

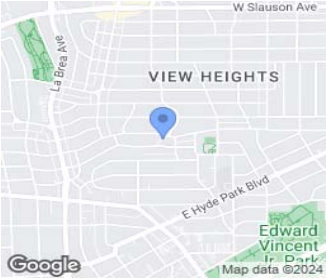
Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Soc	Date	DOM/CDOM
1	24363041	S	536 E FAIRVIEW BLVD	ING	101	STD	2			\$1,145,000	\$494.39	2316/A	1923/ASR	5,896/0.1354	N	3	05/23/24	84/84
2	QC24055313	S	721 Manchester DR	ING	101	STD	2	\$0		\$1,295,000	\$615.49	2104	1941/ASR	7,289/0.1673	N	2	05/24/24	27/27
3	SB24068634	S	14918 Avis AVE	LAWN	112	STD	2	\$0		\$1,044,000	\$476.28	2192	1950/ASR	7,251/0.1665	N	3	05/20/24	10/10
4	SB240686361	S	2425 S Ocean AVE	TORR	125	STD	2	\$76,200		\$1,650,000	\$785.71	2100	1948/PUB	9,879/0.2268	N	2	05/21/24	3/3
5	SB24071427	S	24408 Park ST	TORR	125	STD	2	\$0		\$1,669,130	\$558.61	2988	1967/ASR	4,979/0.1143	N	3	05/23/24	5/5
6	SB24076279	S	1604 Marshallfield LN	REDO	152	TRUS	2	\$50,160		\$1,350,000	\$849.06	1590	1940/PUB	4,994/0.1146	N	2	05/23/24	13/13
7	GD24063737	S	3220 Sagamore WAY	GPRK	623	STD	2	\$0		\$1,405,000	\$584.44	2404	1961/ASR	5,323/0.1222	Y	0	05/24/24	35/35
8	P1-17417	S	441 Ramona AVE	SMAD	656	TRUS	2	\$0		\$2,415,000	\$534.76	4488	1947/ASR	14,298/0.3282	Y	2	05/22/24	6/6
9	TR24055637	S	245 W 2nd ST	SDMS	689	STD	2	\$60,000		\$1,080,000	\$478.30	2258	1978/ASR	5,835/0.134	N	4	05/20/24	8/8
10	MB24076197	S	434 Belden AVE	LA	699	STD	2	\$0		\$800,000	\$544.22	1470	1948/ASR	8,426/0.1934	N	2	05/24/24	0/0
11	CV24084134	S	3369 Cerritos AVE	SIGH	8	STD	2	\$46,656		\$1,007,000	\$554.52	1816	1935/ASR	6,386/0.1466	N	2	05/20/24	4/4
12	24361745	S	10622 Ayres AVE	LA	C08	STD	2			\$2,725,000	\$738.88	3688	2023/BLD	6,001/0.1378	N	4	05/21/24	84/84
13	23329769	S	1217 S Kingsley DR	LA	C17	STD	2			\$850,000	\$532.25	1597		5,899/0.1354			05/24/24	194/194
14	23283415	S	1079 S Cloverdale AVE	LA	C19	PRO	2			\$1,629,575	\$383.16	4253	1926	6,904/0.1585			05/21/24	156/156
15	SR23212791	S	1205 W 53rd ST	LA	C34	STD	2	\$0		\$755,000	\$404.61	1866	1922/ASR	5,373/0.1233	N	1	05/21/24	15/15
16	IW24054722	S	1216 1218 61 ST	LA	C34	STD	2	\$0		\$1,160,000	\$556.09	2086	1930/ASR	6,724/0.1544	N	2	05/21/24	17/17
17	DW24080925	S	800 W 22nd ST	LA	C36	STD	2	\$0		\$755,000	\$692.66	1090	1918/ASR	8,144/0.187	N	0	05/23/24	12/82
18	DW24036756	S	7114 - 7116 Miramonte BLVD	LA	C37	STD	2	\$0		\$742,000	\$637.46	1164	1922/ASR	3,474/0.0798	N	0	05/23/24	39/129
19	24394325	S	3625 4th AVE	LA	PHHT	STD	2			\$789,900	\$523.81	1508	1925	5,459/0.1253			05/20/24	0/0
20	DW24063098	S	1020 E Arlington ST	OMP	RN	STD	2	\$14,400		\$710,000	\$519.39	1367	1957/ASR	4,703/0.108	N	2	05/24/24	10/10
21	QC23222260	S	6229 6229 Flora	BELL	T6	STD	2	\$22,200		\$630,000	\$374.78	1681	1922/ASR	5,822/0.1337	N	2	05/20/24	28/28
22	24367607	S	5642 Murietta AVE	VNS	VG	STD	2			\$1,240,000	\$537.73	2306	1949	8,125/0.1865			05/23/24	71/71
23	24364495	S	8632 Lubao AVE	WIN	WIN	STD	2			\$1,075,000	\$571.81	1880	1955	8,192/0.1881	N	0	05/21/24	36/36
24	PW24073795	S	753 W 14th ST	SP	183	TRUS	3	\$79,200		\$880,000	\$419.05	2100	1939/ASR	4,807/0.1104	N	3	05/22/24	12/12
25	DW23217790	S	1160 Watson AVE	WILM	196	STD	3	\$37,032		\$720,000	\$563.38	1278	1924/ASR	5,400/0.124	N	0	05/21/24	58/58
26	24345357	S	2479 Lincoln AVE	ALTA	604	STD	3			\$1,000,000	\$449.44	2225/AP	1950	9,230/0.2119			05/20/24	133/133
27	PW23194631	S	916 N Dittman AVE	ELA	621	STD	3	\$0		\$810,000	\$311.54	2600	1965/ASR	7,521/0.1727	N	0	05/20/24	142/142
28	TR24041595	S	550 N Currier ST	POM	687	STD	3	\$47,424		\$671,000	\$335.84	1998	1961/ASR	7,198/0.1652	N	3	05/24/24	11/11
29	24377141	S	2240 Crenshaw BLVD	LA	C16	STD	3			\$1,030,000	\$397.99	2588	1911	7,859/0.1804			05/24/24	27/27
30	24366229	S	5326 Lemon Grove AVE	LA	C20	STD	3			\$1,350,000	\$551.47	2448/A	1914	7,002/0.1607			05/22/24	38/38
31	PF24071453	S	1752 W 51st St	LA	C34	TRUS	3	\$0		\$850,000	\$363.40	2339	1926/PUB	7,990/0.1834	N	0	05/24/24	5/5
32	DW24009140	S	232 E Gage AVE	LA	C37	STD	3	\$198,000		\$1,500,000	\$287.47	5218	2023/PUB	4,936/0.1133	N	2	05/24/24	55/55
33	DW23209267	S	1615 W 39th PL	LA	PHHT	STD	3	\$28,800		\$545,000	\$316.68	1721	1914/ASR	5,410/0.1242	N	0	05/24/24	147/147
34	SB23198562	S	6907 Adamson AVE	BG	T3	STD	3	\$0		\$1,800,000	\$448.88	4010	2022/BLD	8,431/0.1935	N	4	05/21/24	100/100
35	AR24073153	S	222 N Grandview AVE	CVN	614	STD	4	\$88,800		\$1,275,000	\$378.00	3373	1958/ASR	9,380/0.2153	N	3	05/24/24	12/12
36	24372499	S	240 S Tower DR	BEVH	C01	STD	4			\$2,135,000	\$491.60	4343/A	1929/ASR	6,734/0.1546			05/24/24	58/139
37	24351901	S	717 W 25th ST	LA	C36	STD	4			\$900,000	\$394.05	2284/A	1923/ASR	7,008/0.1609			05/22/24	11/11
38	23312729	S	8312 Luxor ST	DOW	D4	STD	4			\$1,200,000	\$400.00	3000	1953	11,814/0.2712			05/21/24	210/210
39	SB24066611	S	5965 Whitnall HWY	NHLW	NHO	STD	4	\$73,805		\$1,000,000	\$418.06	2392	1954/ASR	5,079/0.1166	N	0	05/22/24	11/11
40	24383055	S	4112 Effie ST	LA		STD	5			\$1,100,000	\$401.61	2739	1935	8,198/0.1882			05/24/24	22/22
41	24377527	S	519 E Walnut AVE	ES	141	STD	5			\$2,900,000	\$581.16	4990/E	1987/OTH	5,399/0.1239			05/23/24	45/45
42	NP24046247	S	1024 18th ST	SM	C14	STD	5	\$165,000		\$2,484,000	\$682.23	3641	1924/ASR	6,612/0.1518	N	4	05/21/24	9/9
43	24361993	S	2577 S Sepulveda BLVD	LA	WLA	STD	5			\$1,360,000	\$407.06	3341/A	1963/ASR	4,883/0.1121			05/24/24	81/81
44	23301671	S	853 S Bedford ST	LA	C19	PRO	6			\$2,400,000	\$450.70	5325/A	1955/ASR	6,601/0.1515	N		05/24/24	270/270
45	24386419	S	4710 Colfax AVE	NHLW	NHO	STD	8			\$2,050,000	\$272.17	7532	1963	9,803/0.225			05/20/24	29/29
46	DW23225880	S	1160 Watson AVE	WILM	196	STD	9	\$113,460		\$1,450,000	\$394.88	3672	1924/APP	15,243/0.3499	N	0	05/21/24	47/47
47	24383467	S	2424 W Grand AVE	ALH	601	STD	9			\$2,950,000	\$450.24	6552/A	1912/ASR	20,006/0.4593	N		05/21/24	16/16
48	24368801	S	1548 New AVE	SGAB	654	STD	10			\$3,400,000	\$544.52	6244	1960	10,406/0.2389			05/23/24	27/27
49	24344269	S	501 N Avenue 50	LA	632	STD	11			\$1,750,000	\$230.87	7580	1922	11,966/0.2747	N		05/22/24	138/138
50	24368711	S	444 S Manhattan PL	LA	HPK	STD	12			\$2,530,000	\$274.52	9216	1953	8,654/0.1987			05/21/24	7/7
51	23301673	S	835 S Sherbourne DR	LA	C19	PRO	13			\$4,850,000	\$419.62	11558/A	1957/ASR	12,000/0.2755	N		05/24/24	262/262
52	24379225	S	10275 Missouri AVE	LA	C05	STD	14			\$7,300,000	\$462.87	15771	2002	8,436/0.1937			05/24/24	28/28
53	23330553	S	8371 Northgate AVE	CNGA	CP	STD	22			\$3,905,000	\$245.29	15920	1964	17,567/0.4033			05/21/24	193/193
54	RS22249601	S	3401 Ocean Park BLVD	SM	C14	STD	24	\$43,238		\$5,375,000	\$277.35	19380	1960/ASR	16,687/0.3831	N	0	05/21/24	327/327

Closed •

536 E FAIRVIEW Blvd • Inglewood 90302
2 units • \$587,500/unit • 2,316 sqft • 5,896 sqft lot • \$494.39/sqft •
Built in 1923
South of Slauson, North of Centinela, East of La Brea, West of Crenshaw

List / Sold:
\$1,175,000/\$1,145,000 ↓
84 days on the market
Listing ID: 24363041



This exceptional duplex, situated on a fantastic corner lot, offers an ideal investment prospect in the coveted North Inglewood neighborhood. Bathed in natural light, the upper unit boasts a spacious 2+2 layout, featuring a large living room, 2 balconies & generously sized bedrooms with 2 full baths. The open kitchen is equipped with custom cabinets, refrigerator, range, oven & a separate kitchenette. Additionally, this unit includes a private 1-car garage. The front unit on the lower level is thoughtfully designed, comprising a well-appointed 2 bed, 1 bath layout & a large 1 bed, 1 bath unit on the side, both with separate entrances. All units share access to a convenient laundry room located next to the attached 2-car garage. Ample street parking further enhances the property's appeal. Centrally positioned in proximity to SoFi stadium/Hollywood Park Development, Metro, good restaurants & nearby delicious Storm Burger. This well maintained property is a true gem currently with very good income. Seize this fantastic investment opportunity in a rapidly growing & desirable location.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$1,175,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Combination
- Laundry: Community, Dryer Included, Individual Room, Washer Included
- \$68400 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Gas Cooktop, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community, Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$16,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,850	\$2,850	\$2,900
2:	1	2	1		Unfurnished	\$2,200	\$2,200	\$3,000
3:	1	1	1		Unfurnished	\$2,000	\$2,000	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4014005010

Michael Lembeck

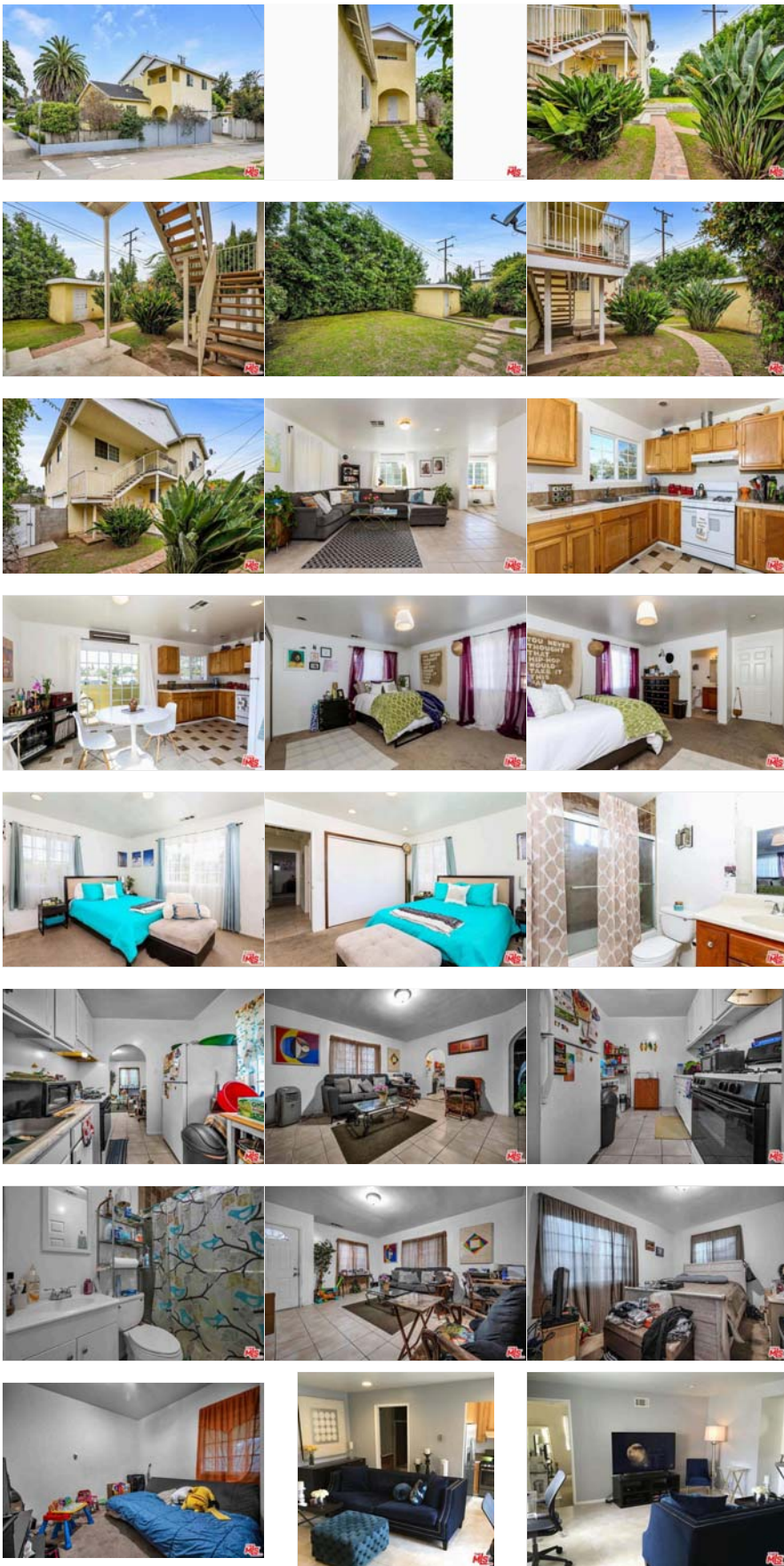
State License #: 01019397
Cell Phone: 714-742-3700

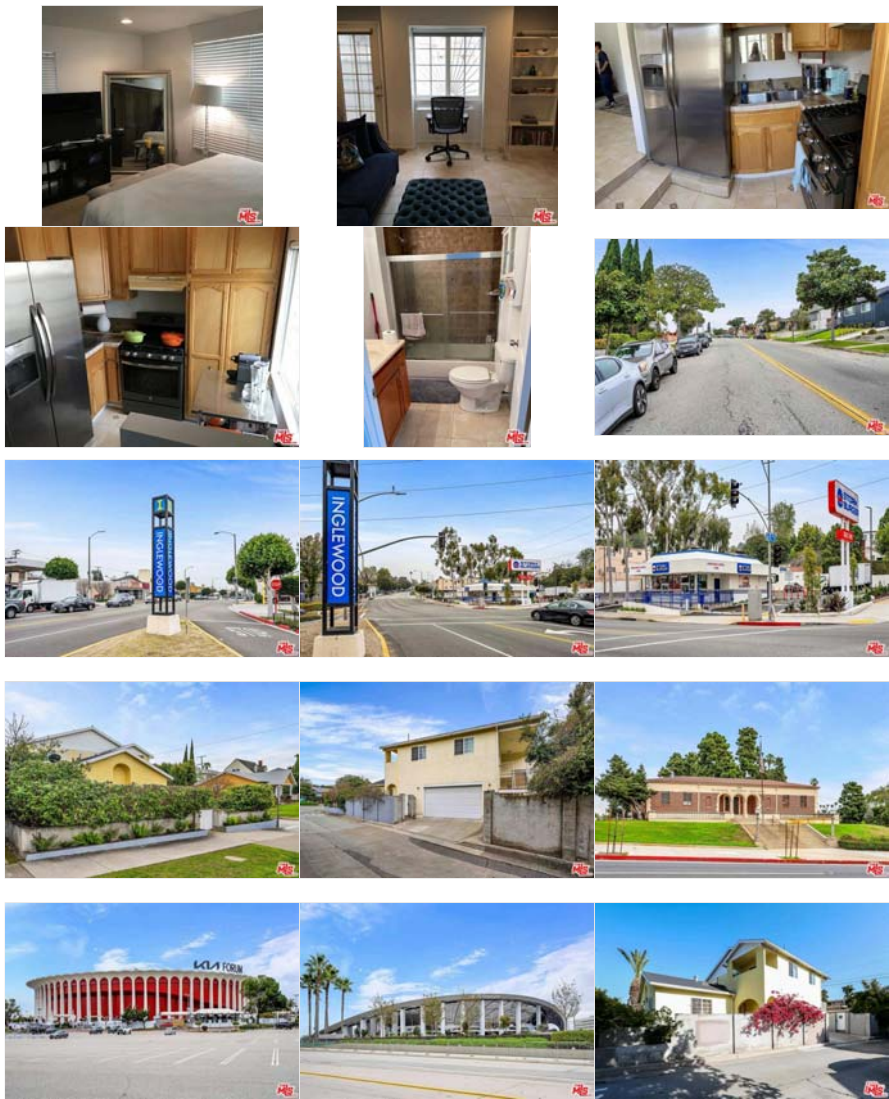
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Closed • Duplex

List / Sold:
\$1,295,000/\$1,295,000

27 days on the market

Listing ID: OC24055313

721 Manchester Dr • Inglewood 90301
2 units • \$647,500/unit • 2,104 sqft • 7,289 sqft lot • \$615.49/sqft •
Built in 1941

Manchester Blvd., go North on S. Prairie Ave., then West on Manchester Dr., Duplex on the Right



Elevate your real estate portfolio with this exceptional TURNKEY DUPLEX, strategically positioned amidst the bustling energy of Hollywood Park, SoFi Stadium, and the Intuit Dome. Immerse yourself in the epitome of luxury and investment potential, as each unit comes equipped with the comfort of air conditioning, ensuring year-round comfort for tenants and maximizing rental desirability. This meticulously renovated property boasts remodeled kitchens featuring new cabinets, countertops, and stainless-steel appliances, seamlessly blending style with functionality. The bathrooms have been upgraded with pristine hardware and fixtures, offering a touch of sophistication to every unit. Additionally, both units feature the convenience of in-unit laundry facilities, enhancing tenant satisfaction and rental value. Experience peace of mind with a new roof installed on the back unit, ensuring long-term durability and minimizing maintenance costs. With two spacious bedrooms in each unit and laundry facilities conveniently located within, this property offers both comfort and convenience to tenants. Set on a generous 7289 sqft lot, this duplex also presents ADU potential, providing flexibility for future expansion or increased rental income. Plus, with a two-car garage attached to the rear unit and ample driveway parking, tenants will appreciate the convenience of hassle-free parking. Don't miss out on this unparalleled investment opportunity. Schedule your showing today and seize the chance to secure your foothold in one of the most sought-after real estate markets before it's too late.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$626 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4021026016

Michael Lembeck

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

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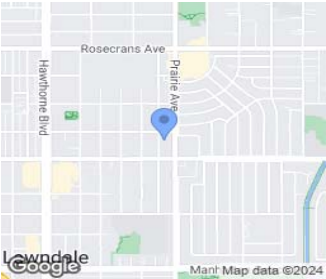
CUSTOMER FULL: Residential Income LISTING ID: OC24055313

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Closed • Duplex

List / Sold:
\$1,100,000/\$1,044,000 ↓
10 days on the market
Listing ID: SB24066634

14918 Avis Ave • Lawndale 90260
2 units • \$550,000/unit • 2,192 sqft • 7,251 sqft lot • \$476.28/sqft •
Built in 1950
south on Avis from Rosecrans



A beautiful duplex in the heart of Lawndale. These homes sit on a quiet street and are close in proximity to amazing neighborhood amenities. Markets, restaurants, stores, and several parks. This property has been taken care of by the same owners for decades and has upgrades like the dual pane energy efficient noise reducing windows throughout. The front home has a large fenced front yard and porch to enjoy the coming summer nights. The back house has an enclosed and covered porch that has a private entrance into the 4th bedroom. Do you enjoy hosting or do you have multiple vehicles in your household? Parking is not an issue when there are 3 garage spaces and enough outdoor space for another 5 cars. If you are looking for a home for yourself or an investment this property offers it all.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$1,100,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: See Remarks
- Heating: Central
- \$871 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,380	\$1,380	\$0
2:	1	4	2	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4077027005

