE:

\$1,500,000/\$1,660,000 ↑

South of Duarte and East of Santa Anita Ave.



SQFT: 2,764
LOT(src): 0.1567/6,828 (A)
PARKING SPACES: 4
YEAR BLT(src): 1956 (ASR)
DOM / CDOM: 6/6
UNITS TOTAL: 4
BLDG TOTAL: 1

SALE TYPE: Standard, Trust
ML#: OC22049883
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: 605 - Arcadia

PRICE PER SQFT: \$600.58
ORIGINAL \$: \$1,500,000
STORIES: Two
GSI: \$79,200
OP EXPENSE: \$6,875
NET INCOME: \$0

LIST DATE: 03/12/22

CLOSE DATE: 05/18/22

CONCESSIONS: \$5,000

PURCHASE CONTRACT: 03/19/22

CLOSE PRICE: \$1,660,000

TERMS: 1031 Exchange

The Christina Apartment is just south of Duarte Dr. and east of Santa Anita Ave. This prime location offers walking distance to the Arcadia Library, Arcadia High School, LA County Arboretum, Santa Anita Racetrack, Westfield Shopping center, restaurants, banks, and more. Each unit is one bedroom and one bath and 690 sq ft. There is a patio before the garage area next to the on-site laundry room. Each unit has a garage space. There are two 2 car garages with a lockable storage area. The Christina Apartment is in a highly desirable area and offers stability for any investor, whether a first-time purchaser or seasoned investor.

CUSTOMER SHORT: Residential Income ML#: OC22049883

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

1443 Allison Ave, Los Angeles 90026

STATUS: Closed

LIST/CLOSE:

\$1,680,000/\$1,400,000 ↓

Douglas St & Allison Ave



SQFT: **4,372**
 LOT(src): **0.1607/7,000 (A)**
 PARKING SPACES: **4**
 YEAR BLT(src): **1923 (ASR)**
 DOM / CDOM: **25/25**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **RS22004226**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$320.22**
 ORIGINAL \$: **\$2,000,000**
 STORIES: **Two**
 GSI: **\$134,400**
 OP EXPENSE: **\$31,680**
 NET INCOME: **\$102,720**

LIST DATE: **01/08/22**CLOSE DATE: **05/19/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **02/02/22**CLOSE PRICE: **\$1,400,000**TERMS: **1031 Exchange, Cash, Conventional**

First Time on the Market after over 30years. Oversized and Centrally Located Quadruplex in Heart of Angelino Heights in the neighborhood of Echo Park! Nestled on a sprawling 7,000sqft lot in one of LA's trendiest neighborhoods, this four-unit, 4,372sqft property is only minutes from exciting entertainment, popular restaurants, Echo Park Lake and Dodger Stadium. Each 2BR/1BA home has been maintained over the years, but will require TLC to reflect the needs of everchanging modern lifestyles. Filled with shimmering sunlight, every interior includes an openly flowing floorplan, a large living room, and a fully-equipped kitchen featuring a range/oven, solid surface countertops, ample cabinetry, and a refrigerator. Perfect for relaxation, all bedrooms are abundantly sized with dedicated closets, while each full bathroom has a shower/tub combo. Savvy homeowners may easily live in one unit, while renting out the other units to help pay down the mortgage quickly. Alternatively, you may continue to rent all units or add extra units in the back for even more residual income. Other features: four 1-car garages (detached), tenant-paid utilities, LA-RD2 zoning, lies within the HPOZ Historic Preservation Overlay Zone, less than 15-minutes from multiple studios, quick 8-minute drive from Downtown, close to shopping, parks, entertainment, grocery stores, cafés, and schools, and so much more! Located in an extremely hot area and featuring huge upside potential for increased rents, this quadruplex will not last long. Call now to find out more about this healthy portfolio addition!

CUSTOMER SHORT:Residential Income ML#: RS22004226

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**1126 MYRA Ave, Los Angeles 90029**

STATUS: Closed

LIST/CLOSE:

\$1,849,000/\$1,825,000 ↓

South of Santa Monica Blvd. Near the corner of Sunset Blvd and Santa Monica Blvd. Sunset Junction.



SQFT: **3,710**
 LOT(src): **0.08/3,904 (A)**
 PARKING SPACES:
 YEAR BLT(src): **1917**
 DOM / CDOM: **6/54**
 UNITS TOTAL: **4**
 BLDG TOTAL: **1**

SALE TYPE: **Standard**
 ML#: **22139021**
 B TRACT / MODEL:
 VIEW:
 POOL / SPA: **No/No**
 AREA: **C21 – Silver Lake – Echo Park**

PRICE PER SQFT: **\$491.91**
 ORIGINAL \$: **\$1,849,000**
 STORIES:
 GSI:
 OP EXPENSE: **\$0**
 NET INCOME: **\$0**

LIST DATE: **03/22/22**CLOSE DATE: **05/17/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/29/22**CLOSE PRICE: **\$1,825,000**

TERMS:

Prime Silverlake Sunset Junction location. Completely renovated from top to bottom. Over \$300,000 spent in upgrades. Updated plumbing, electrical, paint, kitchens and bathrooms, foundation retrofit, washer/dryer in each unit, new exterior doors and windows, new drywall and hardwood floors. Two units completely updated in just the last 3 years with new laundry with new washer/dryer, shelving and cabinets and new kitchens, countertops, stainless appliances and fixtures, LED lighting and new window AC units. New Elastomeric roof coating and new exterior paint in 2019. (6) gated and secured off-street parking spaces. Steel security fencing. Foundation received a complete earthquake retrofit in 2017 with city permit. Each unit has; hot water heater, washer/dryer, refrigerator, range, dishwasher, microwave, window AC units. Absolute turn-key property where the owners have made a significant investment upgrading and updating the property. On top of that the building is located in a premier spot just 1/2 block to Sunset Junction and right behind the new Erewhon organic grocery store. Located close to shops, stores, theatres, restaurants and bars with a Walk Score of 97. Prime walkable location makes it easier to attract quality tenants and command higher rents. Located near major Metro and transit lines. The building itself is a historic Craftsman style four unit property. Old world charm meets modern convenience in this character updated building. Inside are the original Craftsman built-in cabinets. Significant rental upside in two of the units. Do Not disturb the occupants. Interior photography not allowed except for appraisal and inspections. The two upper units have a separate den or office or nursery / small bedroom.

CUSTOMER SHORT:Residential Income ML#: 22139021

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

**1084 W KENSINGTON Rd, Los Angeles
90026**
West Kensington



SQFT: **3,728**
LOT(src): **0.2378/10,359**
PARKING SPACES: **4**
YEAR BLT(src): **1923**
DOM / CDOM: **0/0**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **22159075**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **C21 – Silver Lake – Echo Park**

LIST/CLOSE:
\$1,895,000/\$1,895,000
PRICE PER SQFT: **\$508.32**
ORIGINAL \$: **\$1,895,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$35,328**

LIST DATE: **05/19/22**

PURCHASE CONTRACT: **05/19/22**

CLOSE DATE: **05/19/22**

CLOSE PRICE: **\$1,895,000**

CONCESSIONS:

TERMS:

Echo Park vintage 1923 fourplex on a large private lot in the heart of Angelino Heights. Incredible views of Echo Park lake and beyond. Two units delivered vacant.

CUSTOMER SHORT: Residential Income ML#: 22159075

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

431 S Mathews St, Los Angeles 90033
East of Soto St and south of E 4th St



SQFT: **1,969**
LOT(src): **0.1377/6,000 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1928 (ASR)**
DOM / CDOM: **2/100**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **PW22018943**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **BOYH - Boyle Heights**

LIST/CLOSE:
\$899,999/\$960,000 ↑
PRICE PER SQFT: **\$487.56**
ORIGINAL \$: **\$899,999**
STORIES: **One**
GSI: **\$94,800**
OP EXPENSE: **\$11,400**
NET INCOME: **\$83,400**

LIST DATE: **02/08/22**

PURCHASE CONTRACT: **02/10/22**

CLOSE DATE: **05/18/22**

CLOSE PRICE: **\$960,000**

CONCESSIONS: **\$0**

TERMS: **Cash, Cash to New Loan,
Conventional, Submit, VA Loan**

Rare opportunity to own 4 units in Prime Boyle Heights. Live in one rent the others, or future development opportunities with the right vision and resources. Freshly painted interiors, semi upgraded in units 1, and 2, coming in at 432 sqft each, and unit 4 fully updated coming in at 269 sqft. The largest unit 3, comes with 832 sqft and is updated from top to bottom with new wood laminate floors, ceiling fans, single room ac units in the living room and bedroom, complete upgraded kitchen with appliances, upgraded bathroom, and so much more. Minutes drive to Downtown Los Angeles, The Art District, USC, Cal State LA, and LA Live. Easy access to all major freeways 5, 10, 60, & 710 freeways. Walking distances to amazing eateries, coffee shops, restaurants, shopping, parks, schools, and LA Metro rail station. With its premier location and money-making opportunities, this Property won't last long.