Michael Lembeck

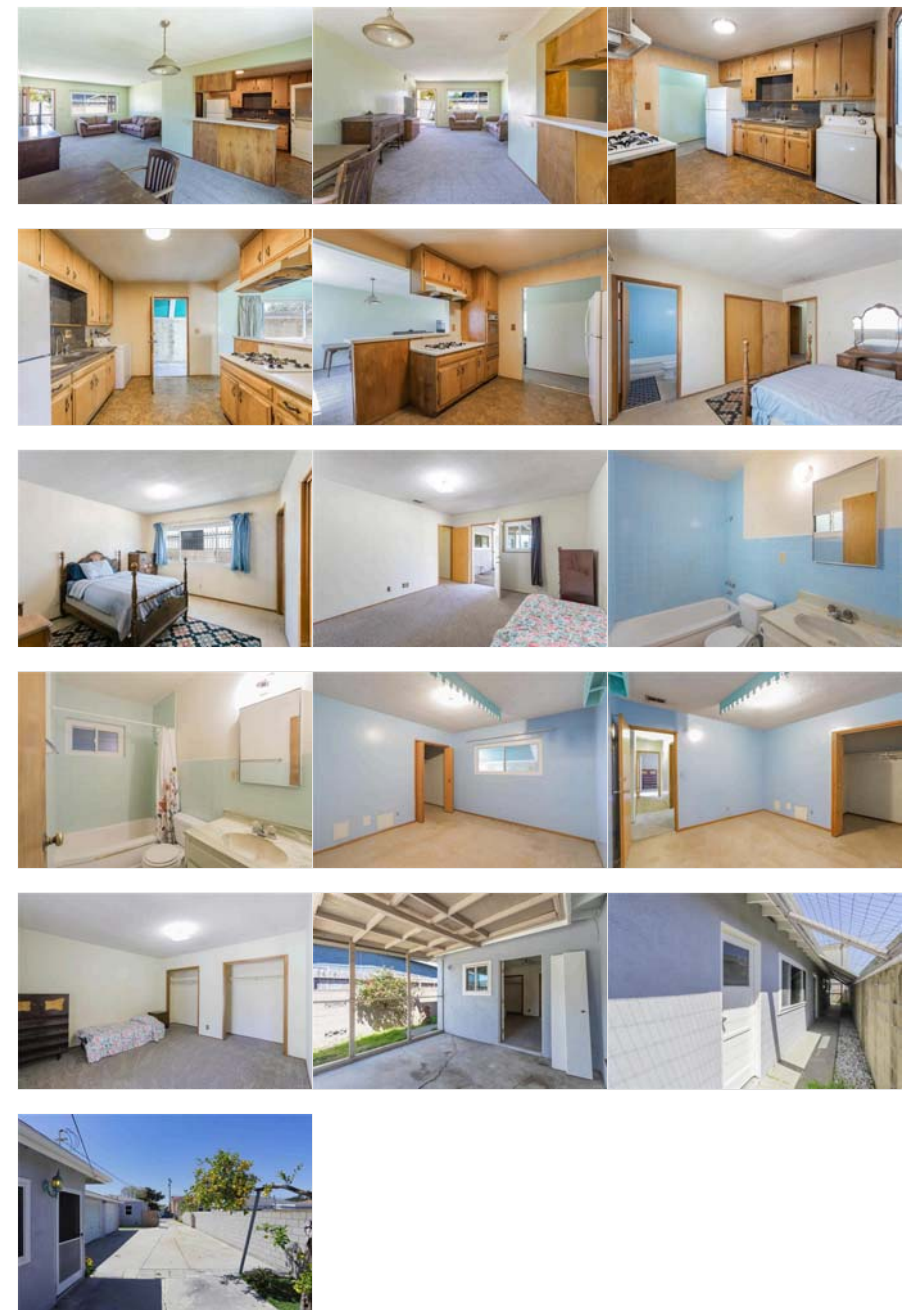
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Duplex

List / Sold:

\$1,450,000/\$1,650,000 ⬆

3 days on the market

Listing ID: SB24086361

24255 Ocean Ave • Torrance 90505
2 units • \$725,000/unit • 2,100 sqft • 9,879 sqft lot • \$785.71/sqft •
Built in 1948
Head East of Pacific Coast Hwy then make a right on Ocean Ave.



Step into the epitome of Southern California living at 24255 Ocean Ave, Torrance, CA. Located in the always sunny WALTERIA district, this property sits on a generous 9,879 square foot R2 corner lot, and boasts a single story, charming 3-bedroom, 2-bathroom main house. Remodeled in 2008 this residence offers plenty of outdoor space for the garden you've always wanted, along with an oversized 2-car garage that is sure to make any car enthusiast happy. What truly distinguishes this property is a detached 500 sqft studio with its own laundry and private outdoor space, perfect for onsite care or additional cash flow! Positioned just moments away from the Riviera Village, Torrance Beach, and the stunning vistas of Palos Verdes, this residence offers the perfect blend of convenience and coastal beauty. With top-rated schools, shopping, dining, and entertainment options within easy reach, every day feels like a vacation. Don't miss the chance to embrace the luxuries of Southern California living at 24255 Ocean Ave. Schedule your showing today!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$514 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$76200 Gross Scheduled Income
- \$49808 Net Operating Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Irregular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,106
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 02022092
- Gardener:
- Licenses:
- Insurance: \$1,995
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$4,250	\$4,250	\$4,250
2:	1	0	1	0	Unfurnished	\$2,100	\$2,100	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 125 - WALTERIA area
- Los Angeles County
- Parcel # 7534008029

Michael Lembeck

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

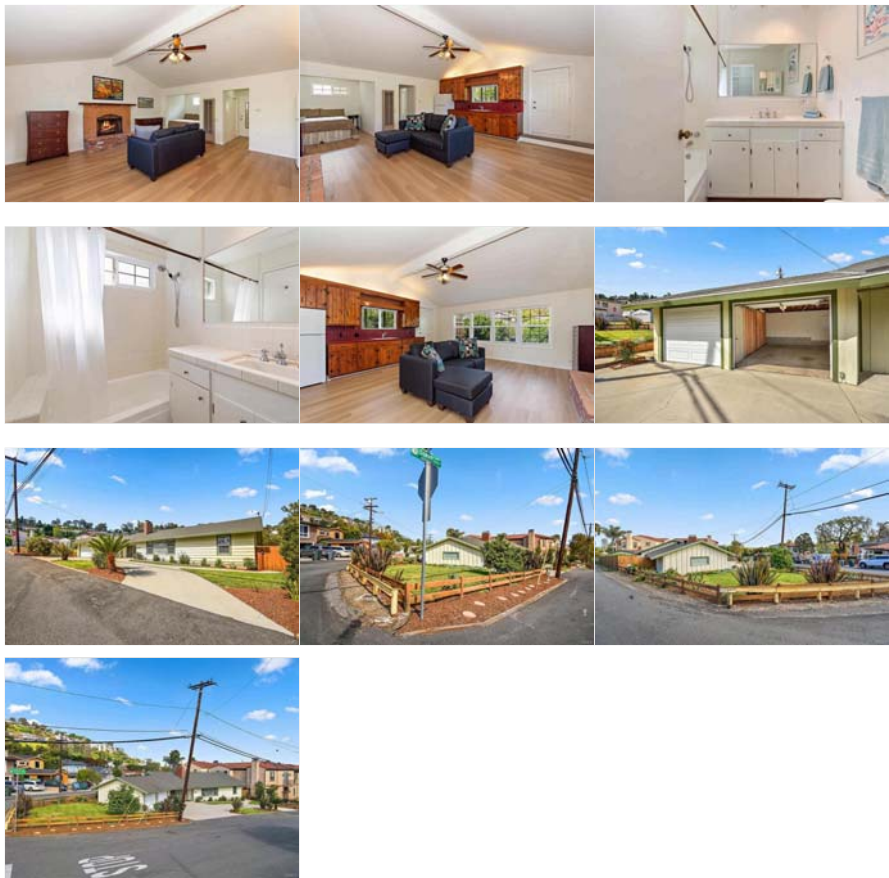
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB24086361

Printed: 05/26/2024 9:33:52 AM

Closed • Duplex

List / Sold:
\$1,549,000/\$1,669,130
5 days on the market
Listing ID: SB24071427

24408 Park St • Torrance 90505
2 units • \$774,500/unit • 2,988 sqft • 4,979 sqft lot • \$558.61/sqft •
Built in 1967
South of Pacific Coast Highway, east of Hawthorne Blvd



Two units in great Walteria location. Attractive well-kept duplex with plenty of parking and alley access. Front unit has 3 bedrooms and 1 1/2 bathrooms. It has a wood-burning fireplace in the large living room. the rear 2 story unit is townhouse style. On the lower level are the living room, kitchen, a half bath and the laundry room. The 3 bedrooms and a full bathroom are upstairs. Double garage, single garage.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$1,549,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Forced Air
- \$571 (Estimated)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Free-Standing Range
- Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Level with Street, Rectangular Lot, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01311124
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,750	\$2,750	\$0
2:	1	3	2	2	Unfurnished	\$2,575	\$2,575	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 125 - Walteria area
- Los Angeles County
- Parcel # 7534018022

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



Closed • Duplex

List / Sold:
\$1,399,000/\$1,350,000 ↓
13 days on the market
Listing ID: SB24076279

1604 Marshallfield Ln • Redondo Beach 90278
2 units • \$699,500/unit • 1,590 sqft • 4,994 sqft lot • \$849.06/sqft •
Built in 1940
At Ford



This Investment opportunity in the Golden Hills area of West Redondo Beach seems like a great one!. The popular beaches of Redondo Beach, Hermosa Beach and Manhattan Beach are not far off. This duplex is on a corner location near Jefferson Elementary School, shops and fun restaurants. The duplex has a 2 bedroom 1 bath unit with a private barbecue patio area and yard, plus a detached 1 car garage. The 1 bedroom unit has an attached 1 car garage and private patio. The property has some upgrades and is ready for your finishing touches and improvements.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Natural Gas, See Remarks
- \$1,555 (Estimated)
- Laundry: Inside
- \$50160 Gross Scheduled Income
- \$29405 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Granite Counters, Tile Counters, Track Lighting, Unfurnished

Exterior

- Lot Features: Corner Lot, Rolling Slope
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$20,755
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00809013
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management: 2508
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,640	\$2,640	\$2,800
2:	1	1	1	1	Unfurnished	\$1,540	\$1,540	\$2,200

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4161018024

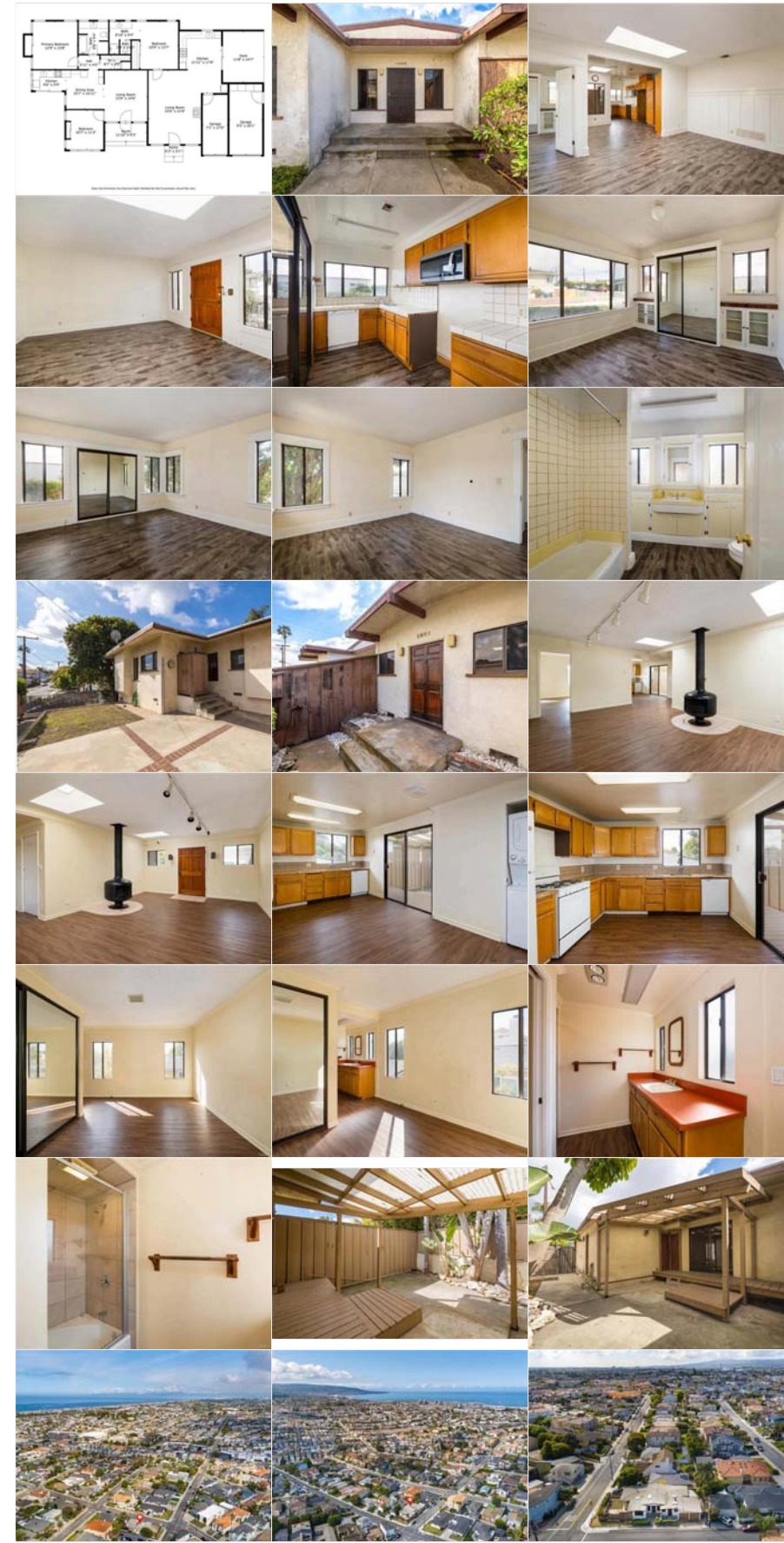
Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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







CUSTOMER FULL: Residential Income LISTING ID: SB24076279

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Closed • Single Family Residence

List / Sold:
\$1,449,900/\$1,405,000 ↓
35 days on the market
Listing ID: GD24063737

3222 Sagamore Way • Glassell Park 90065
2 units • \$724,950/unit • 2,404 sqft • 5,323 sqft lot • \$584.44/sqft •
Built in 1961
Input Property Address into a navigation source to avoid any confusion.



Nestled in the heart of Glassell Park, 3222 Sagamore Way offers a rare opportunity to own a spacious and versatile 3 Bedroom, 3 Bathroom House with a large 1 Bedroom, 1 Bathroom ADU. Boasting a total of 2404 square feet of living space, this residence features a tranquil private yard with a pool and Hot tub, providing a perfect blend of comfort and luxury. Upon entry, you'll be greeted with open living space, recessed lighting illuminating the interior, enhancing the ambiance and highlighting the thoughtful design details throughout the home. The open kitchen with a breakfast bar and island is perfect for both casual dining and culinary enthusiasts, while the decorative fireplace adds a touch of elegance to the living space. The primary ensuite bathroom is a private retreat, featuring a luxurious shower and a spacious walk-in closet. Outside, the property offers a serene escape with views from the hot tub, pool, back yard, barbecue area, and deck, providing ample space for outdoor relaxation and entertainment. For added convenience, this home is equipped with central AC and heating, ensuring year-round comfort. The presence of a dedicated laundry room adds practicality to the residence, making everyday chores a breeze. Don't miss the chance to make this exceptional property your new home. Experience the best of North East Los Angeles living at 3222 Sagamore Way. Schedule a showing today and seize this incredible opportunity!

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$1,449,900
- 1 Buildings
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre, Cul-De-Sac
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 623 - Glassel Park area
- Los Angeles County

Michael Lembeck

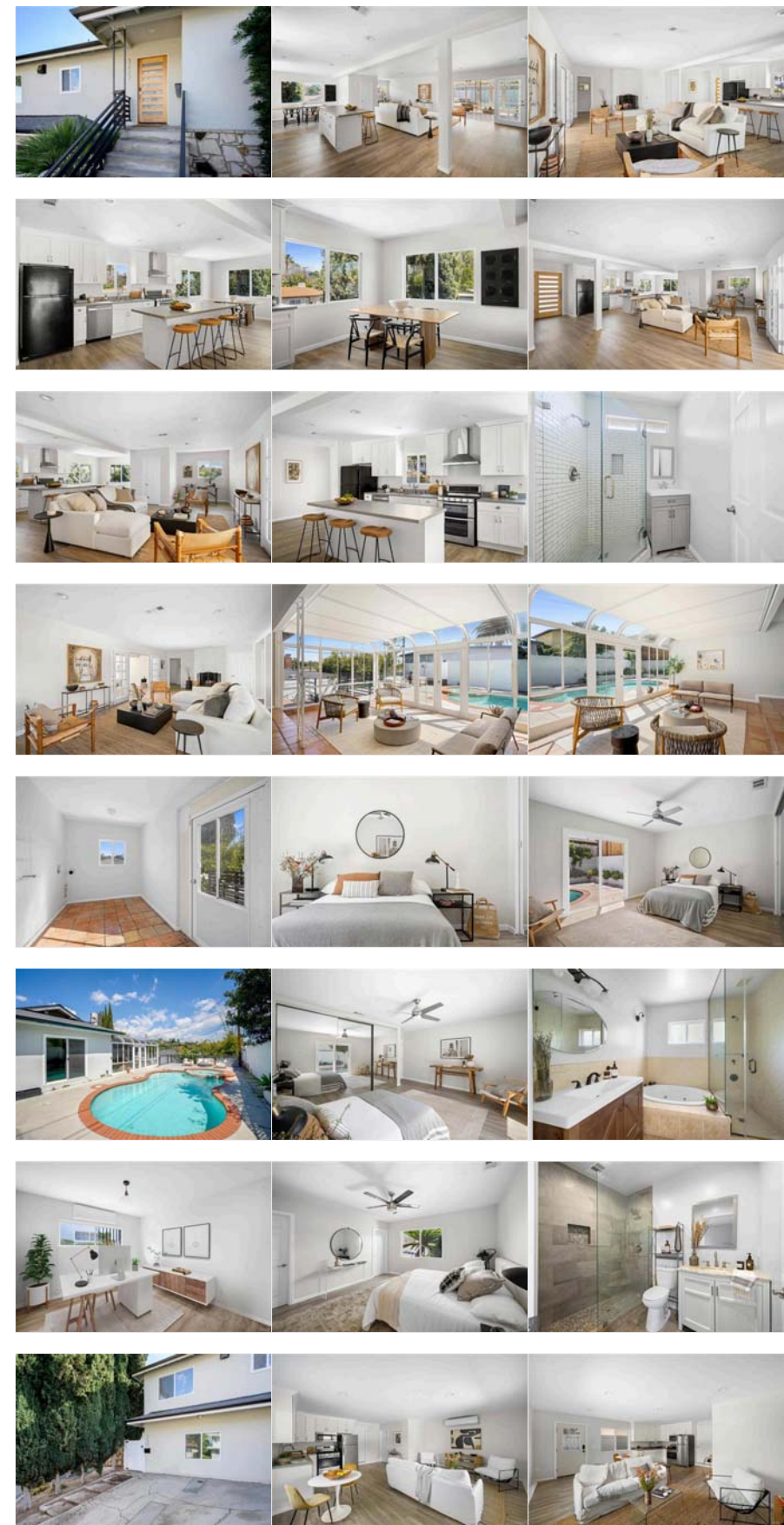
State License #: 01019397
Cell Phone: 714-742-3700

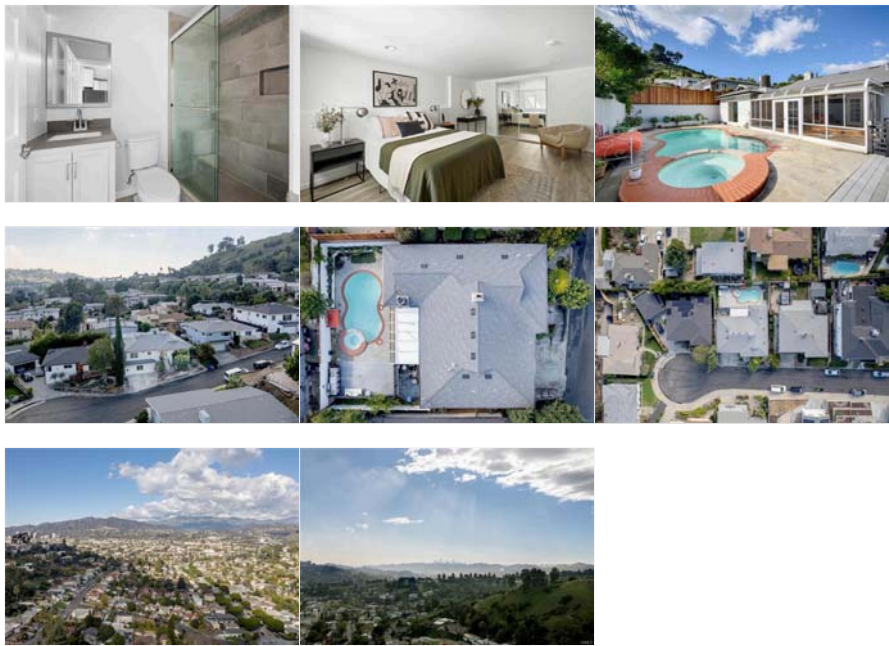
Citivest Realty Services, Inc

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

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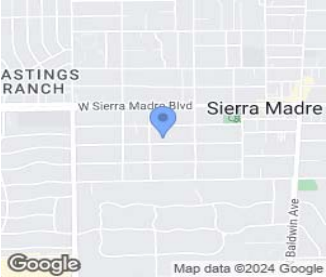
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Closed •

List / Sold:
\$2,400,000/\$2,415,000
6 days on the market
Listing ID: P1-17417

441 Ramona Ave • Sierra Madre 91024
2 units • **\$1,200,000/unit** • **4,488 sqft** • **14,298 sqft lot** • **\$534.76/sqft** •
Built in 1947
South of W Sierra Madre Blvd, North of W Orange Grove Ave.



Front House includes 3 Beds, 2.5 baths, Den, Sun Room. Back House is 2 Beds, 1 Bath. Discover the perfect opportunity to own two beautiful homes on a single flat lot that spans 14,250 square feet! The front house is a stunning 2823 sq. ft. masterpiece that boasts a spacious two-story floor plan. It features three bedrooms, two small lofts with a sitting area, 2.5 baths, a huge Living Room with cathedral ceilings and a Fireplace, Dining Area, Den/Office off of the living room, 475 sq. ft. sunroom-illuminating natural light, an enormous, open remodeled kitchen with a breakfast bar and table perfect for entertaining guests, and a Laundry Room. The large Primary Suite offers a remodeled bath, a walk-in closet, a separate dressing area, and a private balcony overlooking the pool. The house also has two zones Central Air & heat, and a double attached garage with direct access. The house is filled with natural light that accentuates the beauty of the space. The grounds are a tranquil paradise, featuring a gorgeous pool & spa, an imported outdoor sauna, built-in bar-b-que w/sink, several water fountains, and various private patios. The single-story back house is a generous 1665 sq. ft. and is flooded with natural light from eight skylights. The house includes two bedrooms and one bath, consisting of a large Primary Bedroom and remodeled bath, a second sizable bedroom, and a spacious living room that is a Great Room with a high ceiling and fireplace. The French doors open to a covered patio, an ideal space for relaxation. The house also features central air and heat, a covered carport, and a tool shed. This versatile space could be used as a guest house, a home office, or a rental property. Both homes offer an incredible opportunity to live in unparalleled style, comfort, and luxury. Don't miss out on this once-in-a-lifetime chance to own a piece of paradise!