CUSTOMER SHORT: Residential Income ML#: PW22018943

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

2520 Boulder St, Los Angeles 90033

STATUS: Closed

LIST/CLOSE:

\$2,800,000/\$2,750,000 ↓

North on Soto St, East on Boulder St,



SQFT: 8,068

LOT(src): 0.1606/6,997 (A)

PARKING SPACES: 4

YEAR BLT(src): 2022 (BLD)

DOM / CDOM: 0/0

UNITS TOTAL: 4

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: DW22060186

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: BOYH - Boyle Heights

PRICE PER SQFT: \$340.85

ORIGINAL \$: \$2,800,000

STORIES: Three Or More

GSI: \$168,000

OP EXPENSE: \$36,652

NET INCOME: \$131,448

LIST DATE: 03/24/22

CLOSE DATE: 05/16/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 03/25/22

CLOSE PRICE: \$2,750,000

TERMS: Cash, Cash to New Loan, Conventional

WE ARE PROUD TO PRESENT THIS BEAUTIFUL NEW CONSTRUCTION LUXURIOUS, CONTEMPORARY QUA-DUPLEX, BROUGHT TO YOU BY ONE OF LA'S MOST REPUTABLE BUILDERS. THIS IS A TRI-LEVEL, SIDE BY SIDE UNITS, ALL UNITS HAVE AN OPEN FLOOR LAYOUT, MASTER BEDROOMS IN ALL UNITS, CUSTOM WINDOW BLINDS, STAINLESS STEEL APPLIANCES, TWO-TONE INTERIOR PAINT, LOW VOLTAGE LED LIGHTING FOR ENERGY SAVINGS, LAUNDRY ROOMS IN ALL UNITS, TANKLESS WATER HEATERS FOR INSTANT HOT WATER THROUGHOUT EACH UNIT, PLENTY OF PARKING WITH DECORATIVE PAVERS, ALL UNITS COME ATTACHED GARAGES, AUTOAMTIC GATE OPENER, THIS IS VERY GOOD LOOKING BUILDING, VERY EASY TO RENT, ALL UNITS ARE INDIVIDUAL METERED, EV CONNECTIONS AVAILABLE ON ALL GARAGES, OVER ALL THIS IS A SELF SUSTAINBLE PROPERTY WITH VERY LOW COST MAINTANCE, THIS IS A NO RENT CONTROL BUILDING.

CUSTOMER SHORT: Residential Income ML#: DW22060186

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

7721 LEXINGTON Ave, West Hollywood 90046

STATUS: Closed

LIST/CLOSE:

\$1,700,000/\$1,750,000 ↑

South of Fountain, North of Santa Monica Blvd., East of Fairfax, West of Spaulding



SQFT: 3,189

LOT(src): 0.12/5,369

PARKING SPACES:

YEAR BLT(src): 1922

DOM / CDOM: 5/246

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 22139563

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C10 - West Hollywood Vicinity

PRICE PER SQFT: \$548.76

ORIGINAL \$: \$1,700,000

STORIES:

GSI:

OP EXPENSE: \$41,250

NET INCOME: \$60,162

LIST DATE: 03/24/22

CLOSE DATE: 05/19/22

CONCESSIONS:

PURCHASE CONTRACT: 03/30/22

CLOSE PRICE: \$1,750,000

TERMS:

Great investment property in a fantastic neighborhood. Main house is a 1922 three bedroom 1.75 bath Craftsman along with three units in the back (one 2 bdrm 1 Bath, one 1 Bedroom 1 Bath and one Single 3/4 Bath) . All units are currently occupied.

CUSTOMER SHORT: Residential Income ML#: 22139563

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

802 Ozone St, Santa Monica 90405

STATUS: Closed

LIST/CLOSE:

\$2,000,000/\$2,013,375 ↑

West of Lincoln South of Ocean Park



SQFT: 3,250
LOT(src): 0.12/5,487 (D)
PARKING SPACES: 2
YEAR BLT(src): 1951
DOM / CDOM: 70/70
UNITS TOTAL: 4
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: 21106945
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: C14 - Santa Monica

PRICE PER SQFT: \$619.50
ORIGINAL \$: \$2,000,000
STORIES:
GSI:
OP EXPENSE: \$17,792
NET INCOME: \$72,748

LIST DATE: 11/18/21

CLOSE DATE: 05/17/22

CONCESSIONS:

PURCHASE CONTRACT: 02/01/22

CLOSE PRICE: \$2,013,375

TERMS:

Front house is 4+2.75 with 1,800 sq. ft; back house 3+2 with 750 sq ft; Unit A above garage is 350 sq ft; Unit B above garage 350 sq ft. Buyer to independently verify square footage of each unit. Showing with accepted offer. Do not disturb tenants. Do not trespass on the property.

CUSTOMER SHORT: Residential Income ML#: 21106945

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

2007 21st St, Santa Monica 90404

STATUS: Closed

LIST/CLOSE:

\$2,250,000/\$2,205,000 ↓

North of Pico, West of Cloverfield, South of Virginia.



SQFT: 4,631
LOT(src): 0.16/7,253
PARKING SPACES: 0
YEAR BLT(src): 1947
DOM / CDOM: 55/55
UNITS TOTAL: 4
BLDG TOTAL: 2

SALE TYPE: Standard
ML#: 22126739
B TRACT / MODEL:
VIEW: No
POOL / SPA: No/No
AREA: C14 - Santa Monica

PRICE PER SQFT: \$476.14
ORIGINAL \$: \$2,299,000
STORIES: Two
GSI:
OP EXPENSE: \$0
NET INCOME: \$0

LIST DATE: 02/17/22

CLOSE DATE: 05/18/22

CONCESSIONS:

PURCHASE CONTRACT: 04/17/22

CLOSE PRICE: \$2,205,000

TERMS:

Back On Market and ready for a new owner! Fantastic Investment opportunity for an investor or an owner/ occupier. Potential to close with 3 vacant units. Positioned on a tree-lined block just North of Pico, this large Santa Monica 4-unit property features a front, detached 2+1.5 bungalow and a rear triplex (built in 1963) with three 2+1 apartments. Family owned for over 50 years. All units are roughly 1,100 sq ft with a spacious floor plan. Perfect rental for SMC Students and great TIC conversion possibility with huge upside potential. Minutes away from Santa Monica College, Expo line, Whole Foods Market, Virginia Ave Park, and many other shops and services.

CUSTOMER SHORT: Residential Income ML#: 22126739

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

1409 S Westmoreland Ave, Los Angeles 90006
N of Venice Blvd

STATUS: Closed

LIST/CLOSE:
\$900,000/\$935,000 ↑



SQFT: **3,121**
LOT(src): **0.1551/6,758 (A)**
PARKING SPACES: **6**
YEAR BLT(src): **1903 (ASR)**
DOM / CDOM: **0/0**
UNITS TOTAL: **4**
BLDG TOTAL: **2**

SALE TYPE: **Trust**
ML#: **DW22036492**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C17 - Mid-Wilshire**

PRICE PER SQFT: **\$299.58**
ORIGINAL \$: **\$900,000**
STORIES: **Two**
GSI: **\$22,740**
OP EXPENSE: **\$0**
NET INCOME: **\$22,740**

LIST DATE: **02/24/22**

CLOSE DATE: **05/18/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **02/25/22**

CLOSE PRICE: **\$935,000**

TERMS: **1031 Exchange, Cash,
Cash to New Loan, Conventional**

Welcome to 1409 S Westmoreland Ave! Situated in Mid- Wilshire and features 4 Units that can produce you a substantial amount of rental income due to its location. It has a spacious drive way which is able to fit all tenants cars, it also has 2 car ports in the center of the property and most importantly it's less than a 5 min drive to DTLA. This is a perfect investment opportunity or development opportunity!

CUSTOMER SHORT: Residential Income ML#: DW22036492

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

5416 THORNBURN St, Los Angeles 90045 STATUS: Closed
405 Freeway to La Tijera north one block turn east on Thornburn Street

LIST/CLOSE:
\$1,500,000/\$1,500,000



SQFT: **3,332**
LOT(src): **0.21/9,248**
PARKING SPACES: **4**
YEAR BLT(src): **1949**
DOM / CDOM: **21/94**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22129661**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C29 - Westchester**

PRICE PER SQFT: **\$450.18**
ORIGINAL \$: **\$1,605,000**
STORIES:
GSI:
OP EXPENSE: **\$13,552**
NET INCOME: **\$53,880**

LIST DATE: **02/21/22**

CLOSE DATE: **05/18/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/14/22**

CLOSE PRICE: **\$1,500,000**

TERMS:

A rare opportunity for an investor or developer to own a fourplex in Westchester conveniently located several blocks from the 405 freeway minutes from LAX, Playa Vista, Dockweiler Beach, Playa Del Rey, Marina Del Rey, Fox Hill Mall (Westfield), Ladera Shopping Center, Culver City, bike paths and parks. This fourplex sits on an R3 lot that is 9248 sq. ft. with a rear four-car garage and off-street parking. All units have individual meters (gas and electric) with front and rear entrances.

CUSTOMER SHORT: Residential Income ML#: 22129661

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

8934 Reading Ave, Los Angeles 90045

STATUS: Closed

LIST/CLOSE:

\$2,200,000/\$1,900,000 ↓

South of Manchester East of Airport Blvd, off Ramsgate



SQFT: **4,202**
LOT(src): **0.15/6,883**
PARKING SPACES: **4**
YEAR BLT(src): **1951**
DOM / CDOM: **142/142**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Notice Of Default**
ML#: **21102641**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C29 - Westchester**

PRICE PER SQFT: **\$452.17**
ORIGINAL \$: **\$2,200,000**
STORIES:
GSI:
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **11/05/21**CLOSE DATE: **05/17/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/07/22**CLOSE PRICE: **\$1,900,000**

TERMS:

Fell out of Escrow and Back On The Market. This large 4 unit building wont last long. 4200 Sq ft. 10 bedrooms 5 baths. Public record says 9 bedrooms and 4 baths, but Seller has permits for the extra bedroom and bath. 3 units will be delivered vacant at the close of escrow including the 4 bedroom 2 bath owners unit. Owners unit includes Dacor range, dishwasher and microwave along with a Monogram refrigerator. The other three units are all 2 bedrooms 1 bath each. Central Air and Heat in owners unit only. All units have upgraded kitchens and baths. Interior inspection with accepted offer only. All offers must include proof of funds and pre-approval letter.

CUSTOMER SHORT: Residential Income ML#: 21102641

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**8347 W MANCHESTER Ave, Playa del Rey 90293**

STATUS: Closed

LIST/CLOSE:

\$1,995,000/\$1,500,000 ↓

W Manchester Avenue & Pershing Drive



SQFT: **4,328**
LOT(src): **0.13/6,008**
PARKING SPACES:
YEAR BLT(src): **1960**
DOM / CDOM: **17/17**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22143551**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C31 - Playa Del Rey**

PRICE PER SQFT: **\$346.58**
ORIGINAL \$: **\$1,995,000**
STORIES:
GSI:
OP EXPENSE: **\$37,591**
NET INCOME: **\$30,238**

LIST DATE: **04/05/22**CLOSE DATE: **05/16/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/22/22**CLOSE PRICE: **\$1,500,000**

TERMS:

We are pleased to announce our most recent 4plex listed in the beach city of playa del rey. The property consist of a three bedroom two bath and 3 two bedroom two bath units. The property is being offered for sale for the first time in 46 years and it's priced to SELL! Low price per square foot with roughly 104% upside in rents .

CUSTOMER SHORT: Residential Income ML#: 22143551

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**1737 W 60Th St, Los Angeles 90047**

STATUS: Closed

LIST/CLOSE:

\$850,000/\$850,000

East of Western. South of Slauson, North of Gage



SQFT: **2,415**
LOT(src): **0.11/5,051 (A)**
PARKING SPACES:
YEAR BLT(src): **1924**
DOM / CDOM: **203/203**
UNITS TOTAL: **4**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **21788242**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles Southwest**

PRICE PER SQFT: **\$351.97**
ORIGINAL \$: **\$850,000**
STORIES:
GSI:
OP EXPENSE: **\$6,000**
NET INCOME: **\$40,000**

LIST DATE: **09/27/21**CLOSE DATE: **05/19/22**

CONCESSIONS:

PURCHASE CONTRACT: **04/18/22**CLOSE PRICE: **\$850,000**

TERMS:

Great Investment Opportunity, Gated, 2 Story (3) 1 Bedroom 1 Bath, and a 2 Bedroom 1 Bath House in the back. One unit delivered vacant. All Offers Subject to inspection. Centrally located to Shopping and Public Transportation,

CUSTOMER SHORT: Residential Income ML#: 21788242

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

801 W 47th St, Los Angeles 90037

STATUS: Closed

LIST/CLOSE:

\$1,055,000/\$1,055,000

Corner of Hoover and 47th



SQFT: **4,044**
LOT(src): **0.1511/6,580 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1921 (ASR)**
DOM / CDOM: **0/53**
UNITS TOTAL: **4**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **GD22087711**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$260.88**
ORIGINAL \$: **\$1,055,000**
STORIES: **Two**
GSI: **\$67,332**
OP EXPENSE: **\$14,576**
NET INCOME: **\$52,769**

LIST DATE: **04/28/22**CLOSE DATE: **05/19/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/29/22**CLOSE PRICE: **\$1,055,000**TERMS: **Cash, Cash to New Loan, Conventional**

801 W 47th St offers four units with one three bedrooms one bath and three 2 bedrooms one bath units. The building has been well maintained and has copper plumbing, on-site parking for tenants and washer and dryer hookups in each unit. Near USC, California Science Center, the 110 and 10 freeways and Downtown with immediate cash flow.

CUSTOMER SHORT: Residential Income ML#: GD22087711

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1320 W 37TH St, Los Angeles 90007

STATUS: Closed

LIST/CLOSE:

\$3,499,000/\$3,460,000 ↓

2 blocks from USC



SQFT: **4,150**
LOT(src): **0.16/7,261**
PARKING SPACES:
YEAR BLT(src): **1990**
DOM / CDOM: **38/38**
UNITS TOTAL: **4**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22140493**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C34 - Los Angeles**
Southwest

PRICE PER SQFT: **\$833.73**
ORIGINAL \$: **\$3,499,000**
STORIES:
GSI:
OP EXPENSE: **\$58,603**
NET INCOME: **\$169,397**

LIST DATE: **03/28/22**CLOSE DATE: **05/17/22**

CONCESSIONS:

PURCHASE CONTRACT: **05/05/22**CLOSE PRICE: **\$3,460,000**

TERMS:

Introducing the all new luxurious Palmeras Residences with \$19k/mo (\$228k/year) income designed for USC students 2 blocks from campus. Current tenants are USC students. The building was gutted & finished in 2022 with new plumbing, electrical with a 5 meter panel, central HVAC in each unit, tankless water heaters, kitchens with appliances, laundry inside each unit, new bathrooms. Furnished 3 beds 3 baths each. This is not coliving. Not student housing business. Benefits of student tenants: 1) they have guarantors, 2) they move out when they graduate in 1 to 2 years & rents reset, 3) during a downturn school enrollment goes up & demand continues. In DPS zone, USC patrols the area 24 hrs/day. Alarm systems. 12 parking spots. 5 blocks to Expo/Vermont Metro Station & the new Lucas Museum opening in 2023 a giant outdoor restaurant & shopping experience. 25% upside potential on rents without capitalimprovements. No deferred maintenance. Potential for double occupancy & charge for parking & WiFi.

CUSTOMER SHORT: Residential Income ML#: 22140493

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

10304 Figueroa, Los Angeles 90003

STATUS: Closed

LIST/CLOSE:

\$799,000/\$825,000 ↑

please use GPS address is 10304 and 10306 Figueroa park on Figueroa



SQFT: 1,944

LOT(src): 0.1736/7,562 (A)

PARKING SPACES: 8

YEAR BLT(src): 1955 (ASR)

DOM / CDOM: 6/6

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: SB22057732

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C36 - Metropolitan Southwest

PRICE PER SQFT: \$424.38

ORIGINAL \$: \$799,000

STORIES: Two

GSI: \$47,292

OP EXPENSE: \$5,044

NET INCOME: \$43,048

LIST DATE: 03/23/22

CLOSE DATE: 05/16/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 04/02/22

CLOSE PRICE: \$825,000

TERMS: 1031 Exchange, Cash, Cash to New Loan, Conventional

Investment Opportunity!!! 4 Units -- 1 Bed / 1 Bath each on a large lot. Lot is zoned LAC2. 3 of the 4 units are currently rented. Property is under Rent control. Long Term Tenants in the 3 occupied units. Large lot with ample of parking. Buyer to verify what he can do with LAC2 zoning before writing an offer. Front and back are have manual gates.