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central, Fireplace(s), Forced Air
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Stackable, Washer Hookup, Washer Included
- 2 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Attic, Center Hall, Den, Dressing Area, Entry, Foyer, Great Room, Kitchen, Laundry, Living Room, Loft, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite, Sauna, Sun, Walk-In Closet
- Floor: Concrete, Laminate, Tile, Wood
- Appliances: 6 Burner Stove, Barbecue, Dishwasher, Double Oven, Electric Oven, Electric Range, Free-Standing Range, Gas Oven, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Water Heater
- Other Interior Features: Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Copper Plumbing Full, Pantry, Quartz Counters, Recessed Lighting, Storage, Tile Counters, Two Story Ceilings

Exterior

- Lot Features: Back Yard, Front Yard, Lot 10000-19999 Sqft, Rectangular Lot, Level, Park Nearby, Paved, Sprinklers Drip System, Utilities - Overhead
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Security Lights, Security System, Smoke Detector(s)
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Barbecue Private, Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$44,262
- Electric: \$6,600.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,610
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.500%
- 656 - Sierra Madre area
- Los Angeles County
- Parcel # 5768027011

Michael Lembeck

State License #: 01019397
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: P1-17417

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Closed • Duplex

List / Sold:
\$1,060,000/\$1,080,000
8 days on the market
Listing ID: TR24055637

245 W 2nd St • San Dimas 91773
2 units • **\$530,000/unit** • **2,258 sqft** • **5,835 sqft lot** • **\$478.30/sqft** •
Built in 1978
Cross Street: Cataracts Ave



Rare opportunity to own a beautiful 1978's Residential Duplex in desirable San Dimas City, CA. This charming property features two spacious; 3+2 and 2+1 units on 5,835 square/foot lot. The asset features hardwood floors and laundry place in each unit. In addition, there is plenty of onsite parking with double two-car attached garage. Excellent San Dimas School Districts for your kids, next to Civic Center Park, San Dimas Library, and weekly farmers' market. Close to Freeway 210 and 57, downtown of San Dimas and shopping markets. Buyer to verify all information as part of their Due Dilligence.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$1,060,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air, Gas
- Heating: Central
- \$900 (Estimated)
- Laundry: In Garage
- \$60000 Gross Scheduled Income
- \$43505 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Main Floor Bedroom, Multi-Level Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Gas Range
- Other Interior Features: Balcony

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,495
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$812
- Cable TV: 01897714
- Gardener:
- Licenses:
- Insurance: \$1,163
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$820
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,850	\$34,200	\$3,200
2:	1	2	1	2	Unfurnished	\$2,150	\$25,800	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 689 - San Dimas area
- Los Angeles County
- Parcel # 8387015024

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: TR24055637

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Closed • Duplex

List / Sold: \$800,000/\$800,000

434 Belden Ave • Los Angeles 90022

0 days on the market

2 units • \$400,000/unit • 1,470 sqft • 8,426 sqft lot • \$544.22/sqft • Built in 1948

Listing ID: MB24076197

Atlantic Blvd and Beverly Blvd



Great Duplex for sale in the city of 90022 East LA, Borderline Montebello.. Front Unit features 2-Bedrooms and 1-Bathroom with an ample dinning room,spacious kitchen with its own laundry room. 2nd unit features 1-Bedroom and 1-Bathroom with a compact living room and kitchen.. Both Units Include a 1-Car Garage for each unit. Property includes a separate front yard with its own fence. Long driveway for multiple cars. These units include a large lot for expanding. A true must see! Good potential..

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$800,000
- 2 Buildings
- 2 Total parking spaces
- \$1,199 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Value In Land
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6341013006

Michael Lembeck

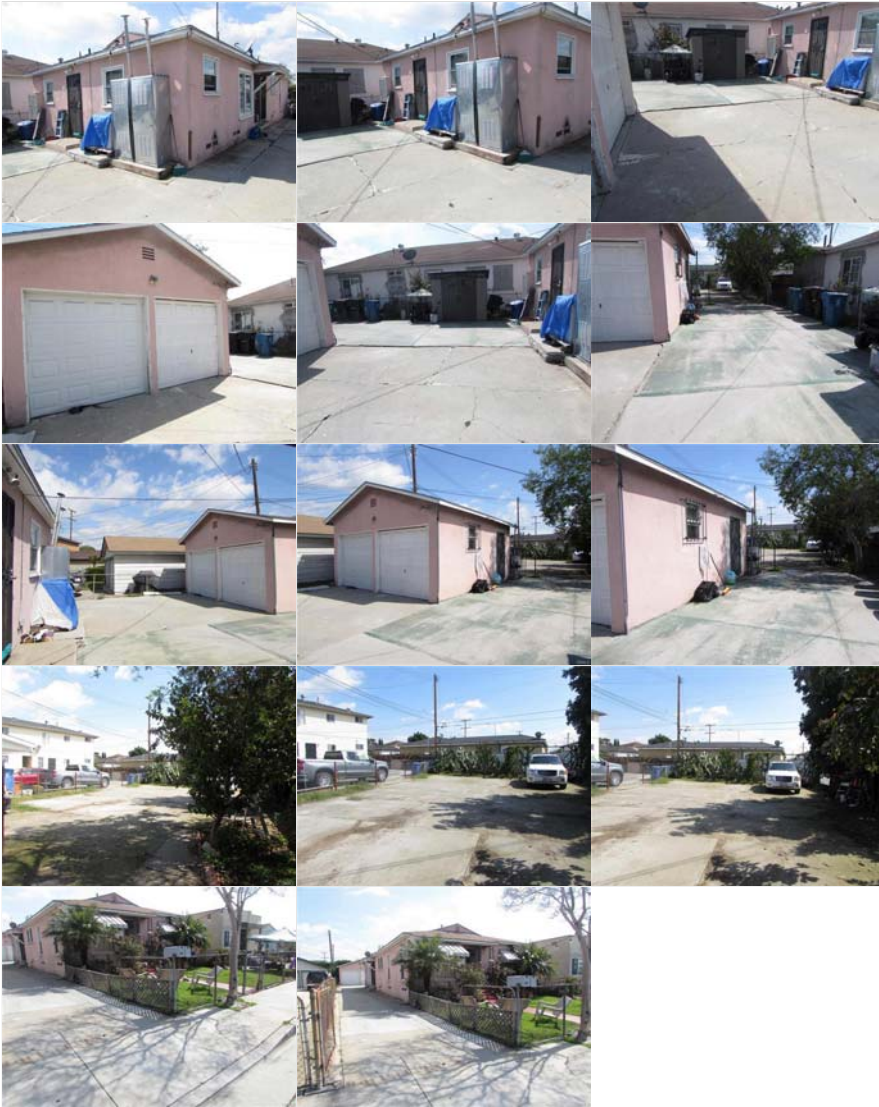
State License #: 01019397
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CUSTOMER FULL: Residential Income LISTING ID: MB24076197

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Closed • Duplex

List / Sold:
\$1,079,000/\$1,007,000 ↓
4 days on the market
Listing ID: CV24084134

3369 Cerritos Ave • Signal Hill 90755
2 units • **\$539,500/unit** • **1,816 sqft** • **6,386 sqft lot** • **\$554.52/sqft** •
Built in 1935
From E Wardlow Rd turn southbound onto Cerritos Ave



Welcome to a rare California Heights adjacent investment opportunity in Long Beach, CA. A unique property with two separate homes on one lot, separated by back yards and a fence. This well-maintained duplex awaits in the heart of a sought-after neighborhood known for its vibrant community. The front unit, boasting 2 bedrooms and 2 bathrooms, exudes charm with recently updated interior and exterior paint, original hardwood flooring, and new windows. Additional conveniences include interior laundry, a separate garage with additional side parking and a shed located on a large side yard. The upstairs rear unit offers a contemporary lifestyle with one bedroom and one bathroom. The rear unit has recently been renovated with brand-new flooring and interior and exterior paint. Additional features include a private garage and a separate entrance to ensure privacy as well as a storage shed and private outdoor seating area. This duplex is not just a residence; it's an investment into a lifestyle of convenience and versatility. Its prime location adds to its appeal. Don't miss the chance to make this Long Beach duplex your own – schedule a viewing today!

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$1,079,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Wall Furnace
- \$801 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$46656 Gross Scheduled Income
- \$41990.4 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite
- Floor: Vinyl, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, High Efficiency Water Heater, Recirculated Exhaust Fan, Water Heater
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Landscaped, Lawn, Rectangular Lot, Level
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,316
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01435805
- Gardener:
- Licenses:
- Insurance: \$1,700
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$816
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 8 - Signal Hill area
- Los Angeles County
- Parcel # 7148003011

Michael Lembeck

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

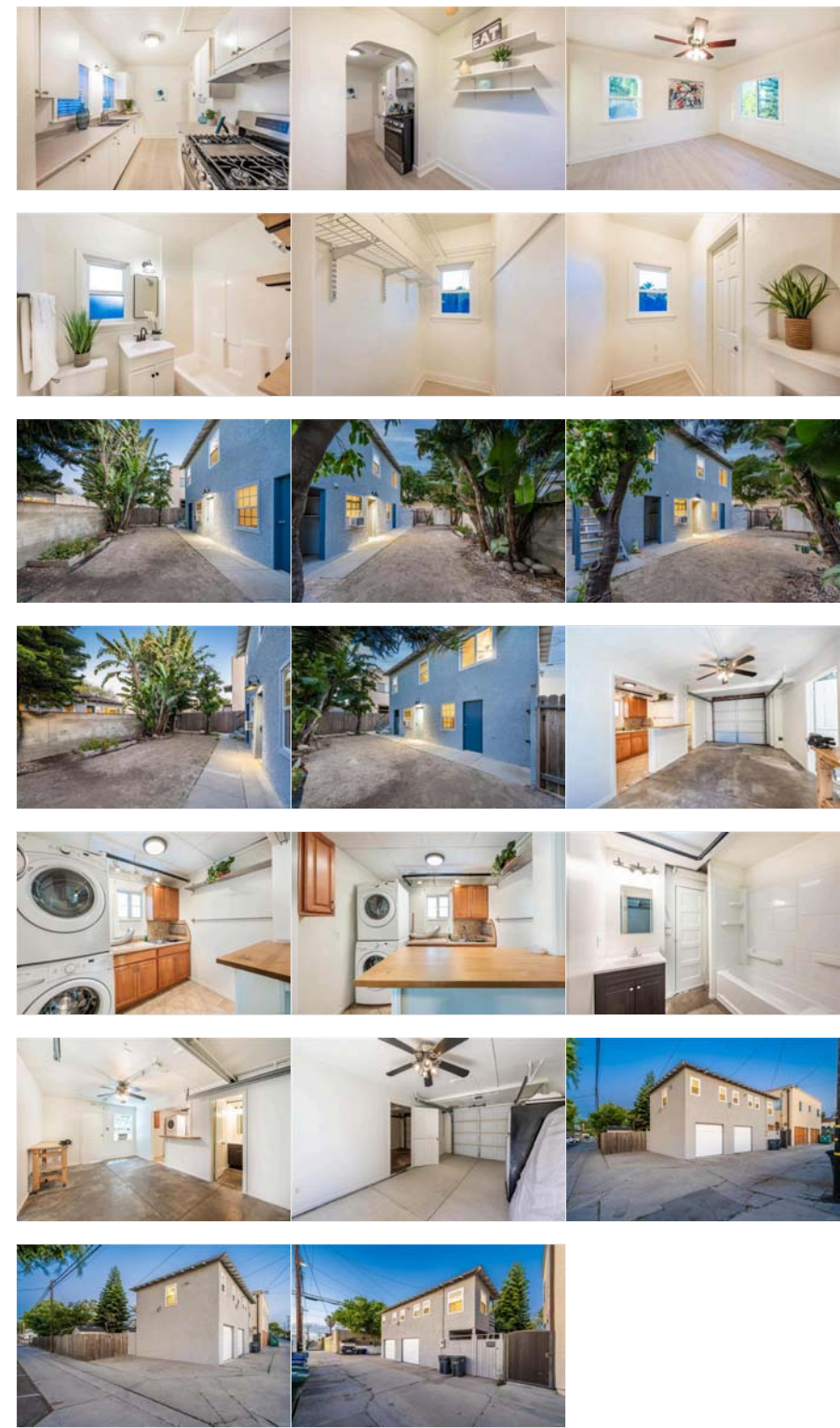
Citivest Realty Services, Inc

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

Click arrow to display photos







Closed •

List / Sold:

\$3,025,000/\$2,725,000 ↓

84 days on the market

Listing ID: 24361745

10622 Ayres Ave • Los Angeles 90064
2 units • \$1,512,500/unit • 3,688 sqft • 6,001 sqft lot • \$738.88/sqft •
Built in 2023
East of Prosser and South of Pico



\$125K PRICE DROP! 2023 construction modern style duplex located in the Rancho Park area of West LA bordering Century City! Built by TJH, this duplex features two 4 bedroom / 2.5 bathroom townhome units. Currently, one unit is vacant and another is rented making this the perfect owner-user opportunity! This opportunity is perfect for a seasoned investor to acquire in one of the best locations in all of LA. The units offer top of the line finishes throughout and there was no stone unturned during construction. Throughout units, you will find wide plank vinyl flooring, recessed lighting, polished chrome plumbing, white shaker cabinets and white quartz countertops. The kitchen features brand new stainless steel appliances, including a Bertazzoni gas range and Frigidaire refrigerator, dishwasher and microwave. Each unit also includes a 2 car garage and 1 outdoor space. Each unit also enjoys in-unit laundry hookups and a private backyard. The property includes solar panels that are owned and fully paid off by the developer. Tenants pay all utilities keeping costs low for an investor! Rancho Park is a very popular destination for renters as its in close proximity to Century City, Beverly Hills, Westwood and Brentwood!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$3,150,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Stackable
- Cap Rate: 4.64
- \$140318 Net Operating Income

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Microwave, Oven, Range, Refrigerator

Exterior

- Lot Features: Back Yard

Annual Expenses

- Total Operating Expense: \$42,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	2		Unfurnished	\$7,775	\$7,775	\$15,500
2:	1	4	2		Unfurnished	\$7,775	\$0	\$7,775

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C08 - Cheviot Hills/Rancho Park area
- Los Angeles County
- Parcel # 4255002007

Michael Lembeck

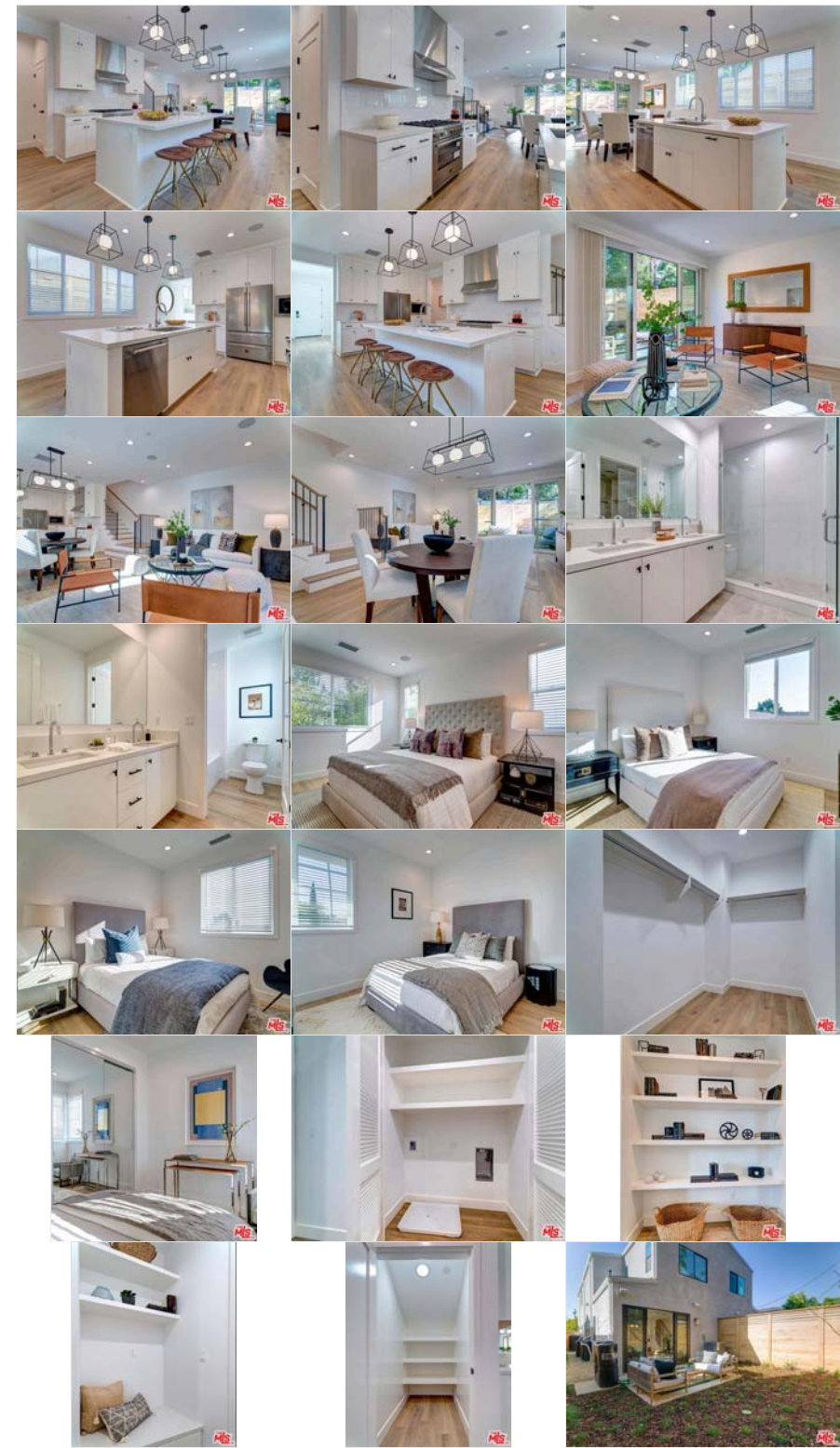
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CUSTOMER FULL: Residential Income LISTING ID: 24361745

Printed: 05/26/2024 9:33:53 AM

Closed

List / Sold: **\$890,000/\$850,000** ↓

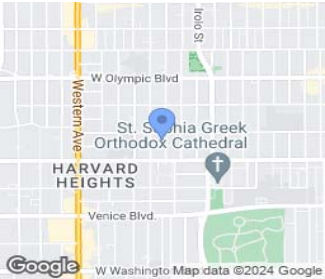
1217 S Kingsley Dr • Los Angeles 90006

194 days on the market

2 units • \$445,000/unit • 1,597 sqft • 5,899 sqft lot • \$532.25/sqft • Built in

Listing ID: 23329769

South of Olympic Blvd., East of Western Ave. West of Normandie Ave.



Income units or new development opportunities. Duplex (2+1 & 1+1) total 1,597 sqft. in need of T.L.C. to be sold in "as is" condition. Property features 3 large bedrooms 2 bathrooms with plenty of parking for 2 families. Property has low maintenance and both units are delivered vacant. Live in one and rent the other one out. Perfect investment property for someone looking to come in and make it their dream home or develop it taking advantage of R3 zoning. Mid-Wilshire area. Close to Koreatown, Downtown LA and freeways, shopping and great restaurants.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$920,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Outside

Interior

- Appliances: Range Hood

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5080027004

Michael Lembeck

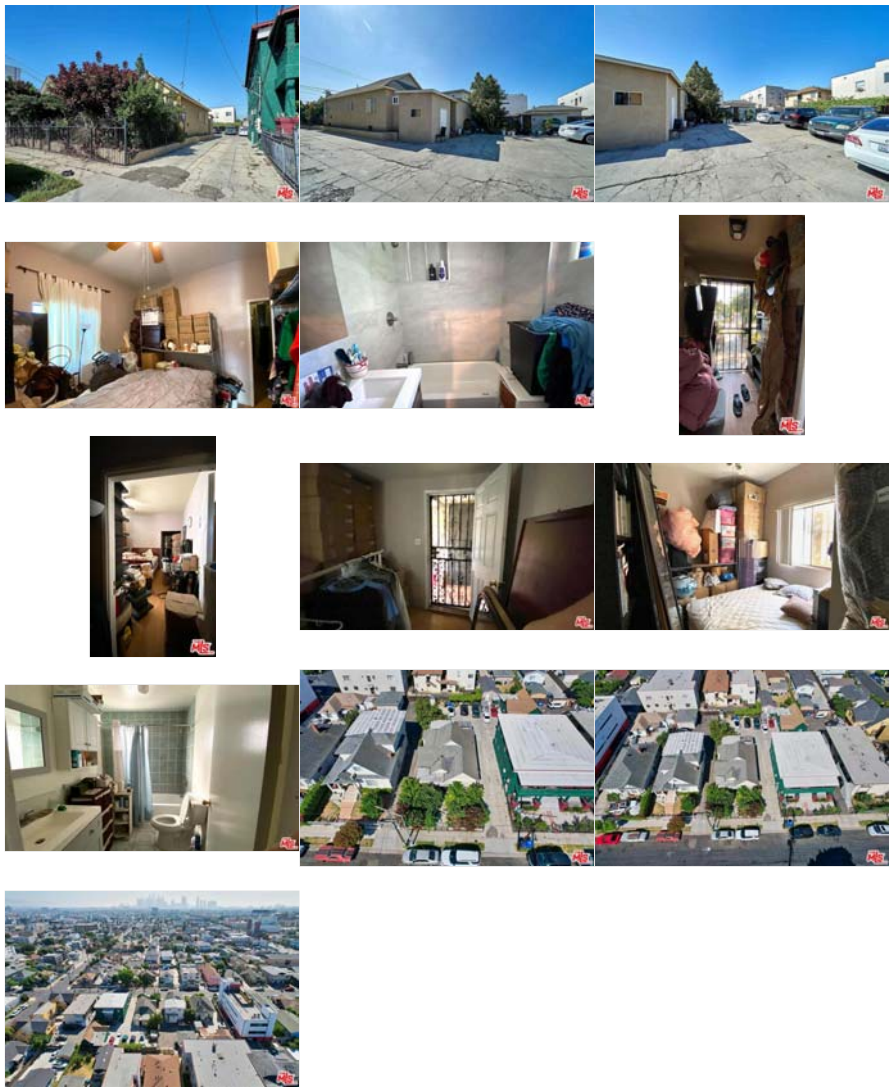
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Closed •

List / Sold:
\$1,600,000/\$1,629,575 

1079 S Cloverdale Ave • Los Angeles 90019

156 days on the market

2 units • \$800,000/unit • 4,253 sqft • 6,904 sqft lot • \$383.16/sqft •
Built in 1926

Listing ID: 23283415

North of San Vicente Blvd. South of Olympic Blvd. West of La Brea Ave and East of Hauser Blvd.