CUSTOMER SHORT: Residential Income ML#: SB22057732

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

5847 Denver Ave, Los Angeles 90044

STATUS: Closed

LIST/CLOSE:

\$899,500/\$915,000 ↑

South of Slauson, West of Figueroa



SQFT: 3,188

LOT(src): 0.11/5,198

PARKING SPACES:

YEAR BLT(src): 1964

DOM / CDOM: 26/26

UNITS TOTAL: 4

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: 22127427

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C42 - Downtown L.A.

PRICE PER SQFT: \$287.01

ORIGINAL \$: \$899,500

STORIES:

GSI:

OP EXPENSE: \$20,774

NET INCOME: \$35,128

LIST DATE: 02/13/22

CLOSE DATE: 05/17/22

CONCESSIONS:

PURCHASE CONTRACT: 03/12/22

CLOSE PRICE: \$915,000

TERMS:

We are pleased to present the opportunity to acquire 5847 Denver. A 4 unit apartment complex consisting of four two bedroom one bath units. Situated on a 5198 square foot lot, the property has very large units. Current ownership has maintained the property well over the years. Some tenants have expressed an openness to relocating; the ownership is open to NACA and first time buyers. 5847 Denver provides investors an opportunity to acquire a well-maintained apartment community that offers a remaining value-add component. The property is well-suited to provide a healthy income stream and solid market appreciation as the neighborhood rarely offers buying opportunities.

CUSTOMER SHORT: Residential Income ML#: 22127427

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

1414 S Orange Dr, Los Angeles 90019

STATUS: Closed

LIST/CLOSE:

\$3,970,000/\$3,970,000

Located on Orange Dr, North of Venice Blvd



SQFT: 7,002

LOT(src): 0.1607/7,002 (A)

PARKING SPACES: 10

YEAR BLT(src): 2021 (BLD)

DOM / CDOM: 0/0

UNITS TOTAL: 5

BLDG TOTAL: 3

SALE TYPE: Standard

ML#: BB22104399

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: C16 - Mid Los Angeles

PRICE PER SQFT: \$566.98

ORIGINAL \$: \$3,970,000

STORIES: Three Or More

GSI: \$262,800

OP EXPENSE: \$58,815

NET INCOME: \$193,473

LIST DATE: 05/17/22

CLOSE DATE: 05/17/22

CONCESSIONS: \$0

PURCHASE CONTRACT: 05/17/22

CLOSE PRICE: \$3,970,000

TERMS: Submit

Sold before processing.

CUSTOMER SHORT: Residential Income ML#: BB22104399

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022 11:35:38 AM

6119 S Figueroa St, Los Angeles 90003 STATUS: Closed

Figueroa and Gage Ave.



SQFT: **3,176**
LOT(src): **0.1549/6,748 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1952 (ASR)**
DOM / CDOM: **12/12**
UNITS TOTAL: **5**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **PW22062707**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C37 - Metropolitan South**

LIST/CLOSE:
\$999,000/\$1,060,000 ↑
PRICE PER SQFT: **\$333.75**
ORIGINAL \$: **\$999,000**
STORIES: **Two**
GSI: **\$76,200**
OP EXPENSE: **\$0**
NET INCOME: **\$0**

LIST DATE: **03/18/22**

PURCHASE CONTRACT: **04/10/22**

CLOSE DATE: **05/18/22**

CLOSE PRICE: **\$1,060,000**

CONCESSIONS: **\$0**

TERMS: **Cash to New Loan**

Great opportunity to own a mixed used property. Property consists of 4 residential and 1 commercial units. 4 Residential Units: 2 bedrooms 1 bath each. All bathrooms have been remodeled within the last 6 months. Laminate flooring in the living room area and tile flooring in kitchens and baths. All units have 1 parking space. All units are rented. 1 Commercial Unit: Approximately 712 sqft. with a bath. Currently being used as a meat distribution business with a long term tenant. Business, appliances and machinery in this unit are NOT part of the sale. Property close to freeways and 15 minutes form Downtown LA.

CUSTOMER SHORT: Residential Income ML#: PW22062707

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

14319 TIARA St, Van Nuys 91401

STATUS: Closed

LIST/CLOSE:
\$1,300,000/\$1,230,000 ↓

West of Hazeltine



SQFT: **3,043**
LOT(src): **0.15/6,906**
PARKING SPACES:
YEAR BLT(src): **1957**
DOM / CDOM: **2/2**
UNITS TOTAL: **5**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **22145461**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **SO - Sherman Oaks**

PRICE PER SQFT: **\$404.21**
ORIGINAL \$: **\$1,300,000**
STORIES:
GSI:
OP EXPENSE: **\$16,250**
NET INCOME: **\$57,850**

LIST DATE: **04/11/22**

PURCHASE CONTRACT: **04/13/22**

CLOSE DATE: **05/16/22**

CLOSE PRICE: **\$1,230,000**

CONCESSIONS:

TERMS:

Amazing opportunity to own this 5 plex in one of the most desirable neighborhoods. Units consist of: Front house 4 bed 2 bath and mix of unit 4 units consist 2 bed 1 bath, two units are single +1 bath, and 1 bed + 1 bath. Record low price per unit \$260K. The owner has been taking good care of this property and all maintenance is up to date. All units have their own meters. Property is all tenant occupied and please DO NOT disturb the tenants. In order to schedule the showing please email POF and/or pre-approval. Subject to previous escrow cancellation. The buyer failed to perform

CUSTOMER SHORT: Residential Income ML#: 22145461

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

133 LIME St, Inglewood 90301

STATUS: Closed

LIST/CLOSE:

\$1,700,000/\$1,500,000 ↓

Property is located South of Manchester and East of Grevillea Avenue



SQFT: **5,547**
LOT(src): **0.2/8,749**
PARKING SPACES:
YEAR BLT(src): **1966**
DOM / CDOM: **4/4**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22120121**
B TRACT / MODEL:
VIEW: **No**
POOL / SPA: **No/No**
AREA: **101 - North Inglewood**

PRICE PER SQFT: **\$270.42**
ORIGINAL \$: **\$1,700,000**
STORIES:
GSI:
OP EXPENSE: **\$29,563**
NET INCOME: **\$95,836**

LIST DATE: **01/10/22**CLOSE DATE: **05/17/22**

CONCESSIONS:

PURCHASE CONTRACT: **01/24/22**CLOSE PRICE: **\$1,500,000**

TERMS:

Great Investment Property located In the wonderful City of Inglewood. Nice peaceful neighborhood, long-term tenants. Located in close proximity to Sofi stadium, blocks from Downtown Inglewood, Easy access to Freeway, Accessible to LAX airport with wonderful Ample parking, well-maintained building with newer roof and some copper plumbing. The owner also recently weatherproofed all of the decks. A must-see property for the owner/Investor. Property is available for viewing upon offer. Please do not disturb tenants. Please do not walk up nor enter exterior areas of the subject property. Property sold in As-Is Condition. Buyer to confirm the square footage of each unit and property.

CUSTOMER SHORT: Residential Income ML#: 22120121

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**8235 Whittier Blvd, Pico Rivera 90660**

STATUS: Closed

LIST/CLOSE:

\$1,550,000/\$1,650,000 ↑

n/a



SQFT: **4,645**
LOT(src): **0.1536/6,692 (A)**
PARKING SPACES: **14**
YEAR BLT(src): **1985 (ASR)**
DOM / CDOM: **33/33**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **PW22028041**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **649 - Pico Rivera**

PRICE PER SQFT: **\$355.22**
ORIGINAL \$: **\$1,550,000**
STORIES:
GSI: **\$113,544**
OP EXPENSE: **\$38,948**
NET INCOME: **\$72,089**

LIST DATE: **02/03/22**CLOSE DATE: **05/17/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/16/22**CLOSE PRICE: **\$1,650,000**TERMS: **Cash to New Loan**

* Built in 1985 * Large units, some with vaulted ceilings * Over 20% upside in rental income * Highest cap rate on the local market at 4.65% * Ample onsite parking including 7 garage spaces. * First time ever on the market

CUSTOMER SHORT: Residential Income ML#: PW22028041

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**326 Pasadena Ave, South Pasadena 91030**

STATUS: Closed

LIST/CLOSE:

\$2,400,000/\$2,400,000

Pasadena Ave/Monterey Road



SQFT: **5,195**
LOT(src): **0.2046/8,913 (A)**
PARKING SPACES: **6**
YEAR BLT(src): **1953 (ASR)**
DOM / CDOM: **1/1**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **PW22076289**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **658 - So. Pasadena**

PRICE PER SQFT: **\$461.98**
ORIGINAL \$: **\$2,400,000**
STORIES: **Two**
GSI: **\$134,400**
OP EXPENSE: **\$40,320**
NET INCOME: **\$94,080**

LIST DATE: **04/16/22**CLOSE DATE: **05/18/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/17/22**CLOSE PRICE: **\$2,400,000**TERMS: **Cash, Cash to New Loan**

Six units in prime South Pasadena location! 326 Pasadena Avenue is comprised of two -2BD/1BA unit and four- 1BD/1BA units, all separately metered for electric and gas. 6 Spacious Carport parking . Great location! Walking distance to Metro stop, close to Arroyo Vista Elementary School , South Pasadena Farmer's Market, trendy cafes & shopping, Arroyo Seco's hiking trails, Old Town Pasadena, the Rose Bowl, and DTLA.