*****UPDATED 03/13/2024 ***** CONFIRMATION HEARING SCHEDULED FOR THURSDAY 03/21/2024 AT 8:30AM IN DEPARTMENT 79, STANLEY MOSK LOS ANGELES COUNTY SUPERIOR COURT HOUSE. 111 NORTH HILL STREET, LOS ANGELES CA 90012. OFFER PRICE TO BE CONFIRMED IS \$1,551,500. FIRST OVERBID AMOUNT MUST BE \$1,629,575. OFFER IS 33% DOWN AND 67% FINANCING. OVER BID OFFER MUST BE A NON-CONTINGENCY OFFER. NO LOAN CONTINGENCY, NO APPRAISAL CONTINGENCY, NO APPRAISAL CONTINGENCY, NO INSPECTION CONTINGENCY. COE WILL BE NO LATER THAN 30 DAYS FROM CONFIRMATION HEARING. ESCROW IS 50/50. SELLER WILL CHOOSE ALL SERVICES, SELLER TO PAY COUNTY AND CITY TRANSFER TAX. SELLER WILL PAY FOR GOV'T REQUIREMENTS. SELLER TO INCLUDE ALL APPLIANCES. BUYER WAIVES HOME WARRANTY. PLEASE BRING CERTIFIED FUNDS IN THE AMOUNT OF 10% AND MAKE PAYABLE TO ELITE ONE ESCROW***** ALL OVERBIDDERS WILL BE QUALIFIED BY REAL ESTATE BROKER BEFORE ALLOWED TO MAKE OVERBID*****. AT BACK ON THE MARKET!!!!BUYER COULD NOT PERFORM!!! WE CAN GO TO COURT WITHIN THIRTY DAYS!!!! BEAUTIFUL DUPLEX IN THE HEART OF MIRICLE MILE DISTRICT OF LOS ANGELES. EACH UNIT HAS OVER 2100 SQ. FT OF LIVING SPACE. EACH EXTRA LARGE UNIT BOAST 3 BEDROOMS AND 2 FULL BATHROOMS. THE PROPERTY IS BEING SOLD UNDER THE AUTHORITY OF THE CALIFORNIA PROBATE COURT BY THE ADMINISTRATOR OF THE ESTATE OF T M. THIS PROPERTY WILL SOLD "AS-IS" "WHERE-IS". NO IMPROVEMENTS, UPGRADES OR REPAIRS WILL BE MADE TO THE PROPERTY. THE PROPERTY WILL BE DELIVERED VACANT AT CLOSE OF ESCROW. BUYER TO VERIFY ALL BUILDING RECORDS AND SQUARE FOOTAGE.

Facts & Features

- Sold On 05/21/2024
 - Original List Price of \$1,600,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Central
- \$125200 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$6,800
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02098059
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,300
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2.000%
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5084017016

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 23283415

Printed: 05/26/2024 9:33:53 AM

Closed • Duplex

List / Sold: \$740,000/\$755,000 ↗

1205 W 53rd St • Los Angeles 90037

15 days on the market

2 units • \$370,000/unit • 1,866 sqft • 5,373 sqft lot • \$404.61/sqft • Built in 1922

Listing ID: SR23212791

Between Normandie and Vermont



*DUPLEX TWO UNITS**WILL BE DELIVERED VACANT**FRONT UNIT HAS AN INVITING PORCH, PAVED FRONT DRIVEWAY. 2 BEDROOMS PLUS A BONUS ROOM, SPACIOUS LIVING AREA, SEPARATE SPACIOUS LAUNDRY AREA. BOTH UNITS HAS THEIR SEPARATE ENTRY. THE REAR UNIT OFFERS 2 BEDROOMS, 1 BATH, SPACIOUS KITCHEN WITH PLENTY OF CABINETS. THE LIVING ROOM IS BRIGHT AND OPEN. THE LOCATION IS PERFECT NEARBY SOFI STADIUM, KIA FORUM, NATURAL HISTORY MUSEUM, NEAR USC, SHOPPING AND MORE. MUST SEE!!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$740,000
- 0 Buildings
- Levels: One
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Fireplace(s), Wall Furnace
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Living Room, Primary Bedroom
- Floor: Carpet, Tile
- Appliances: Gas Range
- Other Interior Features: Granite Counters, Open Floorplan

Exterior

- Lot Features: Level
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01893839
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002003014

Michael Lembeck

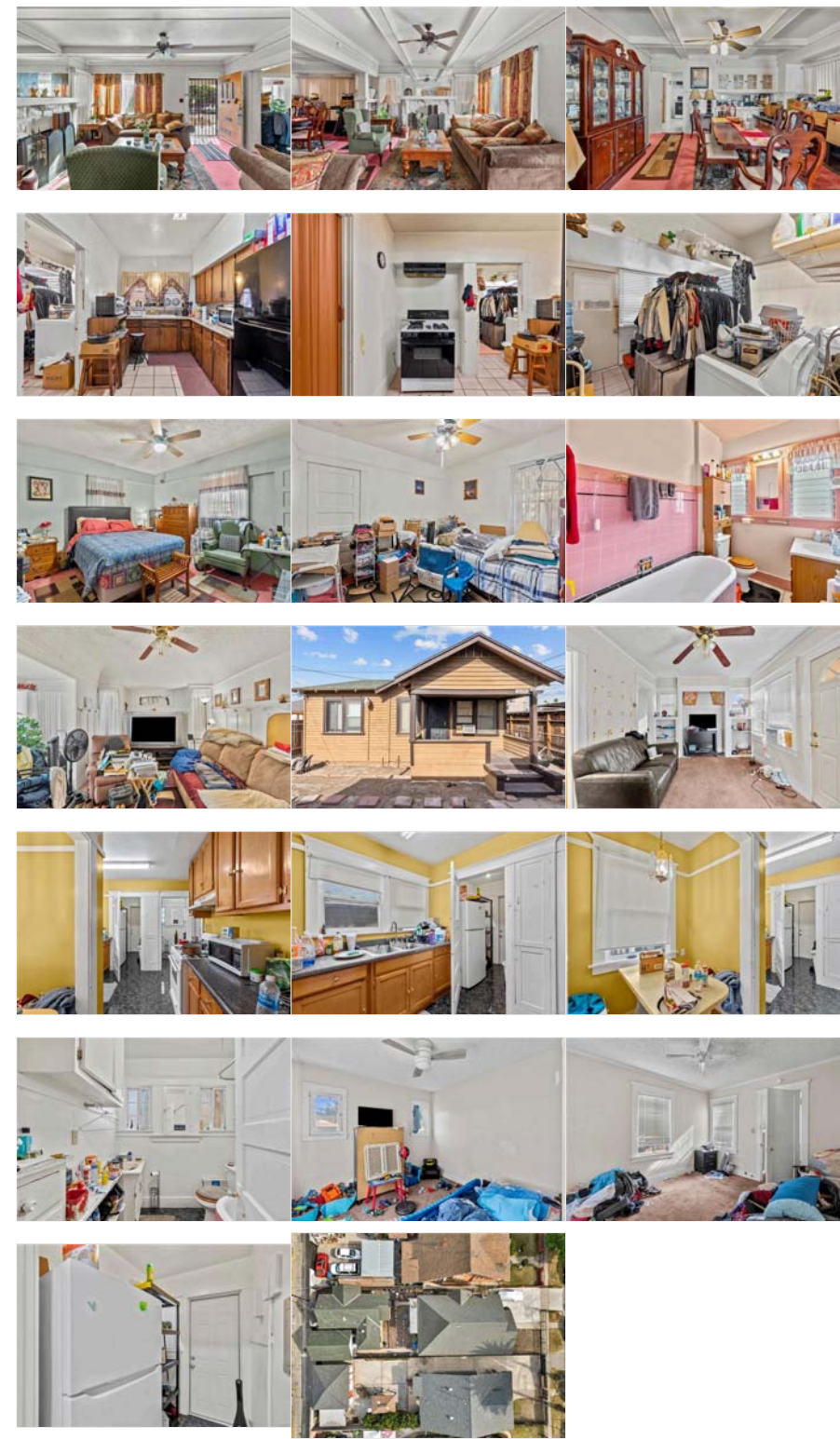
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Newport Beach, 92660

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Closed • Duplex

List / Sold:
\$1,149,000/\$1,160,000
17 days on the market
Listing ID: IV24054722

1216 1218 W 61 St • Los Angeles 90044
2 units • \$574,500/unit • 2,086 sqft • 6,724 sqft lot • \$556.09/sqft •
Built in 1930
North of Gage, off Normandie



****Completely remodeled Duplex, just like a new Construction ****Each unit with its own gas and electric meters and has 3 bedrooms 2 bath, central air and heat, Inside laundry room. ALL NEW kitchen with new cabinets, granite countertop, all new bathrooms, dual pane windows, interior and exterior doors, fresh paint inside and out, new laminated flooring, new tile flooring. 2 car garage detached. VACANT and ready for the new buyers.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$439 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room
- Floor: Laminate, Tile
- Other Interior Features: Granite Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02071932
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003025009

Michael Lembeck

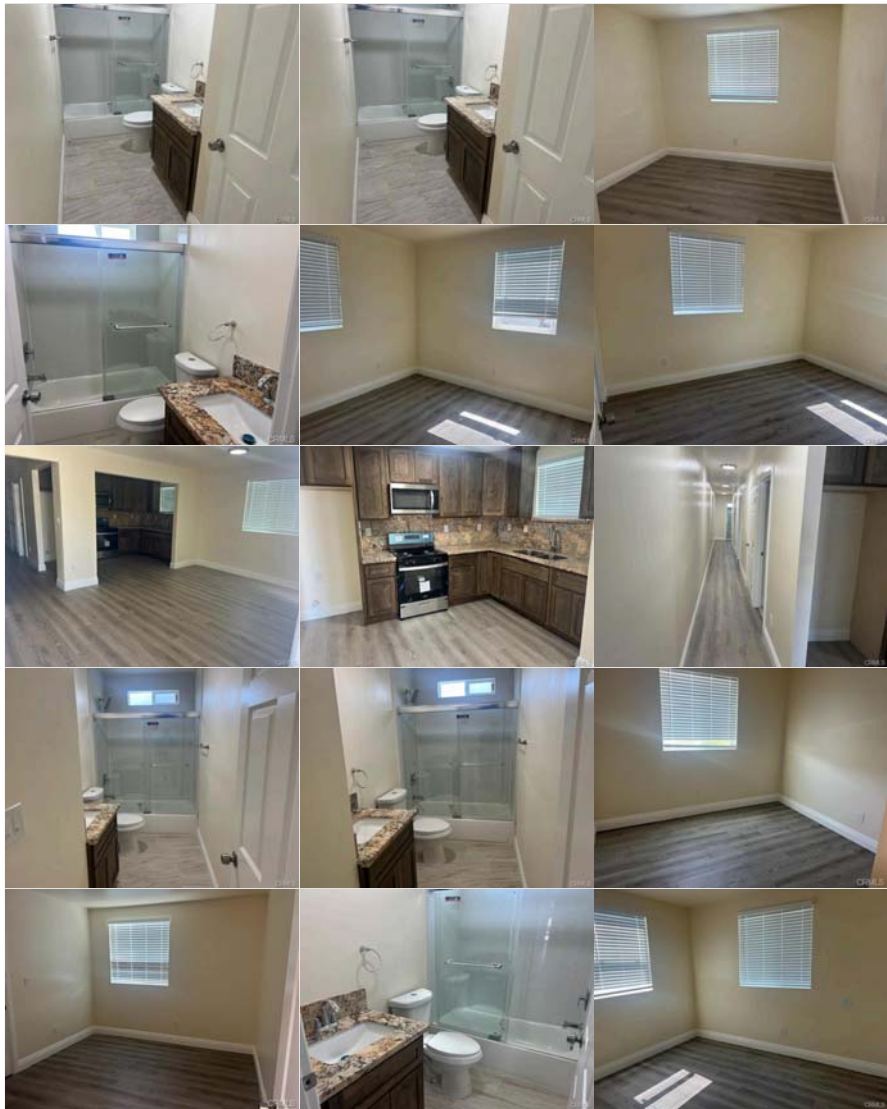
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Closed • Duplex

List / Sold: \$749,000/\$755,000 ↗

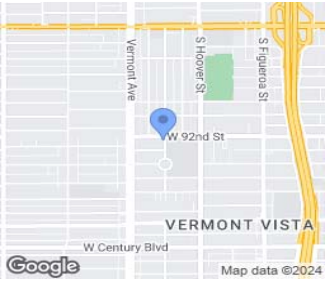
800 W 92nd St • Los Angeles 90044

12 days on the market

2 units • \$374,500/unit • 1,090 sqft • 8,144 sqft lot • \$692.66/sqft • Built in 1918

Listing ID: DW24080925

BETWEEN VERMONT AVE AND S HOOVER ST. OFF VERMONT AVE.



GREAT INVESTMENT OPPORTUNITY. 2 HOMES ON A LARGE CORNER LOT. WITH ROOM TO BUILD (ADU). ZONED LARD2... LOTS OF PARKING. ***** EACH HOME HAS ITS OWN WATER, GAS & ELECRITICAL METER *****. A MUST SEE.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$377 (Estimated)
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163228
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$3,052
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,052

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6039018040

Michael Lembeck

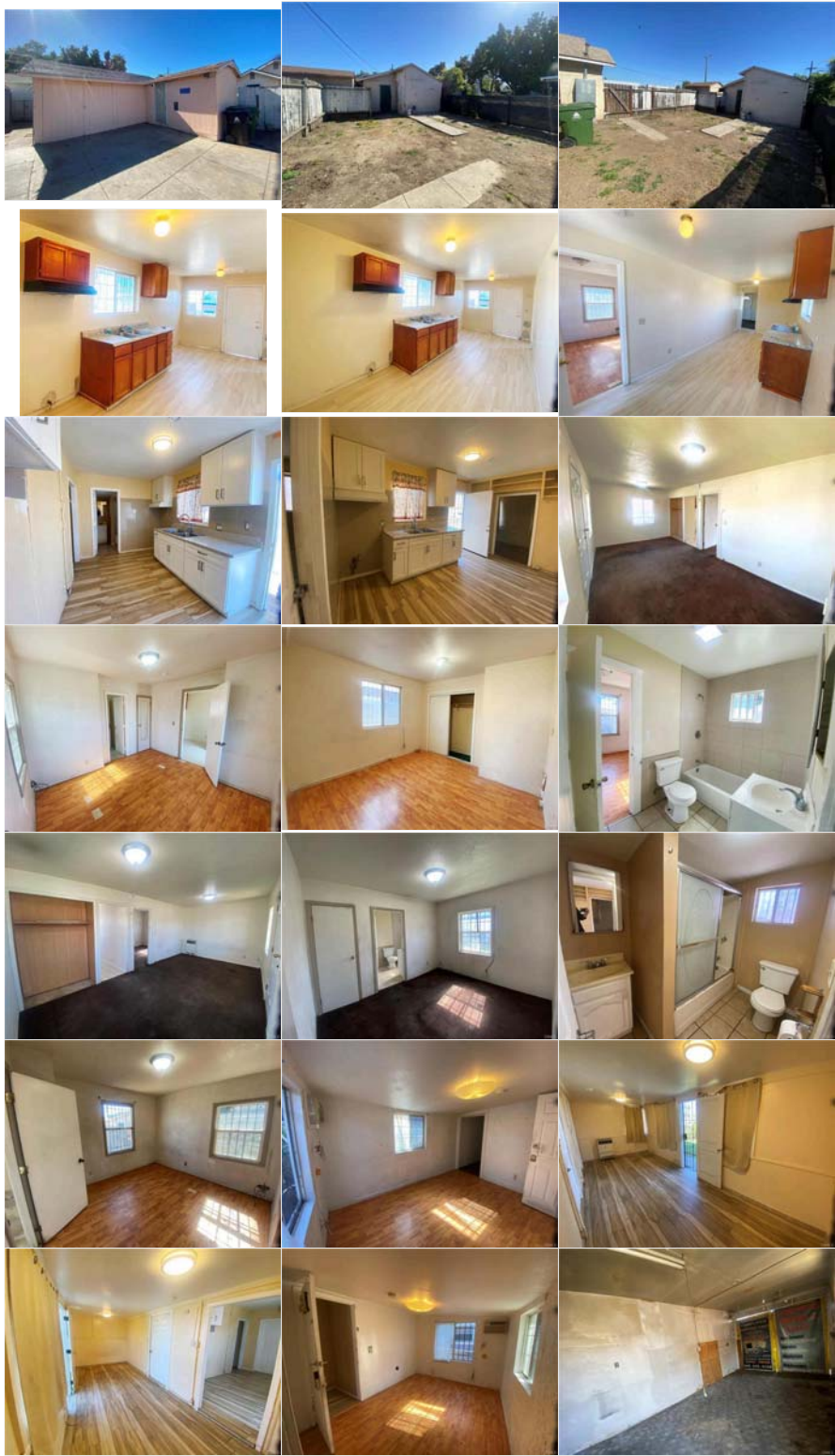
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CUSTOMER FULL: Residential Income LISTING ID: DW24080925

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Closed

•

Single Family Residence

7114 -7116 Miramonte Blvd

•

Los Angeles 90001

2 units

•

\$339,750/unit

•

1,164 sqft

•

3,474 sqft lot

•

\$637.46/sqft

•

Built in 1922

E Florence Ave / E 70th St

List / Sold: \$679,500/\$742,000

39 days on the market

Listing ID: DW24036756



Move in ready...2 On A Lot! Front unit is 2 Bedrooms / 2 Bathrooms Rear Unit is 1 Bedroom / 1 Bathroom. Features include: Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Rear entrance auto gate will be installed. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 05/23/2024
 - Original List Price of \$679,500
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1,022 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Microwave

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01299446
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6010039010

Michael Lembeck

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

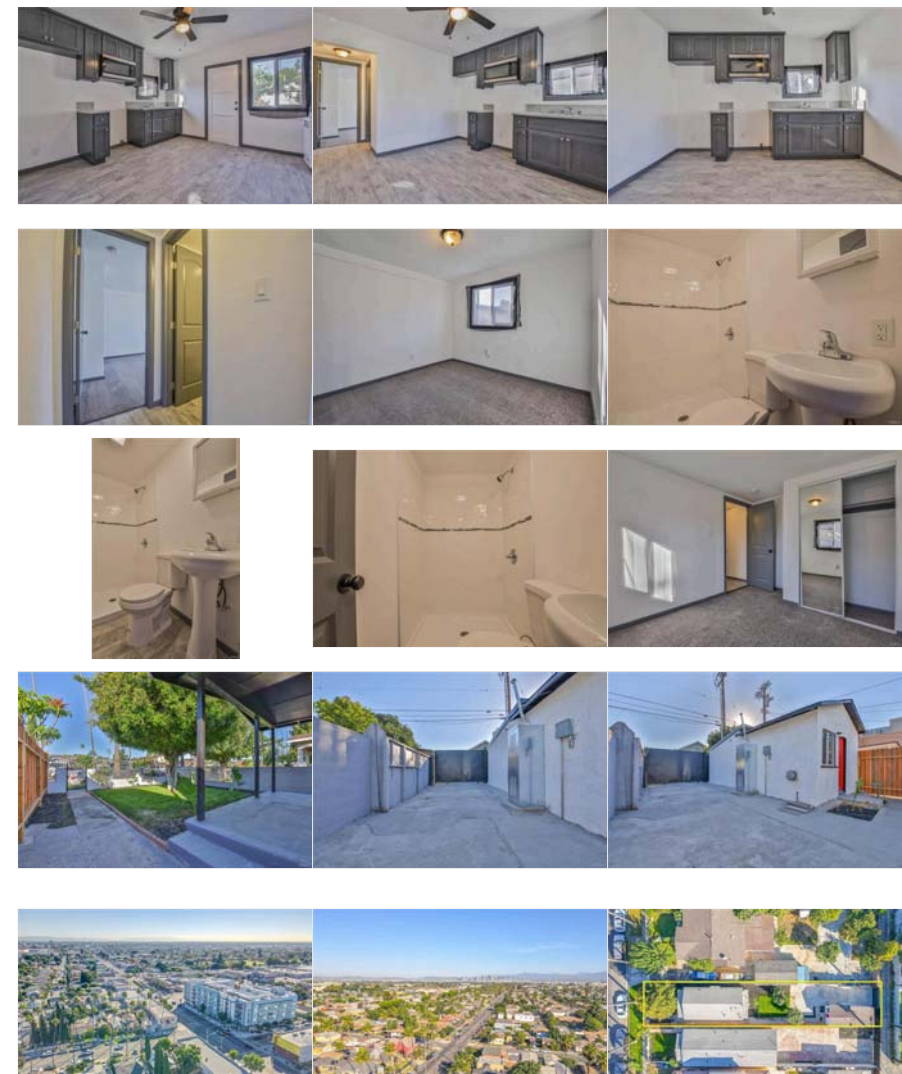
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Closed •

List / Sold: **\$789,900/\$789,900**
0 days on the market
Listing ID: 24394325

3625 4th Ave • Los Angeles 90018
2 units • \$394,950/unit • 1,508 sqft • 5,459 sqft lot • \$523.81/sqft •
Built in 1925
N of Exposition, South of Jefferson, East of Arlington, West of Crenshaw



Sold off market. Entered for comps purposes only.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$789,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 2 Total carport spaces

Interior

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3.000%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5044030007

Michael Lembeck

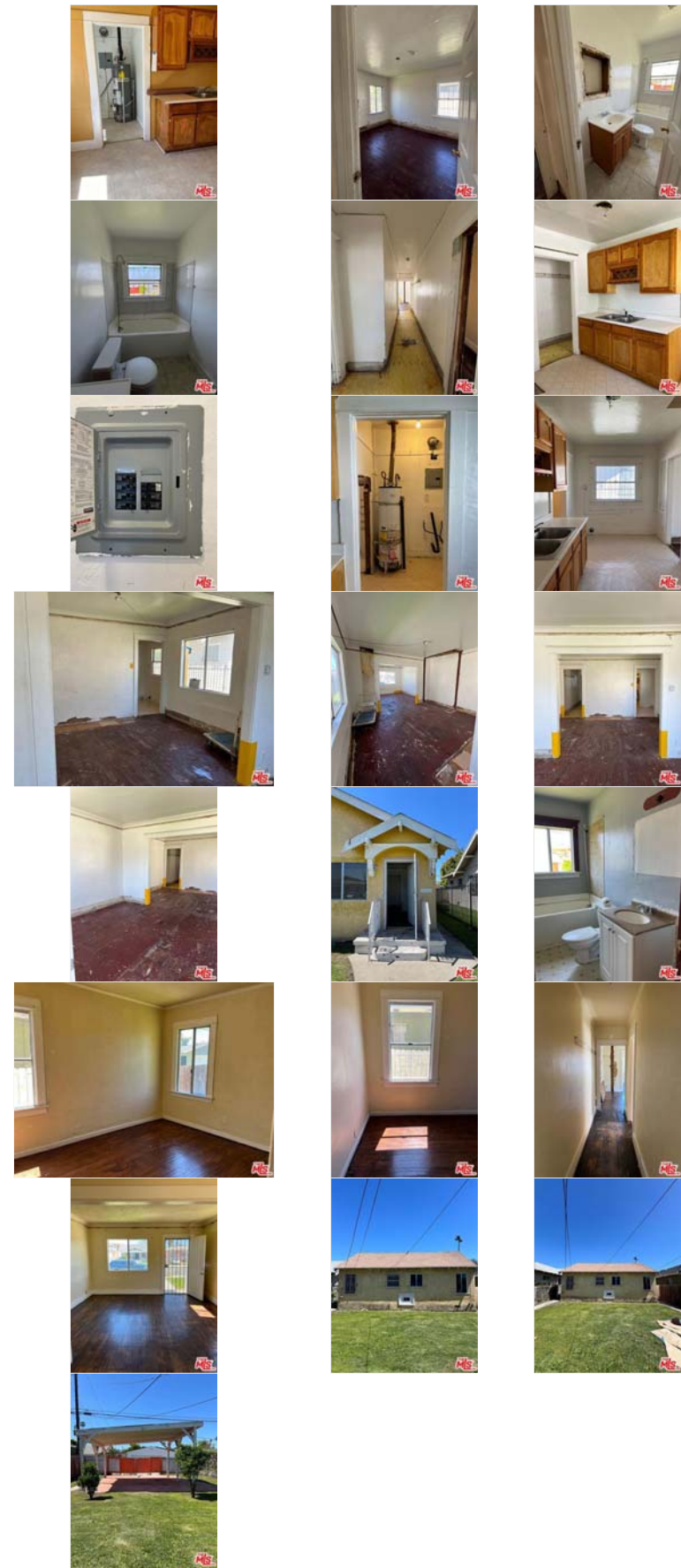
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Closed

• Duplex

1020 E Arlington St

• Compton 90221

2 units • \$339,000/unit • 1,367 sqft • 4,703 sqft lot • \$519.39/sqft • Built in 1957

West of Long Beach Blvd

List / Sold: \$678,000/\$710,000

10 days on the market

Listing ID: DW24063098



Welcome to this fantastic investment opportunity in the heart of Compton. This well-maintained 2-unit property offers a great chance to generate rental income or live in one unit while renting out the other. The property consist of a 2 bedroom 1 bath Front Unit and a 2 bedroom 1 bath Rear Unit. The garage has plenty of space to convert into an ADU to boost the property potential. With a strong rental market in the area, this property presents a lucrative opportunity for investors looking to expand their portfolio. Don't miss out on this chance to own a valuable asset. Schedule a showing today!