CUSTOMER SHORT: Residential Income ML#: PW22076289

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

424 E 51st St, Los Angeles 90011

STATUS: Closed

LIST/CLOSE:

\$1,099,000/\$1,200,000 ↑

N. Slauson/ W. Avalon



SQFT: **3,423**
LOT(src): **0.2307/10,051 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1908 (PUB)**
DOM / CDOM: **14/14**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **SR22067043**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C42 - Downtown L.A.**

PRICE PER SQFT: **\$350.57**
ORIGINAL \$: **\$1,099,000**
STORIES: **One**
GSI: **\$68,952**
OP EXPENSE: **\$21,700**
NET INCOME: **\$47,250**

LIST DATE: **03/25/22**CLOSE DATE: **05/16/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **04/18/22**CLOSE PRICE: **\$1,200,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan, Conventional**

Property consist of 6 units plus one non-confirming unit/storage, individually metered for gas and electric. Upgrade to the units and roof. All six units are occupied and will be sold with occupants. Coin Laundry on premises.

CUSTOMER SHORT: Residential Income ML#: SR22067043

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**7133 Whitsett Ave # 4, North Hollywood 91605**

STATUS: Closed

LIST/CLOSE:

\$1,549,000/\$1,500,000 ↓

Between Vanowen and Sherman Way on Laurel Canyon



SQFT: **4,353**
LOT(src): **0.142/6,187 (A)**
PARKING SPACES: **0**
YEAR BLT(src): **1956 (PUB)**
DOM / CDOM: **109/109**
UNITS TOTAL: **6**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **SR22016685**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **NHO - North Hollywood**

PRICE PER SQFT: **\$344.59**
ORIGINAL \$: **\$1,549,000**
STORIES: **Two**
GSI: **\$103,557**
OP EXPENSE: **\$37,324**
NET INCOME: **\$63,127**

LIST DATE: **01/24/22**CLOSE DATE: **05/20/22**CONCESSIONS: **\$50,000**PURCHASE CONTRACT: **05/16/22**CLOSE PRICE: **\$1,500,000**TERMS: **Cash to New Loan**

7133 Whitsett Ave North Hollywood. Located on a major thoroughfare between Vanowen Street and Sherman Way. This (6) Six Unit apartment building is comprised of (2) Two (1) One Bedroom and (1) One Bath Units and (4) Four (2) Two Bedroom and (1) One Bath Units. The building is located in a High Demand Rental Location. It has on-site parking and a laundry room to which a washer and dryers can be added. The GRM is 14.96 and 4.08% CAP. The property is individually Metered for Gas and Electrical.

CUSTOMER SHORT: Residential Income ML#: SR22016685

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

11315 Califa, North Hollywood 91601

STATUS: Closed

LIST/CLOSE:

\$1,800,000/\$1,675,000 ↓

South of Oxnard St., 1/2 block East of Tujunga Ave.



SQFT: 6,052

LOT(src): 0.1607/7,000 (P)

PARKING SPACES: 6

YEAR BLT(src): 1962 (PUB)

DOM / CDOM: 77/77

UNITS TOTAL: 6

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: SR21259458

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: NHO - North Hollywood

PRICE PER SQFT: \$276.77

ORIGINAL \$: \$1,800,000

STORIES: Two

GSI: \$124,248

OP EXPENSE: \$40,923

NET INCOME: \$83,451

LIST DATE: 12/02/21

PURCHASE CONTRACT: 02/19/22

CLOSE DATE: 05/19/22

CLOSE PRICE: \$1,675,000

CONCESSIONS: \$0

TERMS: 1031 Exchange

Tremendous opportunity to own a great multi-residential building in North Hollywood. Solid rental "pocket", conveniently located near the 170 Freeway and the Red Line/Orange Line Metro Station. Close to the impressive "NoHo West" Project, featuring a Mega Development of offices, a multi-screen theater, restaurants and shops, including a popular Trader Joe's Market. Neighborhood of single family homes and smaller units. Excellent structure, spacious units, upgraded operating systems; newer roof and copper plumbing, according to Seller. Superior three bedroom one and three quarters bathroom main unit perfect for an Owner/User - upgraded kitchen and bathrooms, private front yard, separate dining area. Engineered wood floors in some units, other apartments have laminate, tile and carpet - Fantastic Potential!! PLEASE DO NOT DISTURB TENANTS

CUSTOMER SHORT: Residential Income ML#: SR21259458

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**1509 Aviation Blvd, Redondo Beach 90278**

STATUS: Closed

LIST/CLOSE:

\$3,850,000/\$3,850,000

Aviation Blvd Between Grant & Ford



SQFT: 5,900

LOT(src): 0.2594/11,300 (P)

PARKING SPACES: 8

YEAR BLT(src): 1952 (PUB)

DOM / CDOM: 201/201

UNITS TOTAL: 7

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SB21203659

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 154 - N Redondo
Bch/Golden Hills

PRICE PER SQFT: \$652.54

ORIGINAL \$: \$3,995,000

STORIES: Two

GSI: \$208,960

OP EXPENSE: \$0

NET INCOME: \$140,589

LIST DATE: 09/01/21

PURCHASE CONTRACT: 04/04/22

CLOSE DATE: 05/19/22

CLOSE PRICE: \$3,850,000

CONCESSIONS: \$0

TERMS: Conventional

1509-1515 Aviation Blvd, Redondo Beach. This three parcel portfolio offers two newly renovated mixed use buildings and parking located less than 1.5 miles from the Pacific Ocean. It consists of five residential units and two office rentals in the heart of North Redondo Beach. The building was artfully renovated within the last twelve months with over \$400,000 in upgrades. Upgrades include new electrical, mechanical, HVAC, appliances, doors, paint, and modern finishes. The beautiful "owners unit" boasts a large yard, newly landscaped and elevated above street level. The laundry room was also renovated with new electrical, plumbing, water heater, cabinets, two new washers, and two new dryers. Each unit is primed for tenants to enjoy coastal living. The property is "Very Walkable" with a score of 77/100. Tenants can walk or bike to local restaurants, coffee shops, grocery stores, parks, and the Hermosa Beach Pier. The famous Pacific Coast Highway stretch through Hermosa Beach is less than a mile away and offers even more with gyms, shops, businesses, and restaurants galore. Don't miss out on this opportunity to own a piece of prime California real estate.

CUSTOMER SHORT: Residential Income ML#: SB21203659

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

**2313 Vanderbilt Ln, Redondo Beach
90278**

STATUS: Closed

LIST/CLOSE:

\$3,250,000/\$2,670,500 ↓

West of Inglewood & South of Artesia (Vanderbilt is One way street going west from McKay Ln to Slauson Ln)



SQFT: **4,956**

LOT(src): **0.1719/7,486 (A)**

PARKING SPACES: **9**

YEAR BLT(src): **1946 (ASR)**

DOM / CDOM: **15/15**

UNITS TOTAL: **8**

BLDG TOTAL: **1**

SALE TYPE: **Trust**

ML#: **PV22008927**

B TRACT / MODEL:

VIEW: **No**

POOL / SPA: **No/No**

AREA: **152 - N Redondo**

Bch/Villas South

PRICE PER SQFT: **\$538.84**

ORIGINAL \$: **\$3,250,000**

STORIES: **Two**

GSI: **\$121,640**

OP EXPENSE: **\$21,057**

NET INCOME: **\$95,645**

LIST DATE: **01/13/22**

PURCHASE CONTRACT: **02/17/22**

CLOSE DATE: **05/16/22**

CLOSE PRICE: **\$2,670,500**

CONCESSIONS: **\$125,000**

TERMS: **Cash, Cash to New Loan**

GOLDEN OPPORTUNITY Knocks in Prime North Redondo Beach Neighborhood Next to Posh Manhattan Beach. **FIXER & UPSIDE POTENTIAL** - VALUE-ADD Investor's Dream. First Time on Market in Over 35 Years. **RARELY** Does an 8-Unit Apartment Building with 2 Bedrooms & 1 Bath Each (Total 16 Bdrm & 8 Bath) Come Up For Sale in the South Bay. Total 4,956 SQFT. Zone RB3, Huge 7,486 SQFT Lot Size 50' X 150' per Assessors Data (Buyer & Agents to Verify). Private Parking Spaces Along the Side for 8 Vehicles Plus One Extra for Maintenance Truck. Separate Gas & Electric Meters for Each Unit. On-site Community Laundry Room. Conveniently Located to Public Transportation, Shopping, Eateries, Restaurants, Coffee Shops, Theatre, Award Winning Redondo Beach Schools, Parks and Beaches.

CUSTOMER SHORT: Residential Income ML#: PV22008927

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

221 S AVENUE 19, Los Angeles 90031

STATUS: Closed

LIST/CLOSE:

\$2,065,000/\$1,950,000 ↓

The property is located on S Avenue 19 just south of N Broadway near N San Fernando Rd.



SQFT: **4,130**

LOT(src): **0.22/9,952 (OTH)**

PARKING SPACES:

YEAR BLT(src): **1923**

DOM / CDOM: **77/77**

UNITS TOTAL: **8**

BLDG TOTAL: **3**

SALE TYPE: **Standard**

ML#: **21110549**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **677 - Lincoln Hts**

PRICE PER SQFT: **\$472.15**

ORIGINAL \$: **\$2,145,000**

STORIES:

GSI:

OP EXPENSE: **\$44,592**

NET INCOME: **\$93,746**

LIST DATE: **12/07/21**

PURCHASE CONTRACT: **02/22/22**

CLOSE DATE: **05/20/22**

CLOSE PRICE: **\$1,950,000**

CONCESSIONS:

TERMS:

4.54% CAP | Turnkey Multifamily Opportunity. We are pleased to present the South Avenue 19 apartments: an eight (8) unit multifamily investment opportunity located in Lincoln Heights. These three single story, wood frame stucco buildings were built in 1923, 1924, and 1925 and consist of 4,130 SF of living area with eight (8) on-site parking spaces. Further, this property is situated on a large 9,952 SF lot zoned LA-R1.5. The property features six (6) One bedroom | One bathroom units and two (2) spacious, completely remodeled Two bedroom | One bathroom units. Both of the 2 bedroom units and three of the 1 bedroom units have undergone extensive rehab including but not limited to: completely redone bathrooms and showers, upgraded living rooms, new kitchens featuring brand new appliances, laminate flooring, new windows, all new paint, etc. Further, these have been with updated with new plumbing and upgraded electrical. The new owner will benefit from the property's low annual expenses: no trash expense, separate gas and electric meters, and drought tolerant landscaping providing strong current and future cash flow. The property is located on S Avenue 19 just south of N Broadway near N San Fernando Rd. The property allows for tenants to live in close proximity to Downtown Los Angeles, with short commutes to the San Gabriel Valley, and close by transit at the Lincoln Heights/Cypress Park Station and Chinatown Station. The LA-USC Medical Center is just north of the 10 freeway, and nearby parks include Downey Recreation Center, Downey Playground and Lincoln Heights Recreation Center.

CUSTOMER SHORT: Residential Income ML#: 21110549

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

2228 THURMAN Ave, Los Angeles 90016 STATUS: Closed

LIST/CLOSE:

\$2,200,000/\$2,400,000 ↑

North of Washington, East of Fairfax



SQFT: **7,108**

LOT(src): **0.31/13,646 (A)**

PARKING SPACES:

YEAR BLT(src): **1947**

DOM / CDOM: **12/12**

UNITS TOTAL: **8**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **22141865**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**

AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$337.65**

ORIGINAL \$: **\$2,200,000**

STORIES:

GSI:

OP EXPENSE: **\$59,844**

NET INCOME: **\$85,449**

LIST DATE: **03/21/22**

PURCHASE CONTRACT: **04/12/22**

CLOSE DATE: **05/20/22**

CLOSE PRICE: **\$2,400,000**

CONCESSIONS:

TERMS:

The location for this investment is A+. It is blocks away from Culver City with restaurants, studios and tech companies (Apple, Google etc). The 8 unit property has been owned by same family for over 40 years and has been professionally managed for a decade. All units are 2BR/1BA, and two of the units will be delivered vacant and in rent-ready condition. There is carport parking for 8 plus additional space for more parking or adding ADU's (check with city). There is 50% upside in the rents and all remaining tenants are current in rent.

CUSTOMER SHORT: Residential Income ML#: 22141865

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

10641 LA GRANGE Ave, Los Angeles 90025

STATUS: Closed

LIST/CLOSE:

\$3,850,000/\$4,025,000 ↑

Use Google Maps. Property is between Santa Monica Blvd and W Olympic Blvd.



SQFT: **10,549**

LOT(src): **0.17/7,432**

PARKING SPACES:

YEAR BLT(src): **1966**

DOM / CDOM: **0/0**

UNITS TOTAL: **9**

BLDG TOTAL: **1**

SALE TYPE: **Standard**

ML#: **22152517**

B TRACT / MODEL:

VIEW: **Yes**

POOL / SPA: **No/No**

AREA: **C05 - Westwood - Century City**

PRICE PER SQFT: **\$381.55**

ORIGINAL \$: **\$3,850,000**

STORIES:

GSI:

OP EXPENSE: **\$84,004**

NET INCOME: **\$129,512**

LIST DATE: **05/02/22**

PURCHASE CONTRACT: **05/02/22**

CLOSE DATE: **05/17/22**

CLOSE PRICE: **\$4,025,000**

CONCESSIONS:

TERMS:

Prime location in West Los Angeles! Large 9 unit building on a corner lot. Unit mix includes two 3 bedroom units, one 2 bedroom unit and six 1 bedroom units. Additionally, there are two spaces on the ground the floor that are currently not in use. Property includes 12 parking spaces 4 tandem. Seismic retrofit complete and recent modernization of elevator and roof replacement in 2021. Very large units. Surrounded in prime residential neighborhood by multi million dollar homes. Great Value add opportunity for investor in one of a kind location. DRIVE BY ONLY! DO NO DISTURB TENANTS!

CUSTOMER SHORT: Residential Income ML#: 22152517

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1325 N Poinsettia Pl, Los Angeles 90046 STATUS: Closed

LIST/CLOSE:

\$5,569,000/\$5,569,000

SUNSET BLVD/ FOUNTAIN AVE



SQFT: **9,785**
LOT(src): **0.176/7,667 (A)**
PARKING SPACES: **9**
YEAR BLT(src): **2002 (ASR)**
DOM / CDOM: **1/1**
UNITS TOTAL: **9**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **SB22046258**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C20 - Hollywood**

PRICE PER SQFT: **\$569.14**
ORIGINAL \$: **\$5,569,000**
STORIES:
GSI: **\$232,032**
OP EXPENSE: **\$83,610**
NET INCOME: **\$140,261**

LIST DATE: **03/06/22**

CLOSE DATE: **05/16/22**

CONCESSIONS: **\$50,000**

PURCHASE CONTRACT: **03/09/22**

CLOSE PRICE: **\$5,569,000**

TERMS: **Cash to New Loan**

LOCATION, LOCATION, LOCATION IN HOLLYWOOD, BUILT IN 2002. NO RENT CONTROL. 9 UNITS TOWNHOUSE STYLE. ALL THE UNITS ARE 2 BEDROOMS, 2 BATHROOMS. SUBTERRANEAN PARKING WITH 9 TANDEM PARKING SPACES. INDIVIDUALLY METER FOR GAS AND ELECTRIC. EACH UNIT HAS ITS OWN WATER HEATER. UNITS HAVE FIREPLACE, CENTRAL AC, REFRIGERATOR, STOVE, DISHWASHER AND MICROWAVE. 8 UNITS HAVE WASHER AND DRYER INSIDE. RATED 94 ON WALK SCORE. BEST LOCATION, WALKING DISTANCE TO SUNSET BLVD, HOLLYWOOD BLVD WHERE IS THE HOLLYWOOD WALK OF FAME AND KODAK THEATER WHICH IS THE HOME OF THE ACADEMY AWARDS, HOLLYWOOD & HIGHLAND SHOPPING CENTER AND ENTERTAINMENT COMPLEX. ROOFTOP SUNDECK WITH VIEW OF THE MOUNTAINS AND THE HOLLYWOOD SIGN. NEW OWNER CAN UPGRADE THE UNITS FOR TOP RENTAL INCOME.