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$678,000
 - 2 Buildings
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$1,311 (Estimated)
- Laundry: In Garage
 - \$14400 Gross Scheduled Income
 - \$11760 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Floor: Tile

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,640
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02142871
 - Gardener:
 - Licenses:
- Insurance: \$600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,040
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6176007015

Michael Lembeck

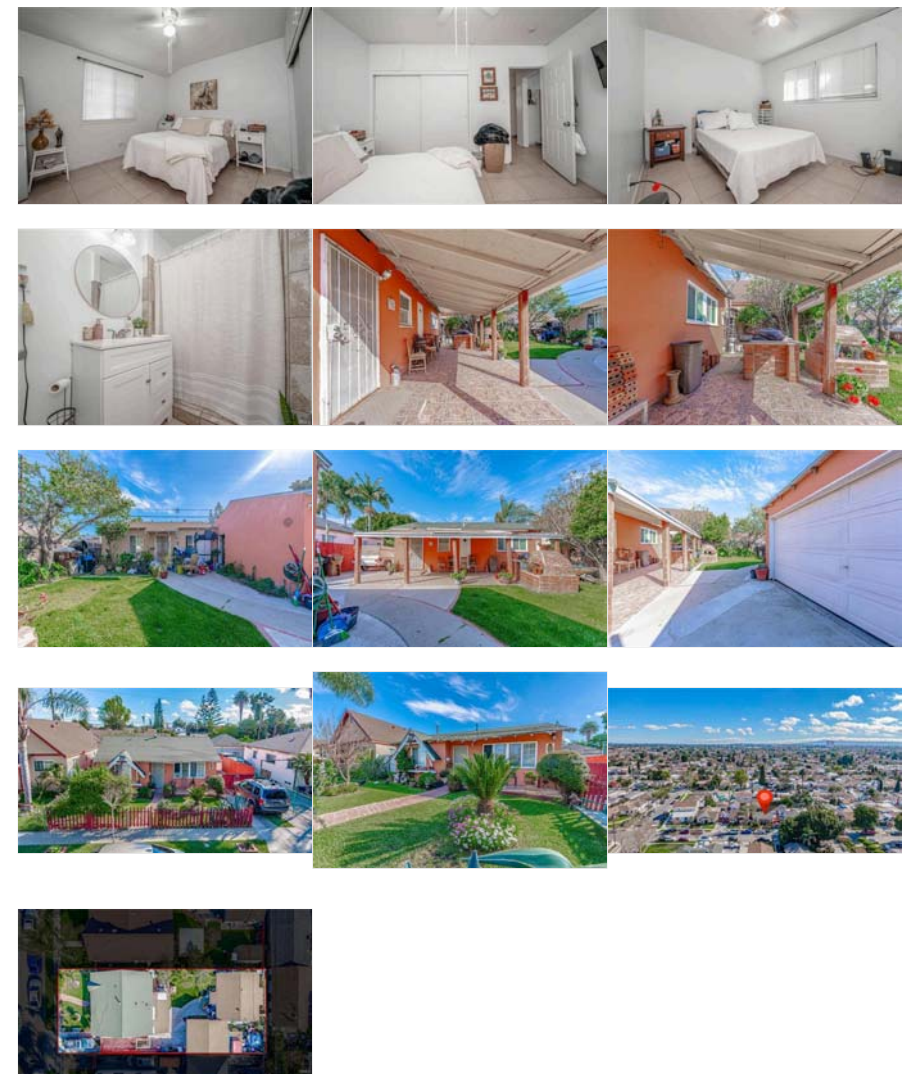
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CUSTOMER FULL: Residential Income LISTING ID: DW24063098

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Closed

• Duplex

6229 6229 Flora

• Bell 90201

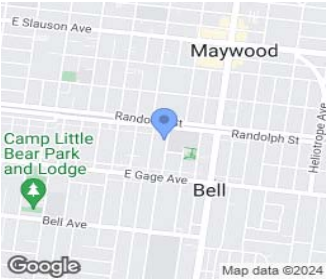
2 units • \$310,000/unit • 1,681 sqft • 5,822 sqft lot • \$374.78/sqft • Built in 1922

North of Gage

List / Sold: \$620,000/\$630,000

79 days on the market

Listing ID: OC23222260



Listed for Sale by the City of Bell Housing Authority, the Property is a single-story duplex that is well-maintained and located on a well-maintained residential street just to the North of Gage Avenue. Resting on an approximate 5,822-square-foot lot, the Property is approximately 1,681 square feet. and consists of 2 Separate Buildings. On Flora the front building is a 2 bedroom single family home with a gated front yard. To the rear is the second unit (which appears to have been built in the 1960s) which has a carport and is 1BR/1BA. The Property is sold 'as-is'. Sale Highlights: Long-Term Municipal Ownership 32% Upside in Rental Income Across the Street from Nueva Vista Elementary School Near Bell City Hall and Public Library on Pine

Facts & Features

- Sold On 05/20/2024
 - Original List Price of \$620,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - \$0 (Assessor)
- Cap Rate: 1.9
 - \$22200 Gross Scheduled Income
 - \$11664 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
 - Floor: Carpet
- Appliances: Gas Oven

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,546
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$400
 - Maintenance: \$1,110
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$500
 - Other Expense: \$1,076
 - Other Expense Description: Mgmt

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$950	\$950	\$1,200
2:	1	2	1	0	Unfurnished	\$900	\$900	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- T6 - Maywood, Bell area
 - Los Angeles County
 - Parcel # 6317024900

Michael Lembeck

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

Citivest Realty Services, Inc

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





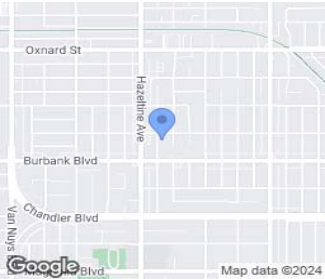
CUSTOMER FULL: Residential Income LISTING ID: OC23222260

Printed: 05/26/2024 9:33:53 AM

Closed •

List / Sold:
\$1,189,000/\$1,240,000 
71 days on the market
Listing ID: 24367607

5642 Murietta Ave • Van Nuys 91401
2 units • **\$594,500/unit** • **2,306 sqft** • **8,125 sqft lot** • **\$537.73/sqft** •
Built in 1949
North of Burbank, East of Van Nuys



Discover this beautiful property in Valley Glen, featuring a main house with 3 bedrooms and 3 bathrooms, and a fully permitted ADU with 1 bedroom and 1 bathroom. Highlights include a modern kitchen, spacious living areas, and a private backyard oasis with a refreshing pool. The ADU offers additional space for guests or rental income. Located in a desirable neighborhood, this home combines comfort, style, and functionality for an exceptional living experience.

Facts & Features

- Sold On 05/23/2024
 - Original List Price of \$1,189,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included, In Kitchen, Washer Included
 - \$79200 Net Operating Income

Interior

- Rooms: Den, Guest/Maid's Quarters, Living Room, Primary Bathroom
- Appliances: Dishwasher, Disposal, Gas Oven, Microwave, Oven, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01904054
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- VG - Valley Glen area
 - Los Angeles County
 - Parcel # 2246031008

Michael Lembeck

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

Citivest Realty Services, Inc

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

Click arrow to display photos



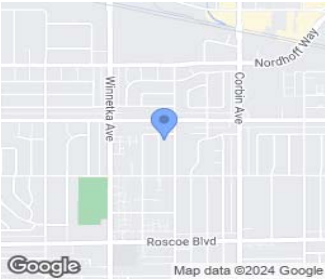
CUSTOMER FULL: Residential Income LISTING ID: 24367607

Printed: 05/26/2024 9:33:53 AM

Closed •

8632 Lubao Ave • Winnetka 91306
2 units • \$544,000/unit • 1,880 sqft • 8,192 sqft lot • \$571.81/sqft •
Built in 1955
East of Winnetka Blvd, South of Parthenia

List / Sold:
\$1,088,000/\$1,075,000 ↓
36 days on the market
Listing ID: 24364495



Two homes on one lot each w/ their own address situated in a lovely neighborhood. 8632~ 3bed/1bath front home. Single story approx. 1000sf w/ a 2 car attached garage. The kitchen has granite counters, stainless steel appliances & updated fixtures. There is an open living area w/a fireplace and a dining area. 8630~2bed/2bath accessory dwelling unit built in 2019. Single story 880 sq. ft. w/open floor plan. Kitchen has white self closing shaker cabinets, quartz counters & stainless steel appliances. Laminate floors throughout w/carpet in the bedrooms. Bathrooms have updated vanities, quartz countertops, tiled floors, tiled shower/tub & stylish fixtures. Units are on separate gas and electric meters and 1 shared water meter. Rents for both houses currently bring in approx. \$5460/mo. Both properties have laundry hook ups, central heat and AC. Close to shops and schools. Rear unit is built 2019 so there is opportunity for buyer to owner occupy in order to live in one and rent the other (buyer to verify). Sold with Tenants in place. Great income! Low vacancy. *Photos are from when the property was vacant*

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,088,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Inside, Washer Included
- \$63744 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Microwave, Range, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,812	\$33,744	\$3,200
2:	1	2	2		Unfurnished	\$2,650	\$31,800	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- WIN - Winnetka area
- Los Angeles County
- Parcel # 2782015003

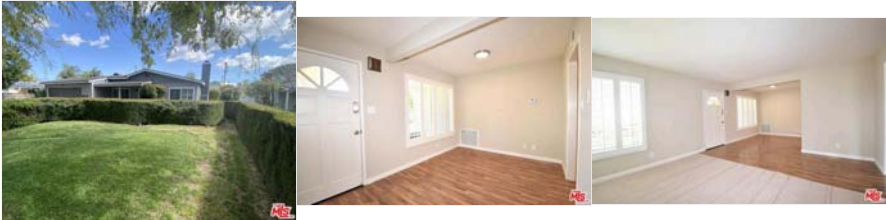
Michael Lembeck

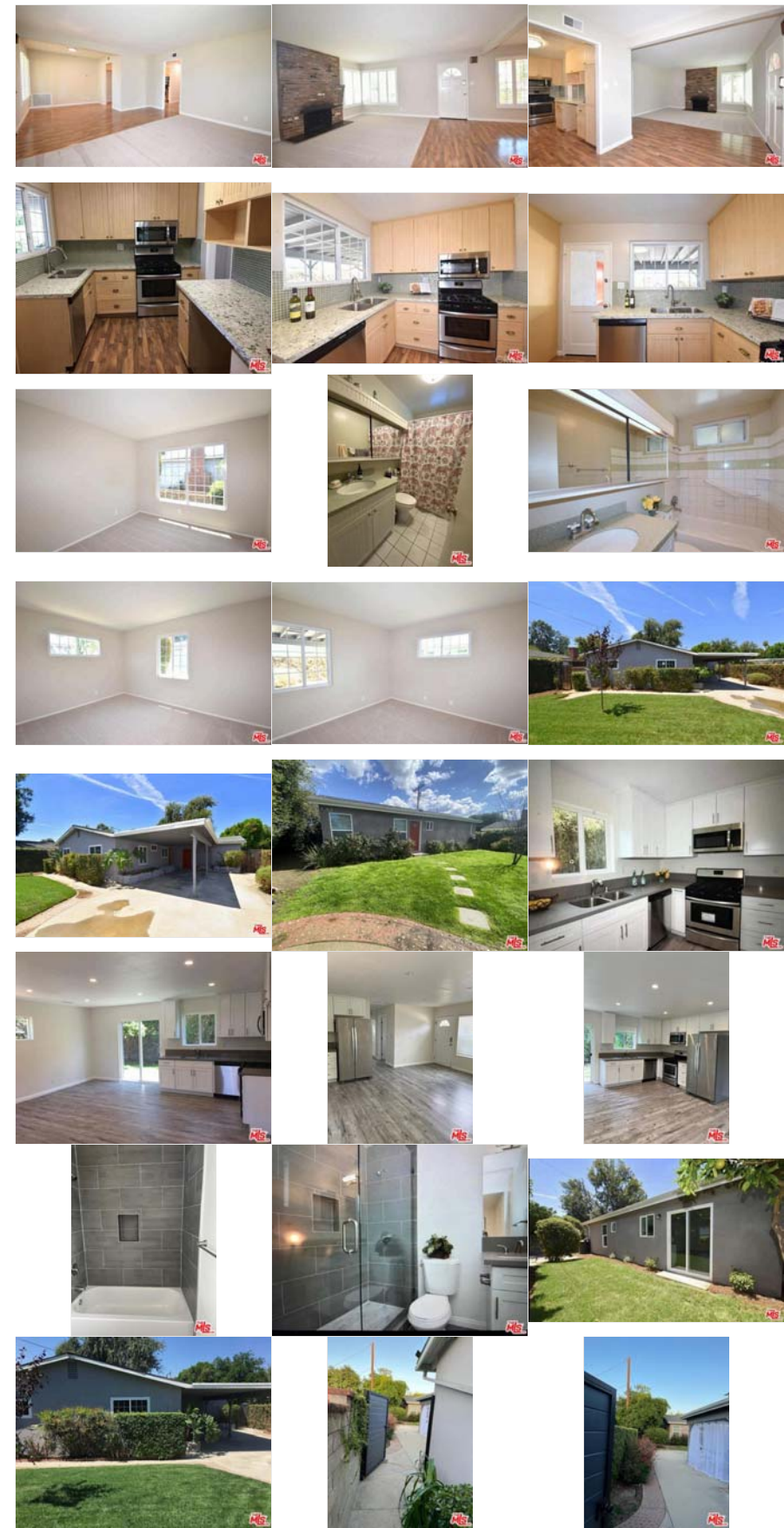
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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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Closed • Triplex

List / Sold: \$859,000/\$880,000 ↗

753 W 14th St • San Pedro 90731

12 days on the market

3 units • \$286,333/unit • 2,100 sqft • 4,807 sqft lot • \$419.05/sqft • Built in 1939

Listing ID: PW24073795

West of Gaffey at 14th Street



SO MUCH POTENTIAL in this fixer but very lovely triplex! This SoCal property can be both an investors dream and a homeowner's dream. You can live in one and rent out the others. This cute bungalow plus two units has not been on the market in over 45 years!! Upon entering the front home you will be met by a light and bright open layout. The spacious living room contains a beautiful, massive fireplace followed by a formal dining room. At the rear, above the three single car garages, you will find two one bedroom units. Strap on your tool belt and make it yours!!

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$859,000
- 2 Buildings
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$350 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$79200 Gross Scheduled Income
- \$71400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Wood
- Appliances: None
- Other Interior Features: Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01373547
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7454029007

Michael Lembeck

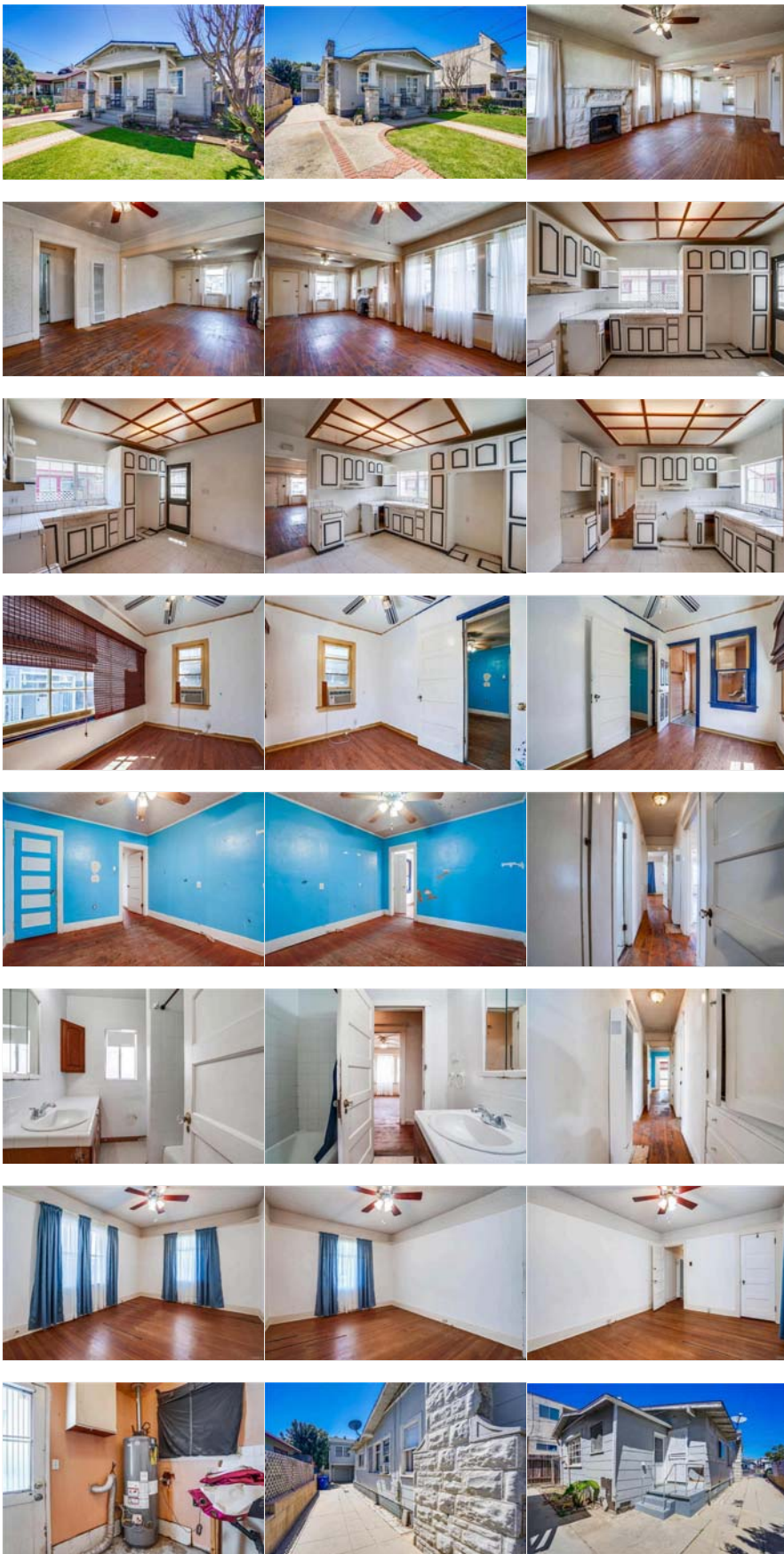
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

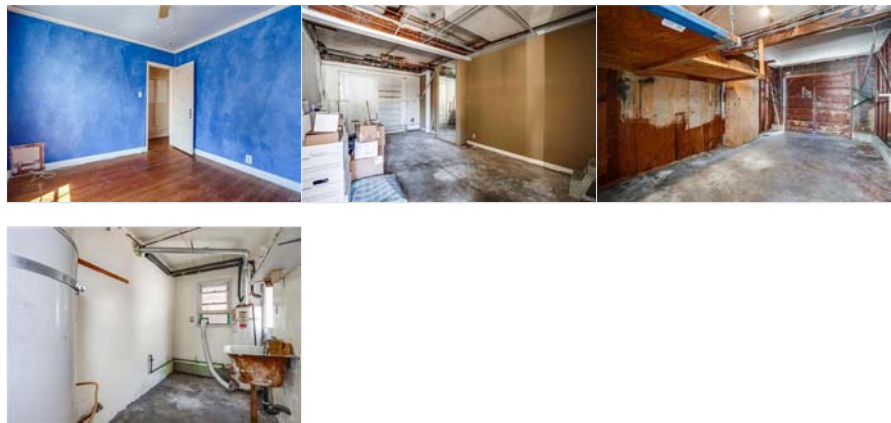
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PW24073795

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Closed

•

Apartment

1160 Watson Ave

•

Wilmington 90744

3 units

•

\$225,000/unit

•

1,278 sqft

•

5,400 sqft lot

•

\$563.38/sqft

•

Built in 1924

Cross street with E Robidoux

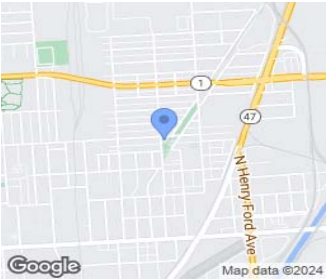
List / Sold:

\$675,000/\$720,000

↓

58 days on the market

Listing ID: DW23217790



Welcome investors! Very rare combination income property at a very unique location adjacent to Wilmington Community Park. 3 separate SFR triplex. could sale together with adjacent 6 units parcel number :7425-015-015(\$1,775,000 for both parcels 9 total units) All units with long term tenants on month to month . This wont last.