CUSTOMER SHORT: Residential Income ML#: SB22046258

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

11022 S Grevillea Ave, Lennox 90304 STATUS: Closed

LIST/CLOSE:

\$1,995,000/\$1,950,000 ↓

11022 S Grevillea Ave, Lennox



SQFT: **6,290**
LOT(src): **0.3206/13,966 (A)**
PARKING SPACES: **24**
YEAR BLT(src): **1989 (PUB)**
DOM / CDOM: **2/2**
UNITS TOTAL: **10**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **OC22030244**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **105 - Lennox**

PRICE PER SQFT: **\$310.02**
ORIGINAL \$: **\$1,995,000**
STORIES:
GSI: **\$147,096**
OP EXPENSE: **\$61,623**
NET INCOME: **\$82,260**

LIST DATE: **02/14/22**

CLOSE DATE: **05/17/22**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **02/17/22**

CLOSE PRICE: **\$1,950,000**

TERMS: **1031 Exchange, Cash, Cash to New Loan**

Value Add Opportunity! 11022 S Grevillea Avenue (6 Units) & 11023 S Burin Avenue (4 Units), allow and investor to acquire two properties for the price of one! All units have their own separate 2-Car Garages. 60% of units were built in 1989 (Grevillea), and the rest in the 1950's (est. for Burin). Additionally, the property boasts ample parking with Six (6) Two-Car Garages, 12 Carports (Behind the Garages), and Open Parking. The real estate is also situated in an opportunity zone and falls under County of Los Angeles RSO.

CUSTOMER SHORT: Residential Income ML#: OC22030244

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1140 N BEACHWOOD Dr, Los Angeles 90038 STATUS: Closed

LIST/CLOSE:

\$2,000,000/\$1,975,000 ↓

Located just west of the 101 and north of Santa Monica Blvd



SQFT: **5,343**
LOT(src): **0.15/6,752**
PARKING SPACES:
YEAR BLT(src): **1956**
DOM / CDOM: **65/65**
UNITS TOTAL: **10**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22132189**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C20 - Hollywood**

PRICE PER SQFT: **\$369.64**
ORIGINAL \$: **\$2,000,000**
STORIES:
GSI:
OP EXPENSE: **\$65,277**
NET INCOME: **\$64,909**

LIST DATE: **02/03/22**

CLOSE DATE: **05/19/22**

CONCESSIONS:

PURCHASE CONTRACT: **05/05/22**

CLOSE PRICE: **\$1,975,000**

TERMS:

CUSTOMER SHORT: Residential Income ML#: 22132189

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

1323 14TH St, Santa Monica 90404

STATUS: Closed

LIST/CLOSE:

\$6,519,999/\$5,900,000 ↓

The property is situated in one of the trendiest locations in Los Angeles, sitting just north of Santa Monica Boulevard, sandwiched between 15th Street to the east and Euclid Street to the west.



SQFT: **10,065**
LOT(src): **0.17/7,524**
PARKING SPACES:
YEAR BLT(src): **1964**
DOM / CDOM: **61/61**
UNITS TOTAL: **11**
BLDG TOTAL: **1**

SALE TYPE: **Standard**
ML#: **22121159**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **C14 - Santa Monica**

PRICE PER SQFT: **\$586.19**
ORIGINAL \$: **\$6,519,999**
STORIES:
GSI:
OP EXPENSE: **\$133,004**
NET INCOME: **\$220,077**

LIST DATE: **01/23/22**CLOSE DATE: **05/16/22**

CONCESSIONS:

PURCHASE CONTRACT: **03/27/22**CLOSE PRICE: **\$5,900,000**

TERMS:

The property features 10,065 square feet of rentable area and is situated on a 7,523-square foot lot. The 11-unit building is composed of five one-bedroom/one-bathroom units and six two-bedroom/two-bathroom unit. The building has been well-maintained and offers on-site parking for tenants.

CUSTOMER SHORT: Residential Income ML#: 22121159

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

2621 Ruhland Ave, Redondo Beach 90278

Near Artesia

STATUS: Closed

LIST/CLOSE:

\$4,800,000/\$5,100,000 ↑



SQFT: **7,632**
LOT(src): **0.344/14,985 (A)**
PARKING SPACES: **18**
YEAR BLT(src): **1959 (PUB)**
DOM / CDOM: **16/16**
UNITS TOTAL: **12**
BLDG TOTAL: **2**

SALE TYPE: **Standard**
ML#: **SB22040230**
B TRACT / MODEL:
VIEW:
POOL / SPA: **No/No**
AREA: **699 - Not Defined**

PRICE PER SQFT: **\$668.24**
ORIGINAL \$: **\$4,800,000**
STORIES: **Two**
GSI: **\$257,400**
OP EXPENSE: **\$93,453**
NET INCOME: **\$163,773**

LIST DATE: **03/01/22**CLOSE DATE: **05/16/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **03/17/22**CLOSE PRICE: **\$5,100,000**TERMS: **1031 Exchange, Cash,
Cash to New Loan**

We proud to present our latest listing, 2621-2623 Ruhland Avenue. Featuring projected rental upside of almost 30% +/-, this is a terrific long-term hold located in one of the best rental markets in Los Angeles! This 12-unit investment opportunity is comprised of two separate buildings on a large, conjoined lot totaling nearly 15,000 square feet. The units are all cute Two Bedrooms, and feature individual water heaters. There are 6 double garages and 18 parking spots in total, and onsite laundry for tenant convenience. On the market for the first time in well over 20+ years, the property has undergone several large capital expenditures recently including a brand new roof and rain gutters, and new stair railings (approx. 2019). Units are individually metered for gas an electricity and plumbing has been upgraded as needed throughout current ownership. There is also some potential for constructing some ADU's (Buyer to verify).

CUSTOMER SHORT: Residential Income ML#: SB22040230

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

**178 N ALEXANDRIA Ave, Los Angeles
90004**
google maps



SQFT: **14,316**
LOT(src): **0.18/8,040**
PARKING SPACES:
YEAR BLT(src): **2020**
DOM / CDOM: **111/111**
UNITS TOTAL: **14**
BLDG TOTAL: **1**

STATUS: **Closed**

SALE TYPE: **Standard**
ML#: **22121753**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **C17 - Mid-Wilshire**

LIST/CLOSE:
\$7,000,000/\$7,000,000

PRICE PER SQFT: **\$488.96**
ORIGINAL \$: **\$7,000,000**
STORIES:
GSI:
OP EXPENSE: **\$136,500**
NET INCOME: **\$280,000**

LIST DATE: **01/25/22**

PURCHASE CONTRACT: **05/16/22**

CLOSE DATE: **05/18/22**

CLOSE PRICE: **\$7,000,000**

CONCESSIONS:

TERMS:

ST Realty Inc is pleased to present the opportunity to acquire a brand new, none rent-controlled 14 unit apartment building in Koreatown. Built in 2020, The Property, located at 178 N Alexandria, offers a great unit mix with 1 bed room 1.5 bath townhomes and 2 bedroom flats. .The property offers large spacious units with an average square footage of 850 SF. It also includes in unit washer & dryer, stainless steel appliances, two-tone cabinetry, quartz countertops, stylish flooring, mobile-friendly thermostats, Central A/C, and heat, reserved parking and a beautiful sky deck for the residents. The Property is centrally located and a short distance from the World Famous Hollywood Walk of Fame, Paramount Studios, Netflix, Koreatown, Larchmont Downtown and the Hollywood Bowl. Buyer must assume a \$4M Fannie Mae loan at 3.58% rate.

CUSTOMER SHORT:Residential Income ML#: 22121753

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

12128 Imperial, Norwalk 90650

STATUS: **Closed**

LIST/CLOSE:
\$4,200,000/\$4,210,000 ↑

Near intersection intersection of Imperial Hwy and Norwalk Blvd



SQFT: **11,340**
LOT(src): **0.4466/19,454 (A)**
PARKING SPACES: **19**
YEAR BLT(src): **1963 (ASR)**
DOM / CDOM: **3/3**
UNITS TOTAL: **14**
BLDG TOTAL: **1**

SALE TYPE: **Trust**
ML#: **IG22049364**
B TRACT / MODEL:
VIEW:
POOL / SPA:**No/No**
AREA: **M1 - Norwalk**

PRICE PER SQFT: **\$371.25**
ORIGINAL \$: **\$4,200,000**
STORIES:
GSI: **\$263,968**
OP EXPENSE: **\$51,083**
NET INCOME: **\$212,885**

LIST DATE: **02/27/22**

PURCHASE CONTRACT: **03/14/22**

CLOSE DATE: **05/19/22**

CLOSE PRICE: **\$4,210,000**

CONCESSIONS: **\$176,000**

TERMS: **Cash, Conventional,
Submit**

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.

CUSTOMER SHORT:Residential Income ML#: IG22049364

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

6937 Kester Ave, Van Nuys 91405

STATUS: Closed

LIST/CLOSE:

\$4,150,000/\$3,900,000 ↓

North of Vanowen & East of Sepulveda



SQFT: 16,252

LOT(src): 0.5142/22,398 (A)

PARKING SPACES: 0

YEAR BLT(src): 1953 (ASR)

DOM / CDOM: 2/2

UNITS TOTAL: 16

BLDG TOTAL: 2

SALE TYPE: Standard

ML#: SR21227108

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: VN - Van Nuys

PRICE PER SQFT: \$239.97

ORIGINAL \$: \$4,150,000

STORIES: Two

GSI: \$301,344

OP EXPENSE: \$123,449

NET INCOME: \$177,419

LIST DATE: 10/12/21

PURCHASE CONTRACT: 10/15/21

CLOSE DATE: 05/17/22

CLOSE PRICE: \$3,900,000

CONCESSIONS: \$100,000

TERMS: Cash, Cash to New Loan

The Ghobadi Multifamily Investment Team is pleased to present a 16-unit apartment complex at 6937-6943 Kester Avenue in the City of Van Nuys. Subject property consists of two 8-unit buildings with a mix of all 2 Bed/1 Bathroom units totaling ±16,252 square feet of rentable space resting on a ±22,398 square foot lot. In addition, the property offers two on-site laundry rooms and 16 parking spaces. Furthermore, this property is located in an opportunity zone and within Transit Oriented Communities (Tier 1). This property has been professionally managed for the past 8-9 year.

CUSTOMER SHORT: Residential Income ML#: SR21227108

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**13425 Mulberry Dr, Whittier 90605**

STATUS: Closed

LIST/CLOSE:

\$4,225,000/\$4,335,000 ↑

North of Mulberry Drive and south of Carmenita Road



SQFT: 11,664

LOT(src): 0.3889/16,942 (A)

PARKING SPACES: 17

YEAR BLT(src): 1963 (ASR)

DOM / CDOM: 31/31

UNITS TOTAL: 17

BLDG TOTAL: 1

SALE TYPE: Standard

ML#: PW22038033

B TRACT / MODEL:

VIEW:

POOL / SPA: No/No

AREA: 670 - Whittier

PRICE PER SQFT: \$371.66

ORIGINAL \$: \$4,225,000

STORIES:

GSI: \$295,548

OP EXPENSE: \$111,447

NET INCOME: \$175,234

LIST DATE: 02/25/22

PURCHASE CONTRACT: 03/28/22

CLOSE DATE: 05/17/22

CLOSE PRICE: \$4,335,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

Built in 1963 the subject property consists of (9) one bedroom/one bath units and (8) two bedroom/one bath units. Property amenities include an onsite laundry facility, carports, and wall A/C. All of the units are individually metered for electricity and gas. Carport roofs and second story walkway decking were recently replaced. Units 1, 4 and 11 will be delivered vacant and in non-rent ready condition allowing the purchaser to renovate the units and achieve the highest market rent available. With the property being located in Unincorporated Los Angeles County the property is subject to Rent Stabilization Ordinance (RSO) which is a local law setting the maximum annual rent increases to an annual cap of 3 percent and provides tenants protections from evictions without just cause. The Supervisors controlling Unincorporated areas of Los Angeles County recently extended the rent freeze for all areas of Unincorporated Los Angeles County until December 31st, 2022.

CUSTOMER SHORT: Residential Income ML#: PW22038033

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM

14521 Clark St, Baldwin Park 91706

STATUS: Closed

LIST/CLOSE:

\$8,500,000/\$8,750,000 ↑

Take I-10W, Exit Pacific Avenue, Turn left onto W. Pacific Avenue, Turn right onto Bogart Avenue, Turn left onto Clark Street

SQFT: **19,384**LOT(src): **0.8296/36,139 (A)**PARKING SPACES: **26**YEAR BLT(src): **1964 (ASR)**DOM / CDOM: **17/17**UNITS TOTAL: **26**BLDG TOTAL: **1**SALE TYPE: **Standard**ML#: **CV22020275**

B TRACT / MODEL:

VIEW: **Yes**POOL / SPA: **No/No**AREA: **608 - Baldwin****Pk/Irwindale**PRICE PER SQFT: **\$451.40**ORIGINAL \$: **\$8,500,000**STORIES: **Two**GSI: **\$578,818**OP EXPENSE: **\$225,862**NET INCOME: **\$335,592**LIST DATE: **02/01/22**PURCHASE CONTRACT: **02/18/22**CLOSE DATE: **05/19/22**CLOSE PRICE: **\$8,750,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash to New Loan**

The Kimberly Apartments is situated on Clark Street between Maine Avenue and Bogart Avenue. The property is conveniently located near major thoroughfares, Ramona Boulevard, Los Angeles Street, Baldwin Park Boulevard and Maine Avenue with access to many retail centers with popular shops and restaurants within a quick five-minute drive. The property is near the 10 and 210 freeway and within minutes to the Kaiser Permanente Baldwin Park Medical Center, Baldwin Park High School, Rio Hondo Community College, Citrus College, Baldwin Park Metrolink Station and Downtown Baldwin Park. Baldwin Park is a city located in the western San Gabriel Valley region of Los Angeles County. It is ideally located by offering convenient access to the neighboring cities within the San Gabriel Valley, Los Angeles County and San Bernardino County. The property is less than 30 miles from LAX and a short drive away from Downtown Los Angeles and Pasadena. Significant local landmarks within a 30-mile radius include: The Huntington Library, The Rose Bowl, Dodger Stadium, The Staples Center, Santa Anita Park, Griffith Observatory, Los Angeles Zoo, Hollywood Walk of Fame, Hollywood Bowl, Universal Studios, and more. The Kimberly Apartments features wall air conditioning and heating, gourmet kitchen with quartz counter tops, shaker style cabinetry, stainless steel appliances, real hardwood floors, private balconies/patios and ceiling fans. The property is gated and common area features include carport parking, laundry facility on-site, community BBQ with outdoor seating, well-maintained mature landscaping with a pool and secured entrance. The Kimberly Apartments is a prime Baldwin Park property and a great long-term investment. The property is in a highly desirable area and offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

CUSTOMER SHORT: Residential Income ML#: CV22020275

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM**7075 Lanewood Ave, Los Angeles 90028** STATUS: Closed

LIST/CLOSE:

\$13,000,000/\$10,500,000 ↓

South of Hollywood Blvd and West of Highland Ave

SQFT: **23,450**LOT(src): **0.4821/20,999 (A)**PARKING SPACES: **37**YEAR BLT(src): **1971 (PUB)**DOM / CDOM: **140/140**UNITS TOTAL: **36**BLDG TOTAL: **1**SALE TYPE: **Standard, Trust**ML#: **WS21145762**

B TRACT / MODEL:

VIEW:

POOL / SPA: **No/No**AREA: **C20 - Hollywood**PRICE PER SQFT: **\$447.76**ORIGINAL \$: **\$13,000,000**STORIES: **Two**GSI: **\$488,868**OP EXPENSE: **\$175,413**NET INCOME: **\$293,900**LIST DATE: **07/06/21**PURCHASE CONTRACT: **02/08/22**CLOSE DATE: **05/16/22**CLOSE PRICE: **\$10,500,000**CONCESSIONS: **\$0**TERMS: **Cash, Cash to New Loan**

Welcome to 7075 Lanewood Ave, Los Angeles, CA – CASA LANEWOOD. This south facing 36-unit apartment building is situated in an UNBELIEVABLE LOCATION – Less than 2 blocks (0.2 miles) away from Hollywood Blvd. First time on market since 1999!! The property is a 2-story apartment that was built in 1971 with 23,450 SF building size situated on 20,999 SF lot. 3 separate parking areas for a total of 37 parking spaces. The property also has its own laundry room (laundry units are owned not leased). The property also has cameras installed and seismic retrofit has been completed (November 2020). 7075 Lanewood has a Walk Score of 95 out of 100 because of its extremely convenient location. There are many nearby amenities such as restaurants, groceries stores, shopping, parks, schools, entertainment etc. Many nearby world-renowned attractions are also within walking distance such as: TCL Chinese Theatre, Dolby Theatre, Hollywood Walk of Fame, El Capitan Theatre, Hollywood Wax Museum, Guinness World Records Museum, World of Illusions and many more. 7075 Lanewood is also conveniently located within walking distance to public transportation (0.4 miles away from Metro Rail – Hollywood/Highland Station).

CUSTOMER SHORT: Residential Income ML#: WS21145762

Printed by Michael Lembeck, State Lic: 01019397 on 05/22/2022
11:35:38 AM