Facts & Features

- Sold On 05/21/2024
 - Original List Price of \$899,000
 - 3 Buildings
 - 0 Total parking spaces
 - \$338 (Estimated)
- \$37032 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$626		\$2,000
2:	1	1	1		Unfurnished	\$1,887		\$2,000
3:	1	1	1		Unfurnished	\$573		\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 196 - East Wilmington area
 - Los Angeles County
 - Parcel # 7425015014

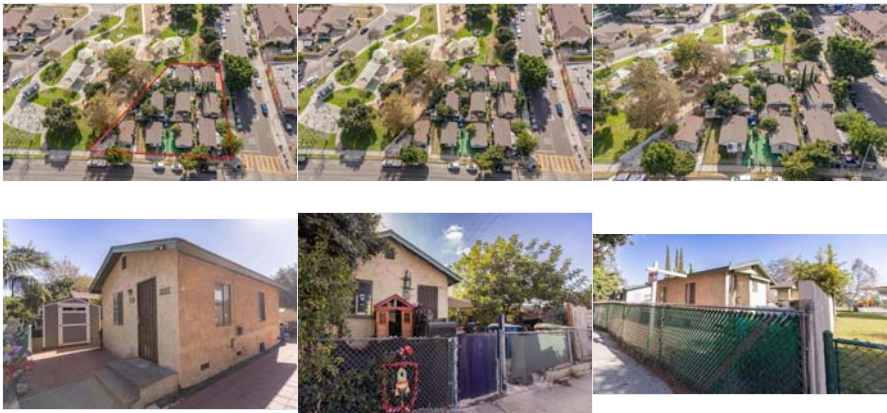
Michael Lembeck

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

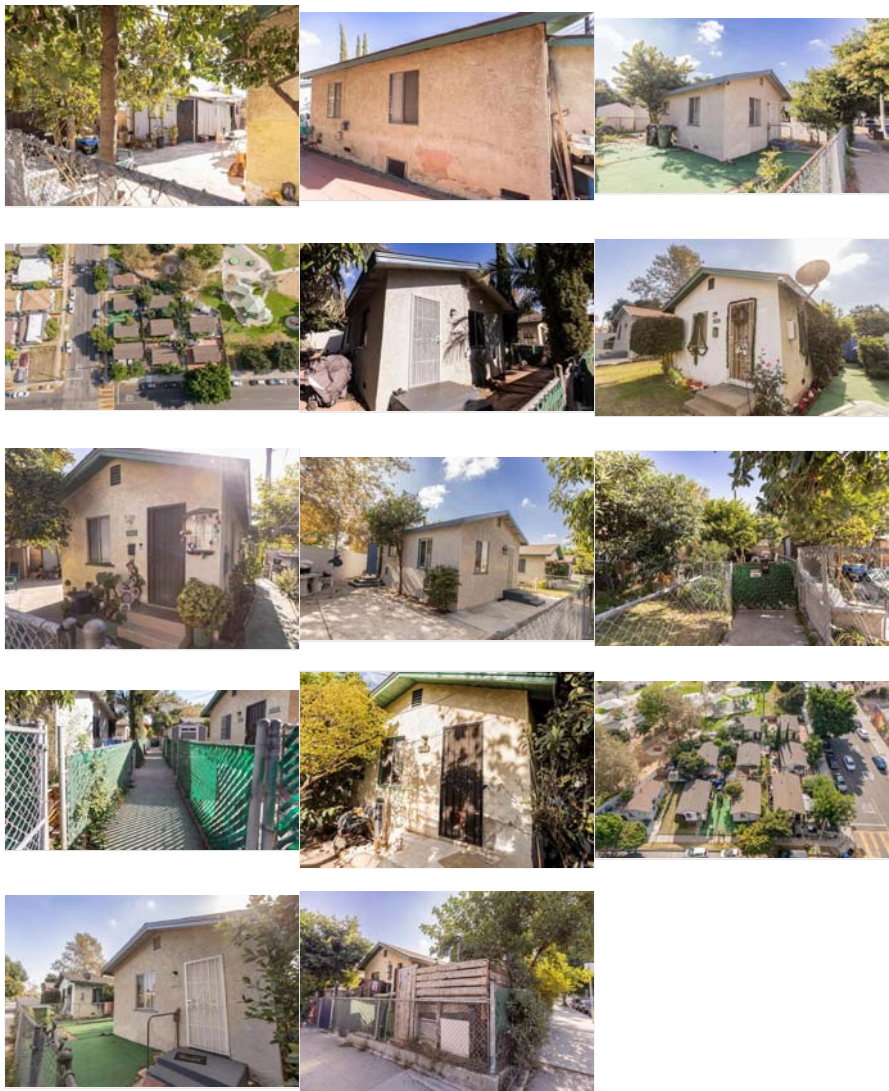
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State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: DW23217790

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Closed •

List / Sold: \$995,000/\$1,000,000 ⬆

2479 Lincoln Ave • Altadena 91001

133 days on the market

3 units • \$331,667/unit • 2,225 sqft • 9,230 sqft lot • \$449.44/sqft •
Built in 1950

Listing ID: 24345357

On Lincoln Ave. between Figueroa Dr. and Royce St. South of Altadena Dr., north of Woodbury Rd.



Property has three rental units but is a legal duplex. Unit 2479.5 (has tenant) is grandfathered in and can be permitted as an ADU Type F. The property is in an unincorporated district of Los Angeles County and is not part of the City of Los Angeles (permitting through LADBS is not needed or applicable). Unit 2481 (3 BR, 1.5 Bath; 1,511 sq. ft.) will be delivered vacant. Unit 2479 also has a tenant. See property layout slide in photos for reference.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$995,000
- 2 Buildings
- Levels: One, Multi/Split
- 8 Total parking spaces
- Heating: Central
- Cap Rate: 4.16
- \$41406.98 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$8,993
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01861612
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,750
2:	1	1	1		Unfurnished	\$1,125	\$1,125	\$1,600
3:	1	1	1		Unfurnished	\$1,175	\$1,175	\$1,850
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 604 - Altadena area
- Los Angeles County
- Parcel # 5828026002

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24345357

Printed: 05/26/2024 9:33:54 AM

Closed

• Triplex

List / Sold: **\$795,000/\$810,000** ↓

916 N Ditman Ave

• East Los Angeles 90063

142 days on the market

3 units • \$265,000/unit • 2,600 sqft • 7,521 sqft lot • \$311.54/sqft • Built in 1965

Listing ID: PW23194631

N. Ditman Ave. between Blanchard & City of Terrace



East Los Angeles TRIPLEX, UNLOCK your POTENTIAL! Rare opportunity to own and or live in a multifamily residence in the hills of East Los Angeles. With your Imagination and investor's touch, this three-unit property can yield maximum earnings! Separate front unit was recently remodeled and ready for move in, while the middle and back units provide a steady income stream. You don't want to miss the opportunity to own this triplex!

Facts & Features

- Sold On 05/20/2024
 - Original List Price of \$965,000
 - 2 Buildings
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Assessor)
- 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room
 - Floor: Laminate, Tile
- Appliances: Water Heater

Exterior

- Lot Features: Gentle Sloping, Lot 6500-9999, Rectangular Lot, Near Public Transit
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01947193
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	0	Unfurnished	\$1,068	\$1,068	\$2,400
3:	1	4	2	0	Unfurnished	\$1,466	\$1,466	\$3,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5231009005

Michael Lembeck

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

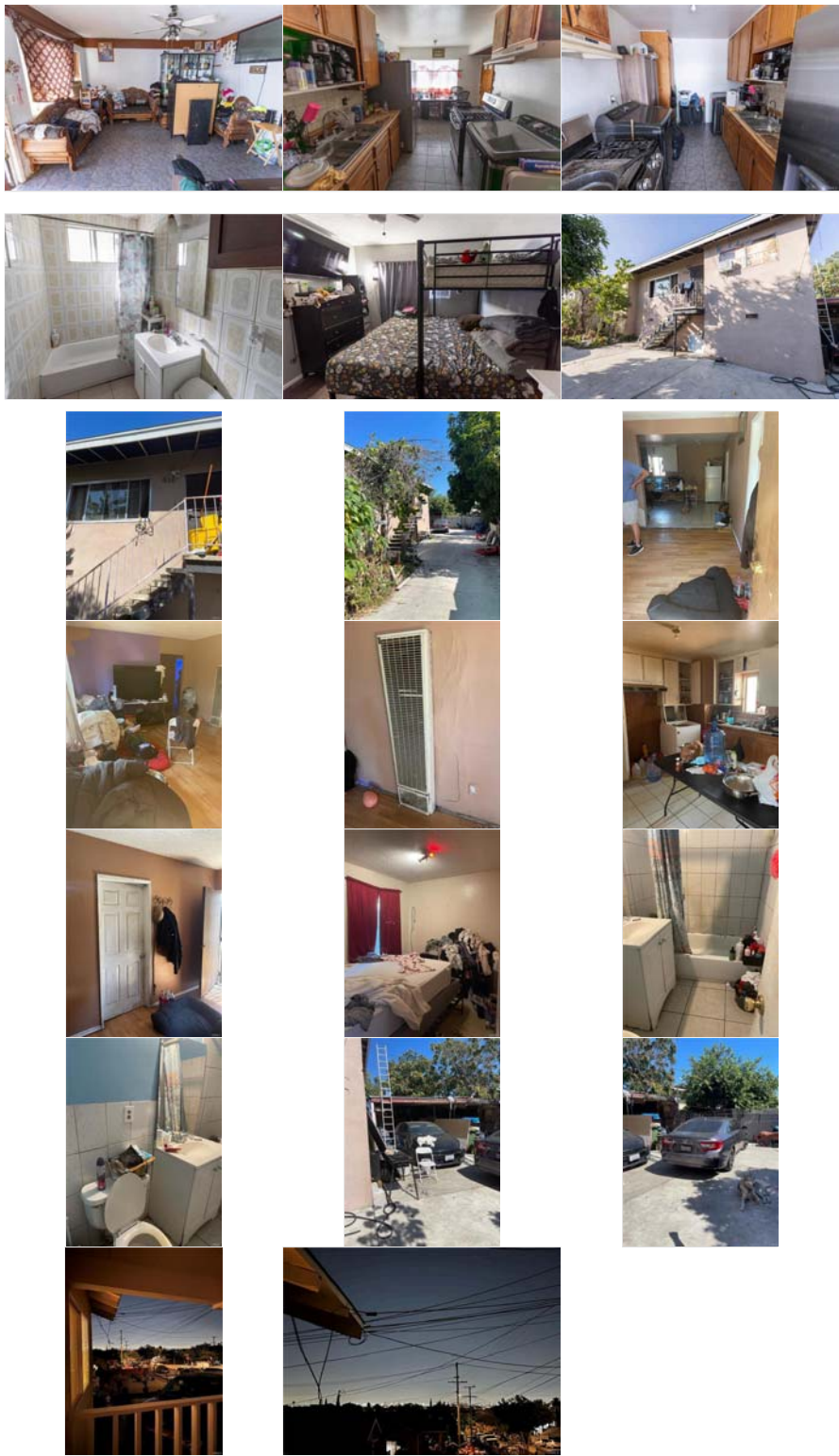
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Closed • Triplex

List / Sold: \$750,000/\$671,000 ↓

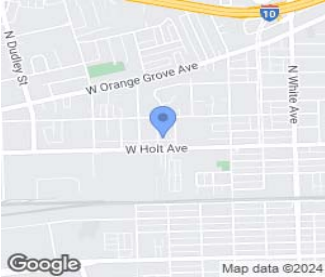
550 N Currier St • Pomona 91768

11 days on the market

3 units • \$250,000/unit • 1,998 sqft • 7,198 sqft lot • \$335.84/sqft • Built in 1961

Listing ID: TR24041595

Go north at Currier on Holt. First property on your right passing auto shop.



Value-add, fully-occupied, month-to-month lease with current cap rate over 4%, this triplex in Pomona is an investor's dream. One 2-bedroom and two 1-bedroom units each with their own electric and gas meters, laundry hook-ups, and detached one-car garage make up a perfect unit mix. Below-market \$3,952 total monthly rent and low maintenance cost offer great upside potential. Re-piped in all units with 10-year warranty, fresh exterior paint, brand new electrical sub-panels in all units, a new sewer line, and Section one termite clearance provide worry-free solution to the new owner.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$709 (Estimated)
- Laundry: Inside
- Cap Rate: 4.02
- \$47424 Gross Scheduled Income
- \$30173 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,251
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,278
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,904
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 1200
- Water/Sewer: \$3,300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,560	\$1,560	\$1,650
2:	1	1	1	1	Unfurnished	\$1,248	\$1,248	\$1,300
3:	1	1	1	1	Unfurnished	\$1,144	\$1,144	\$1,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 687 - Pomona area
- Los Angeles County
- Parcel # 8357014024

Michael Lembeck

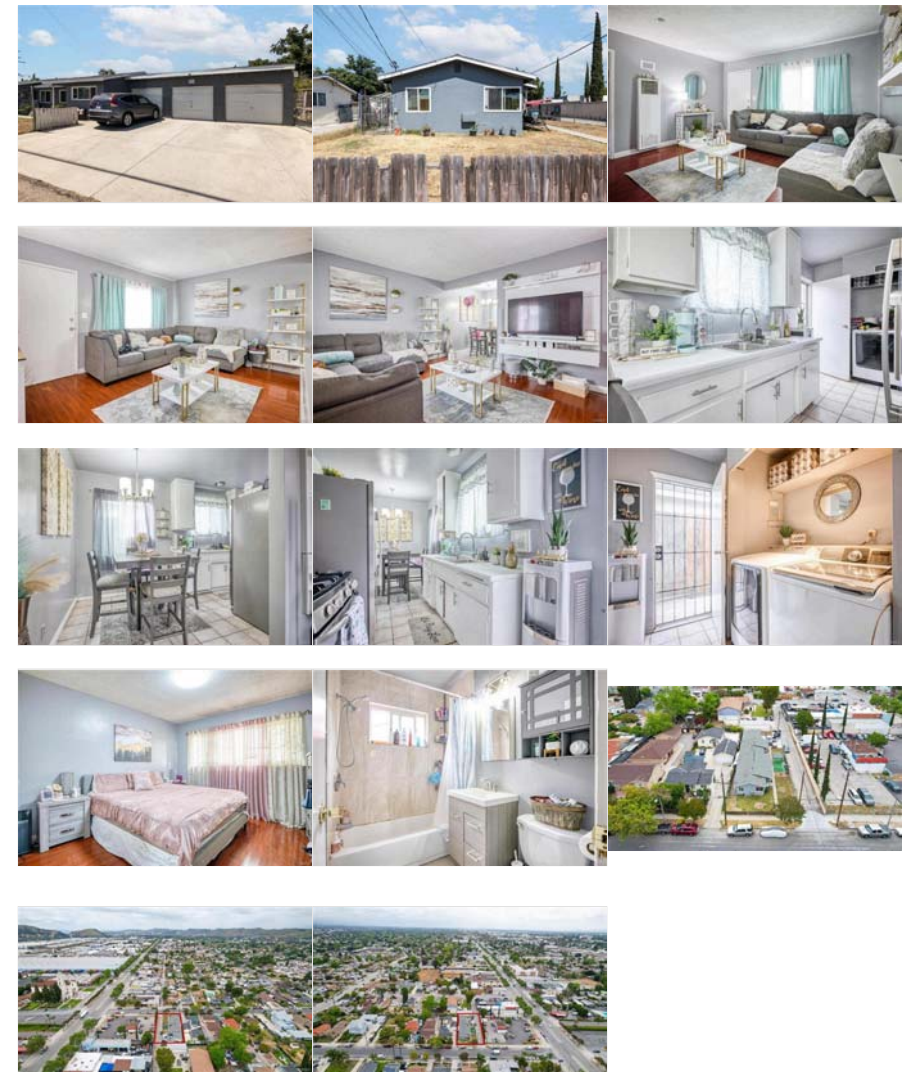
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: TR24041595

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Closed •

List / Sold:

\$1,254,500/\$1,030,000 ↓

27 days on the market

Listing ID: 24377141

2240 Crenshaw Blvd • Los Angeles 90016
3 units • \$418,167/unit • 2,588 sqft • 7,859 sqft lot • \$397.99/sqft •
Built in 1911

On Crenshaw Blvd between Washington Blvd to the north and 23rd St to the south.



Well-kept 3-unit property that is easy to maintain. Superb opportunity for investors and owner-users. Enough space in the back lot to build an ADU to add asset value. One unit will be delivered vacant at COE; vacant unit offers an upgrade of increase in rental income or a unit for the owner to occupy and collect rent from the other two units. Bright, airy layout. Clean laminate & tile flooring throughout with granite. Great location offering convenient access to I-10 freeway and close proximity to Koreatown and Downtown to enjoy various venues of popular eateries, highly regarded restaurants, entertainment, shopping centers, markets, and other necessities. Spacious back lot with garages and plenty of parking spaces and front yard with a lush tree providing cool shade for picnic & tea area.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$1,254,500
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$52698 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$24,102
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01887660
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,700	\$1,700	\$2,100
2:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,600
3:	1	2	1		Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060005004

Michael Lembeck

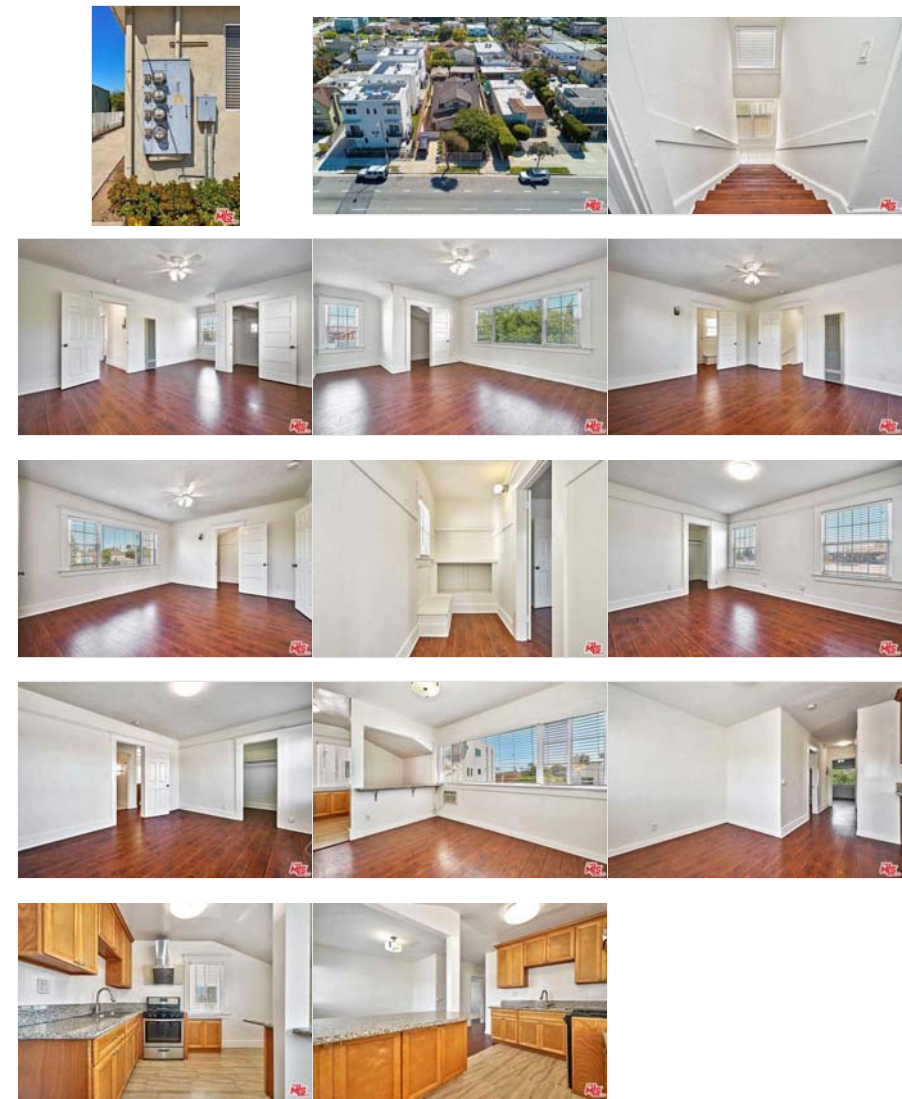
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

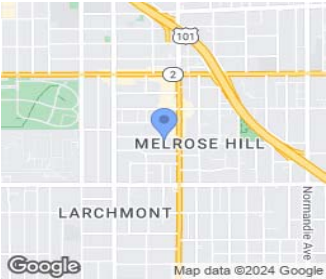
List / Sold:

\$1,399,990/\$1,350,000 ↓

38 days on the market

Listing ID: 24366229

5326 Lemon Grove Ave • Los Angeles 90038
3 units • \$466,663/unit • 2,448 sqft • 7,002 sqft lot • \$551.47/sqft •
Built in 1914
South of Santa Monica Blvd, North of Melrose and W of Western.



Vacant and Renovated Hollywood duplex! Situated in the heart of Hollywood this ideal location is blocks away from major attractions such as the Hollywood Forever Cemetery, Paramount Picture Studios, the Hollywood Walk of Fame and many more! This is a great opportunity to own an original 2-story colonial property on a residential street easily accessible to major intersections and the 101 fwy. One unit has 3 bedrooms, 1.5 baths, and the other unit is 2 bedrooms, 1.5 baths. Property will be delivered with approved plans for a new construction one bedroom ADU. Complete with a gated driveway hosting ample parking spaces and a detached two-car garage with storage space. 2 gas/3 electric meters.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$1,599,900
- 3 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535010019

Michael Lembeck

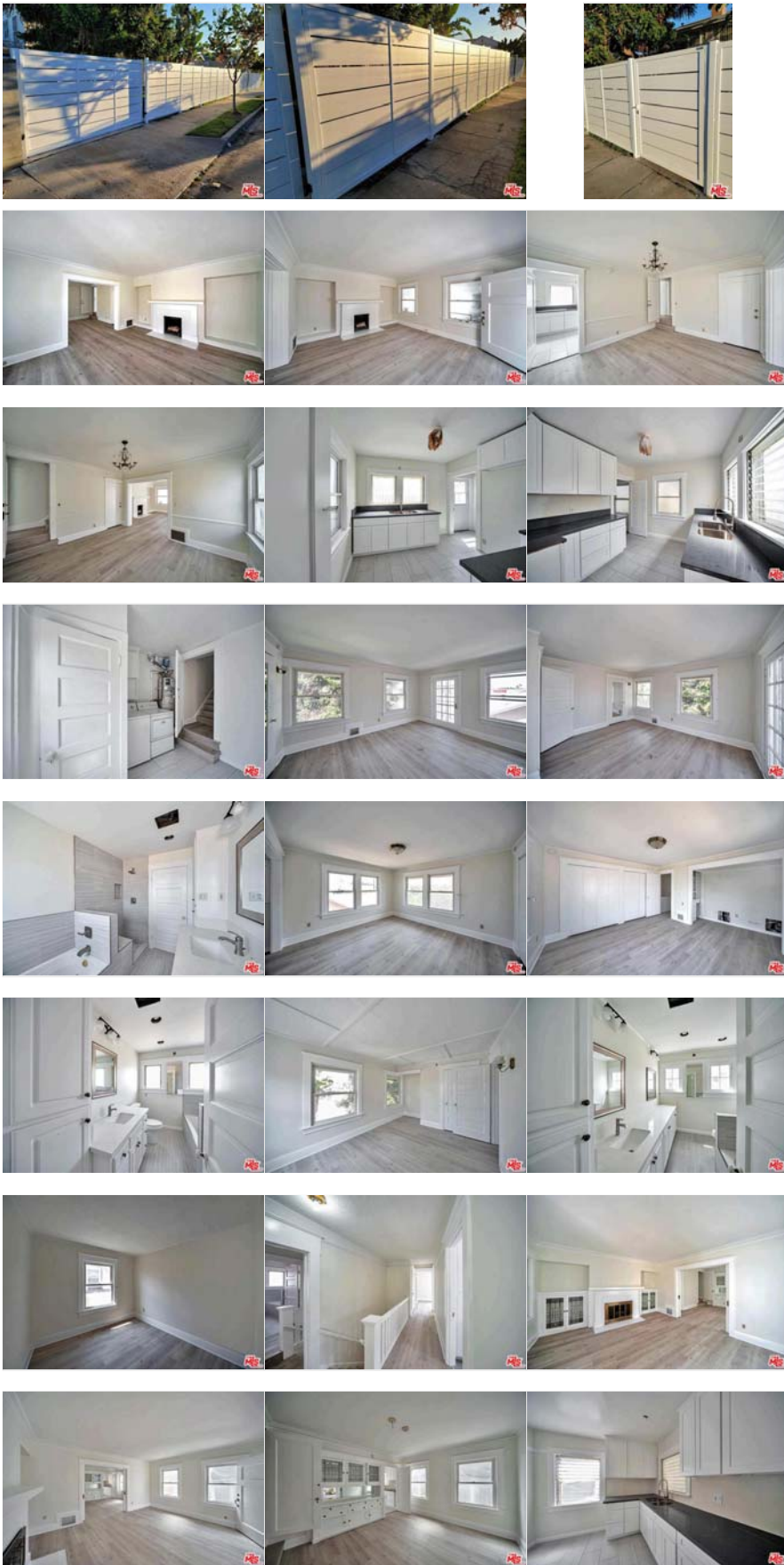
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Cell Phone: 714-742-3700

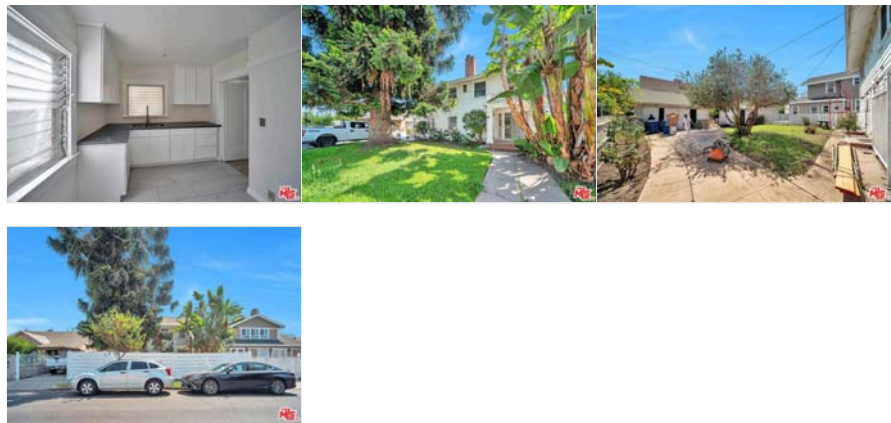
Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24366229

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Closed

• Triplex

1752 w 51st St • Los Angeles 90062

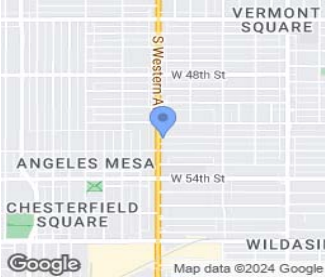
3 units • \$283,333/unit • 2,339 sqft • 7,990 sqft lot • \$363.40/sqft • Built in 1926

West of Western Ave

List / Sold: \$850,000/\$850,000

5 days on the market

Listing ID: PF24071453



Rare Investment Opportunity in the Heart of Los Angeles! A 3-unit gem-will be delivered vacant- awaiting your vision and investment savvy. The options are endless. Live luxuriously in one unit while reaping the rewards of rental income from the remaining two. Or, seize the opportunity to diversify your investment portfolio by exploring short-term, mid-term, or long-term rentals - or even a strategic mix of all three! Within minutes, you can reach iconic landmarks such as the LA Coliseum, Natural History Museum, CA Science Center, BMO Stadium, DTLA, Crypto.com Arena, SoFi Stadium, and many more, making it an ideal spot for both residents and tourists alike. Contact us today to schedule your exclusive viewing and take the first step toward realizing your real estate dreams in the City of Angels before it's off the market!

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$850,000
 - 2 Buildings
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup, Individual Room
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01525571
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5005028011

Michael Lembeck

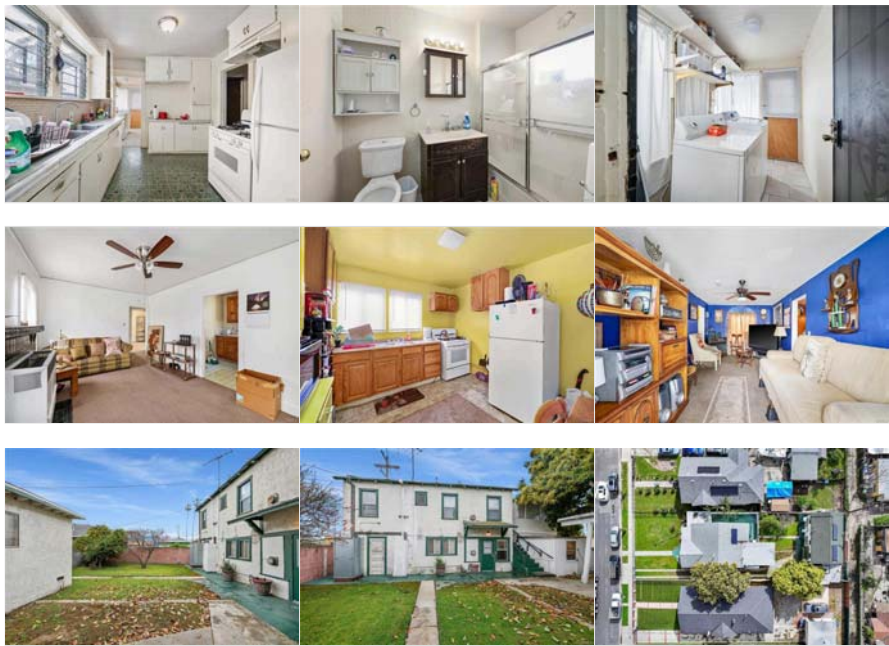
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PF24071453

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Closed • Triplex

List / Sold:

\$1,800,000/\$1,500,000 ↓

55 days on the market

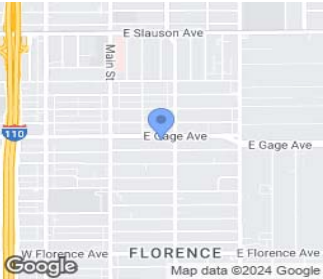
Listing ID: DW24009140

232 E Gage Ave • Los Angeles 90003

3 units • \$600,000/unit • 5,218 sqft • 4,936 sqft lot • \$287.47/sqft •

Built in 2023

E Gage Ave. and S San Pedro Street



LAJOMA PROPERTIES IS PROUD TO PRESENT THIS LUXURIOUS AND CONTEMPORARY, NEW CONSTRUCTION DUPLEX AND ADU. THIS PROPERTY IS CENTRALLY LOCATED TO THE 110 FREEWAY, BMO STADIUM, LA MEMORIAL COLISEUM, USC, SOFI STADIUM, CRYPTO.COM ARENA AND MORE! TOTAL OF 3 UNITS, FRONT BUILDING IS A THREE STORY DUPLEX: 5 BEDROOM, 4.5 BATH EACH; REAR BUILDING IS A TWO STORY 3 BEDROOM 2 BATH ADU. THESE UNITS HAVE ONE OF LA'S BEST FLOOR PLAN LAYOUT WITH MASSIVE TOWNHOME STYLE UNITS. SPACIOUS BEDROOMS IN ALL UNITS WITH CUSTOM CLOSETS, QUARTS COUNTERTOPS IN KITCHENS AND BATHROOMS, CUSTOM WINDOW SHADES, BRAND NEW SAMSUNG STAINLESS STEEL APPLIANCES, CUSTOM SHAKER CABINETS, TWO TONED INTERIOR PAINTING, CENTRAL HVAC SYSTEM IN EACH UNIT, LOW VOLTAGE LED RECESSED LIGHTING THROUGHOUT EACH UNIT, LAUNDRY ROOMS IN EACH UNIT WITH BRAND NEW SAMSUNG WASHER & DRYER, TANKLESS WATER HEATERS, GREEN CERTIFIED, DROUGHT TOLERANT LANDSCAPING, AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ALL UNITS, AUTOMATIC FRONT GATE, DECORATIVE WOOD FENCE AND BLOCK WALL. 1-TWO CAR ATTACHED GARAGE, PROPERTY WELL SECURED, PLENTY OF PARKING ON SITE WITH DECORATIVE PAVERS THROUGHOUT DRIVEWAY. THERE ARE 2 WATER METERS AND 1 SUB WATER METER, 3 GAS METERS, AND 3 ELECTRIC METERS. PERFECT RENTAL PROPERTY, NO RENT CONTROL. PROPERTY DELIVERED VACANT. 1 YEAR BUILDER WARRANTY INCLUDED! MUST SEE THIS PROPERTY IN PERSON TO FULLY APPRECIATE ITS BEAUTY! PROPERTY HAS BEEN FINALED BY LADBS AND CERTIFICATE OF OCCUPANCY (CFO) IS IN!

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$1,800,000
 - 2 Buildings
 - Levels: Two, Three Or More
 - 6 Total parking spaces
 - Cooling: Central Air, ENERGY STAR Qualified Equipment, Heat Pump
 - Heating: Central, ENERGY STAR Qualified Equipment, Heat Pump
 - \$263 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, In Closet, Washer Hookup, Washer Included
 - Cap Rate: 9
 - \$198000 Gross Scheduled Income
 - \$160456 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

- Floor: Laminate, Vinyl
- Appliances: 6 Burner Stove, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Disposal, Microwave, Refrigerator, Tankless Water Heater, Vented Exhaust Fan
 - Other Interior Features: Block Walls, Living Room Balcony, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Block, Redwood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,604
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01947193
 - Gardener:
 - Licenses:
- Insurance: \$2,888
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	5	5		Unfurnished			\$12,000
2:	1	3	2	2	Unfurnished			\$4,500

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6006013008

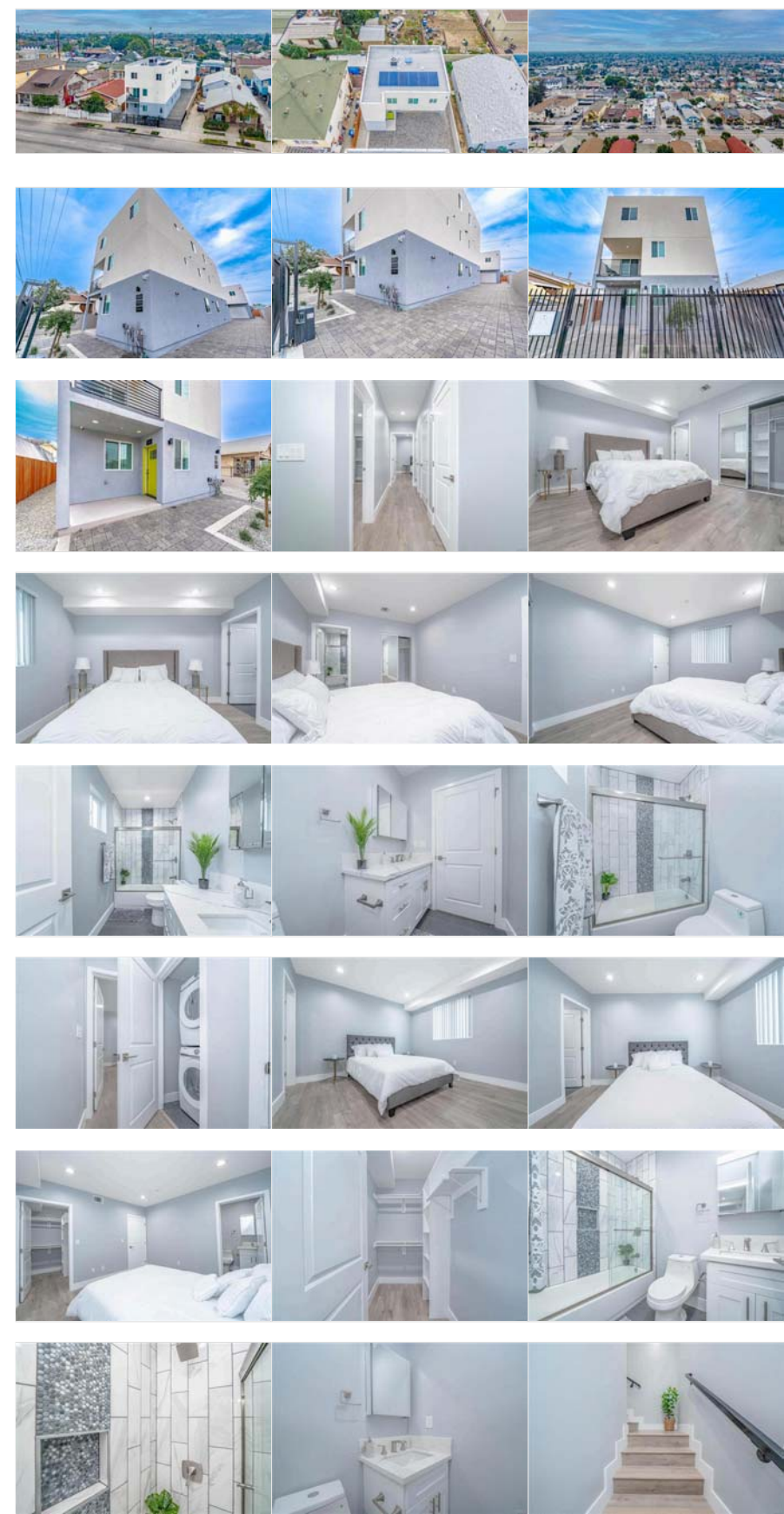
Michael Lembeck

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

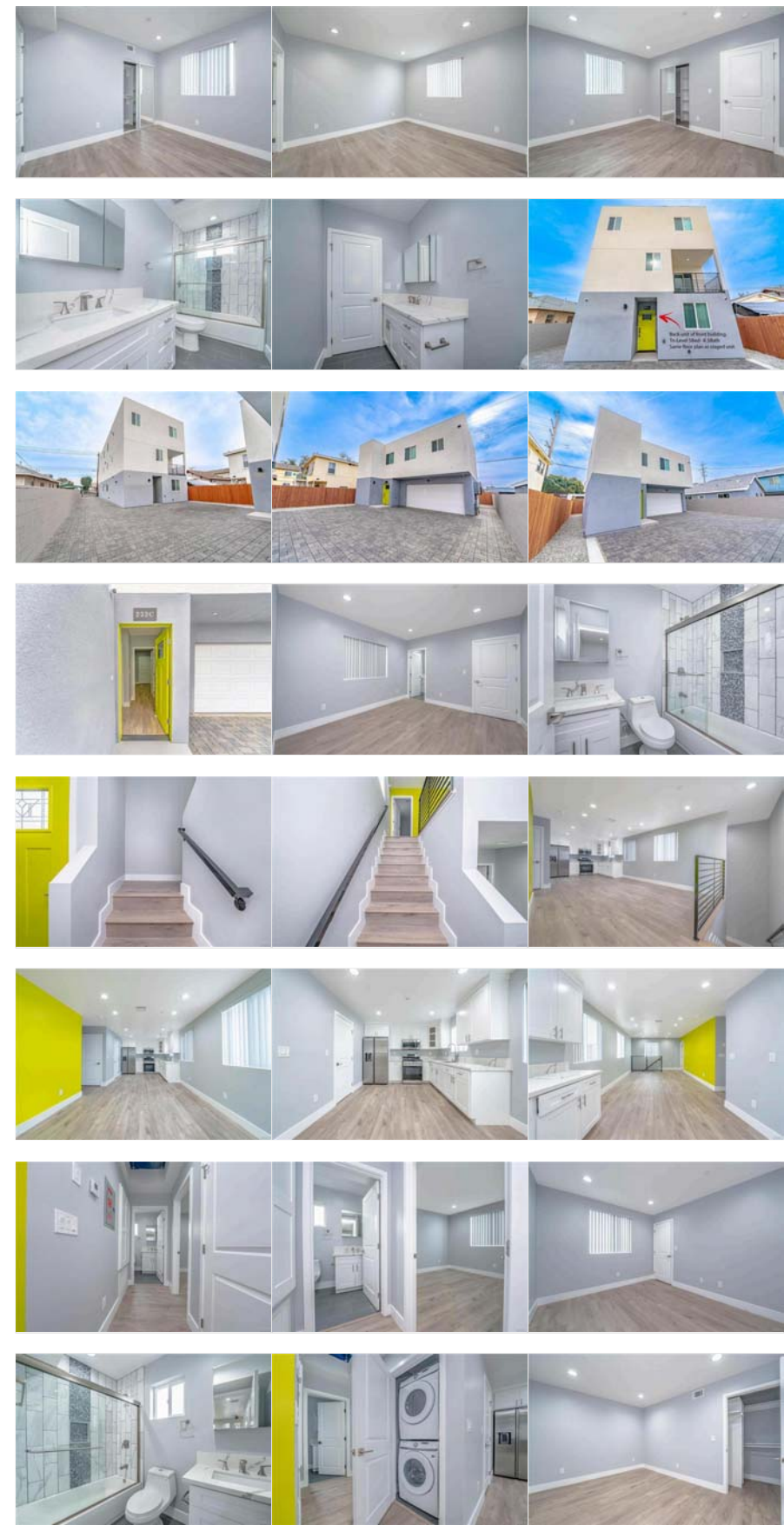
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CUSTOMER FULL: Residential Income LISTING ID: DW24009140

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Closed

• Triplex

1615 W 39th Pl • Los Angeles 90062

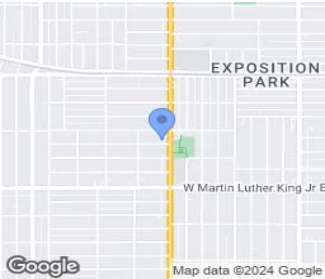
3 units • \$199,667/unit • 1,721 sqft • 5,410 sqft lot • \$316.68/sqft • Built in 1914

0

List / Sold: \$599,000/\$545,000 ↓

147 days on the market

Listing ID: DW23209267



MOTIVATED SELLERFIXER*INCREDIBLE INVESTORS OPPORTUNITY **PRIME LOCATION** 3-UNITS!!! Side to Side DUPLEX 1- Bedroom 1- Bath each and a Back house 1-bedroom 1-bath. Total living Sq. Ft. 1,721. Lot size 5,410 Sq. Ft. (R-2) Centrally located close to the University of Southern California, Banc of California Stadium, Exposition Park and Los Angeles Memorial Coliseum. Great chance for an investor looking to renovate and flip or buy and hold. Property is being sold "AS-IS". Please do not disturb occupants!! Property is being sold with tenants. Tenants are currently under Month-to-Month contracts.

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$659,000
 - 2 Buildings
 - Levels: One
 - 3 Total parking spaces
 - 0 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Assessor)
- \$28800 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Floor: Carpet, Vinyl, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01527075
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$650	\$600	\$2,000
2:	1	1	1	0	Unfurnished	\$900	\$900	\$2,000
3:	1	1	1	0	Unfurnished	\$850	\$850	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5035017025

Michael Lembeck

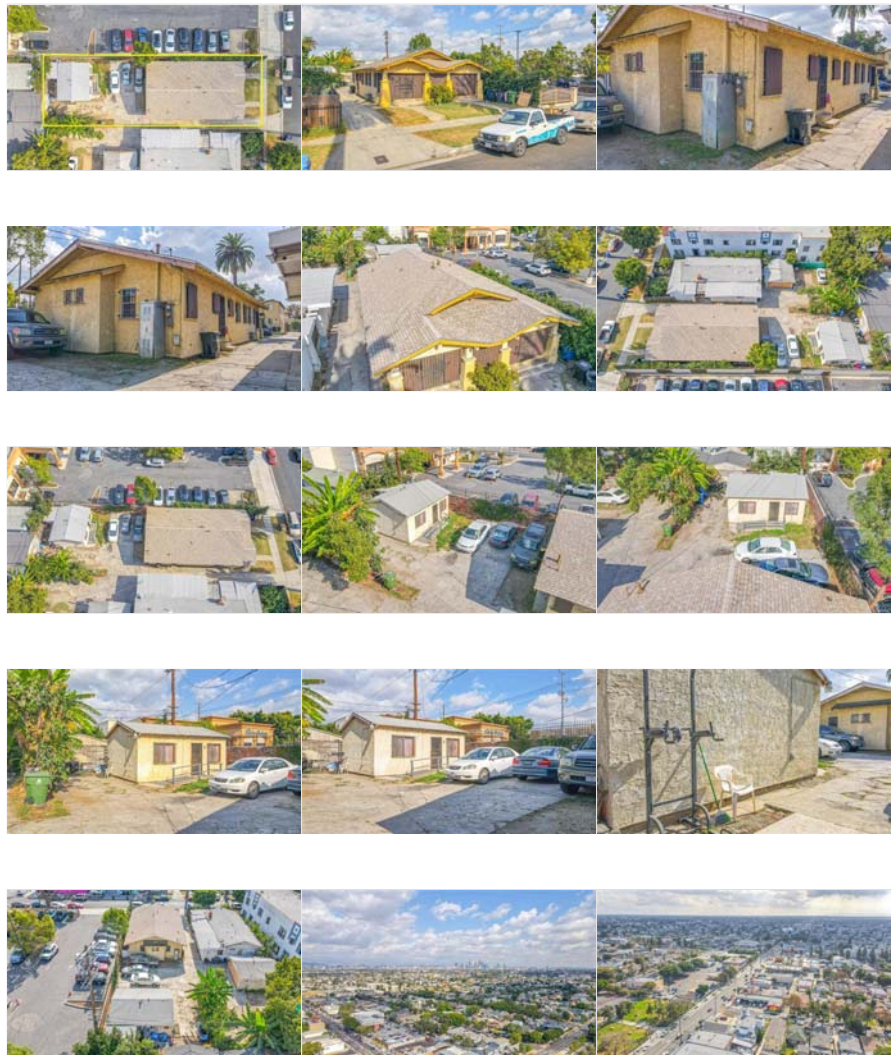
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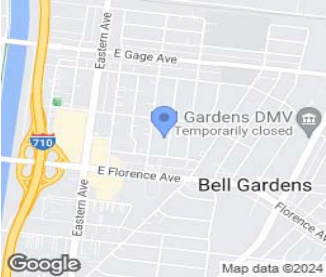
CUSTOMER FULL: Residential Income LISTING ID: DW23209267

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Closed • Triplex

List / Sold:
\$1,800,000/\$1,800,000 ↓
100 days on the market
Listing ID: SB23198562

6907 Adamson Ave • Bell Gardens 90201
3 units • \$600,000/unit • 4,010 sqft • 8,431 sqft lot • \$448.88/sqft •
Built in 2022
Exit 710



Welcome to this outstanding Investment Opportunity with this triplex located in Bell Gardens. This triplex is Completely remodeled and meets the convenience of urban living. This triplex will be delivered VACANT. Front house offers a 2 Bedrooms 2 bath and both back units are newly constructed and provides 4 bedrooms/ 3 bath each with an attached 2 car garaged. Whether you're an investor looking for substantial rental income or a homeowner interested in additional rental income, this property has it all. Contact us today to schedule a private showing and explore the potential this triplex has to offer.!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,999,000
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,107 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928049
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6329005016

Michael Lembeck

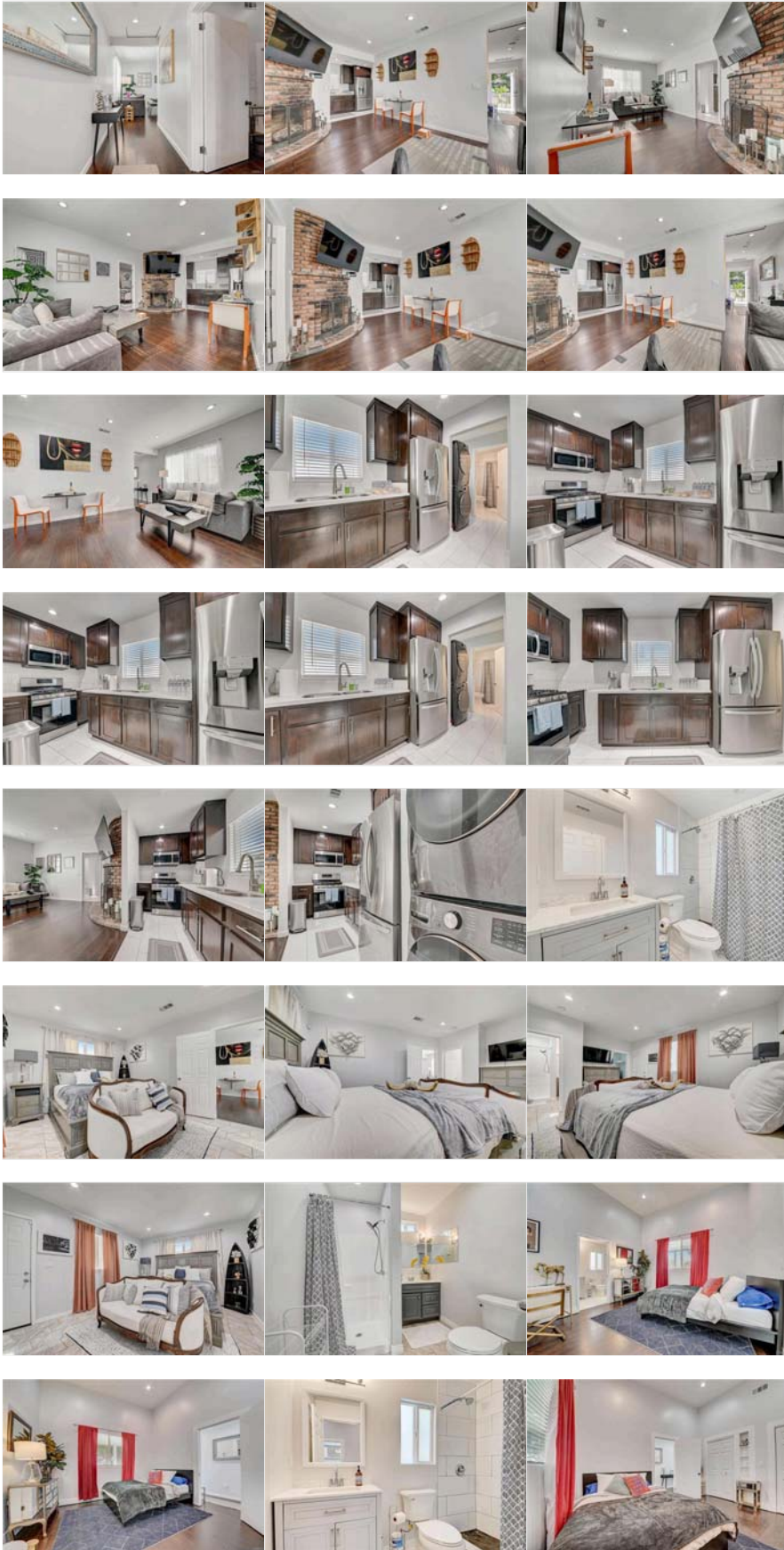
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Cell Phone: 714-742-3700

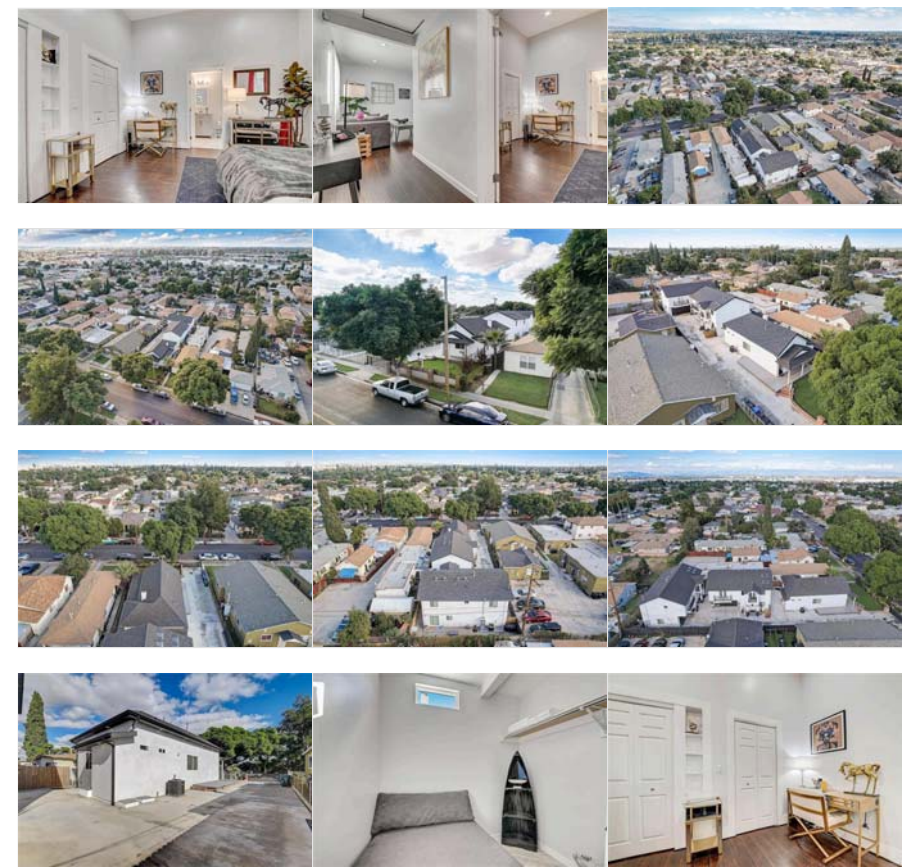
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State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: SB23198562

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Closed • **Quadruplex**

List / Sold:
\$1,225,000/\$1,275,000 
12 days on the market
Listing ID: AR24073153

222 N Grandview Ave • Covina 91723
4 units • \$306,250/unit • 3,373 sqft • 9,380 sqft lot • \$378.00/sqft •
Built in 1958
North of Badillo and East of Grandview



222 N. Grandview Ave, a 4-unit multifamily property in Covina, CA. The property features two 2B+1B units, two 1B+1B units, and four onsite parking spaces. The property was built in 1958 and boasts recent upgrades, including refinished flooring in three units, copper plumbing, and new paint inside. Residents enjoy the convenience of having washer and dryer hookups right in their own units. 222 N Grandview Ave is centrally located near the 10, 210, and 57 freeways. The property is located near local elementary, middle, and high schools, as well as Mt. San Antonio College, Citrus College, and Azusa Pacific University. Nearby shopping and entertainment centers are an added bonus to residents, who will enjoy the local AMC Theater, IKEA, Walmart Supercenter, and In-N-Out Burger. Moreover, the Covina Public Library, Covina Police Department, Urgent Care, United States Postal Service, Wells Fargo Bank, and the local Metrolink station are all approximately within a one-mile radius of the property.

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$1,225,000
 - 1 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - \$1,516 (Estimated)
- Laundry: Inside
 - \$88800 Gross Scheduled Income
 - \$58188 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,948
 - Electric: \$420.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,550
 - Cable TV: 01908329
 - Gardener:
 - Licenses:
- Insurance: \$2,560
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,450
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,700	\$1,700	\$1,850
2:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,850
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,150
4:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,150

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 614 - Covina area
 - Los Angeles County
 - Parcel # 8429030001

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: AR24073153

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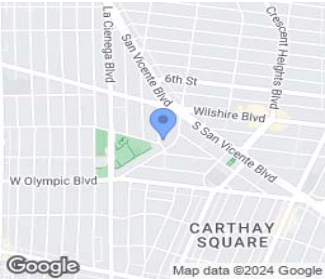
List / Sold:

\$2,195,000/\$2,135,000 ↓

58 days on the market

Listing ID: 24373499

240 S Tower Dr • Beverly Hills 90211
4 units • \$548,750/unit • 4,343 sqft • 6,734 sqft lot • \$491.60/sqft •
Built in 1929
East of La Cienega | South of Wilshire



1929 Character Spanish 4-unit pride of ownership building in the city of Beverly Hills. Upstairs: 1 bed 1 bath unit that was extensively remodeled in the last 7 years (\$2,700 monthly rent) and a charming 2 bed 1 bath (\$2,370 monthly rent). Downstairs: cozy 1 bed 1 bath unit that has some recent updates to the kitchen (\$2,550 monthly rent) and a 2 bed 2 bath+ Office unit with private patio (\$2,390 monthly rent). 3 of the 4 units have their own private laundry. All units have central AC. Roof for Building and Garage replaced in 2022. Property was fumigated in 2023. Estimated annual expenses are \$11,500 for water, gardener, insurance, pest, and common electrical. Owner has maintained and upgraded property over the years by installing dual paned windows in some units, painting, installing newer appliances and remodeling in some of the units. Garage has 2 tandem spaces fitting 4 cars as well as storage. Located close to Rodeo Drive, Century City, La Cienega Park & Tennis Courts, Cedars Sinai, Restaurant Row, Miracle Mile, West Hollywood, Pico-Robertson, LACMA, and the upcoming "Purple" Metro Subway Line. Incredible opportunity to own income property in the city of Beverly Hills with its award-winning schools, fire, police, and city services. The building is currently 100% tenant occupied. Access to property with accepted offer only.

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$2,195,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included, Inside, See Remarks, Washer Included
 - \$106300 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$11,540
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01499010
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,700	\$2,700	\$2,850
2:	1	1	1		Unfurnished	\$2,550	\$2,550	\$2,650
3:	1	2	1		Unfurnished	\$2,370	\$2,370	\$4,000
4:	1	2	2		Unfurnished	\$2,390	\$2,390	\$4,250

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C01 - Beverly Hills area
 - Los Angeles County
 - Parcel # 4333030013

Michael Lembeck

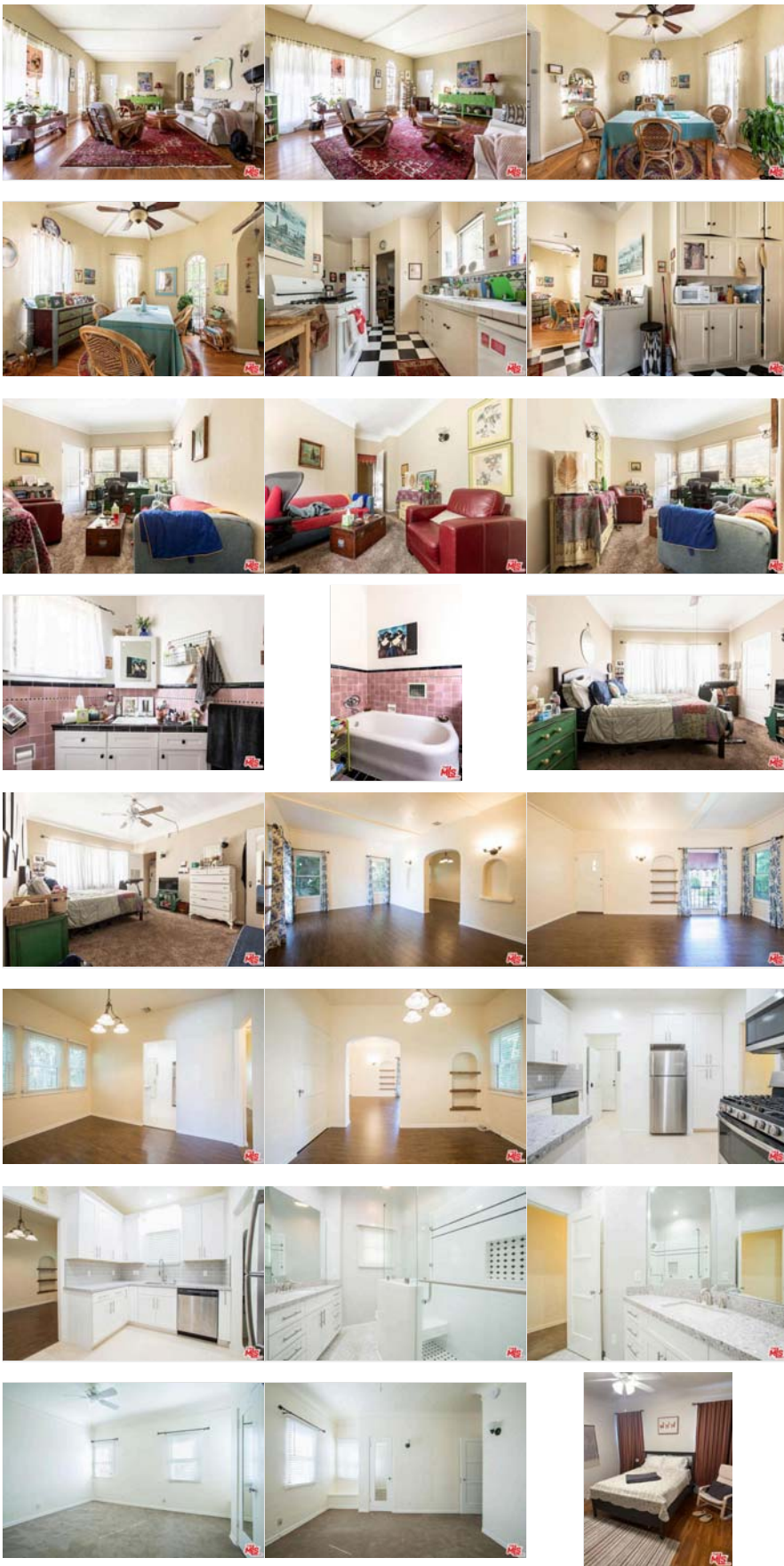
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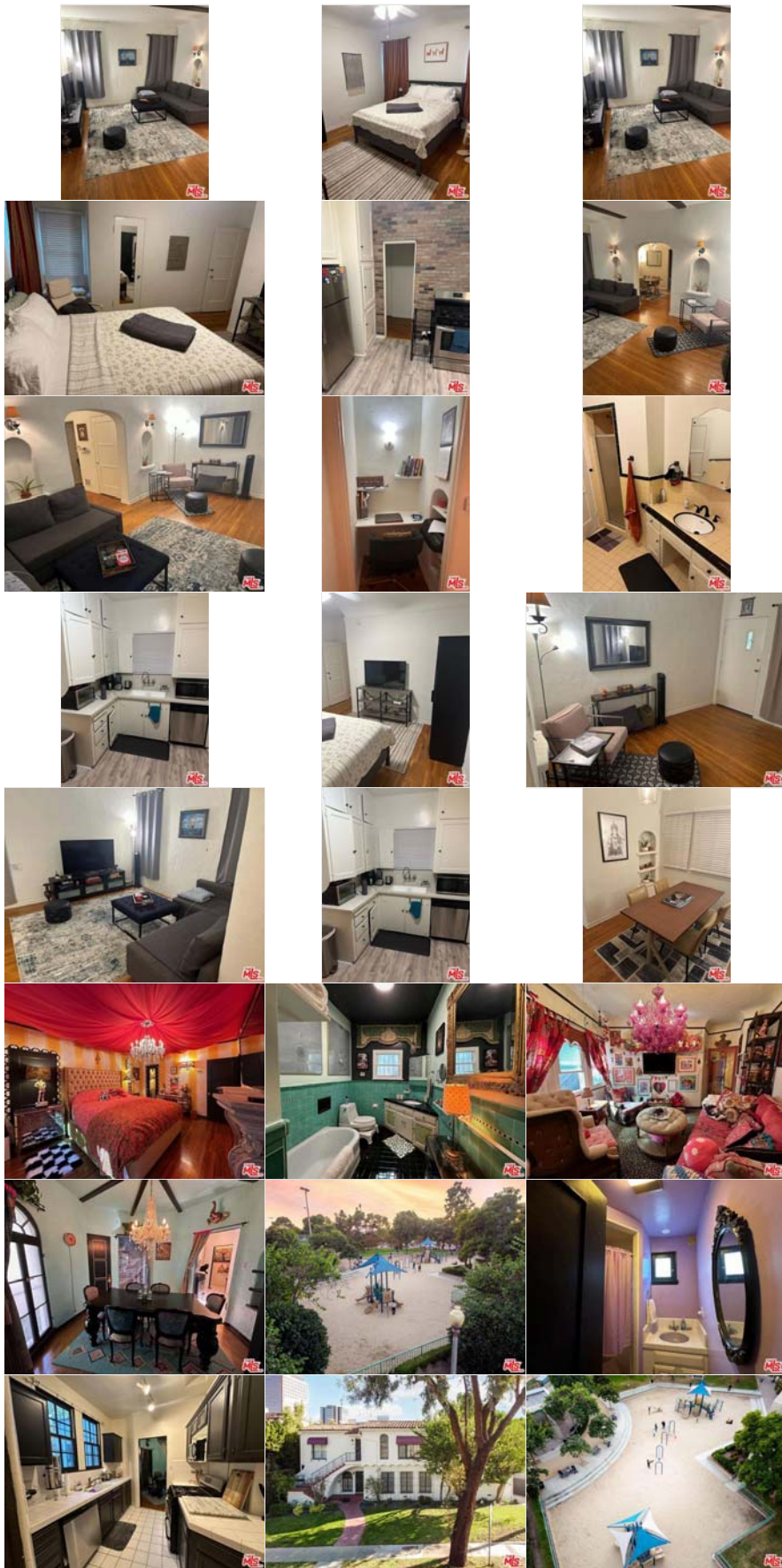
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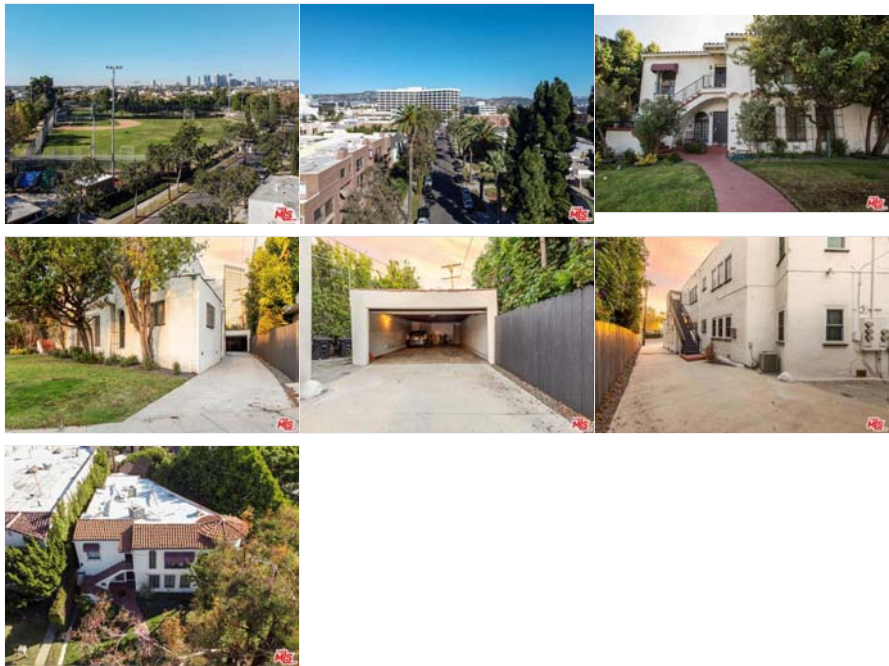
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CUSTOMER FULL: Residential Income LISTING ID: 24373499

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Closed

List / Sold: \$899,000/\$900,000

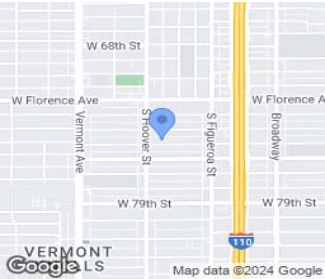
717 W 75th St • Los Angeles 90044

11 days on the market

4 units • \$224,750/unit • 2,284 sqft • 7,008 sqft lot • \$394.05/sqft • Built in 1923

Listing ID: 24351901

West 75th Street between Hoover and Figueroa Street.



Charming 4-Units in Los Angeles! 2 Vacant Units ! Welcome to this fantastic opportunity to own a well-maintained 4-units located in the heart of Los Angeles. This property offers a blend of comfortable living and investment potential, making it an ideal choice for savvy investors and astute buyers alike. There are two 2 bedroom, 1 bath units and two 1 bedroom 1 bath units, providing ample living space for residents. The two 1 bedroom 1 bath units are recently rehabbed, updated and vacant. This is perfect for an owner occupied unit and market rate rental or rent both at the market rate. There is on-site parking. Each unit has washer/dryer hookups. Easy access to major highways and public transportation. Don't miss out on this remarkable investment opportunity in Los Angeles. Whether you're looking for a profitable income property or a place to call home, this 4-unit apartment offers the best of both worlds. **** Subject to cancellation of current escrow. ***

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,236	\$1,236	\$0
2:	1	1	1		Unfurnished	\$0	\$0	\$1,995
3:	1	2	1		Unfurnished	\$2,095	\$2,095	\$0
4:	1	1	1		Unfurnished	\$0	\$0	\$1,995
5:			0					
6:			0					
7:			0					
8:			0					
9:			0					
10:			0					
11:			0					
12:			0					
13:			0					

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6020023019

Michael Lembeck

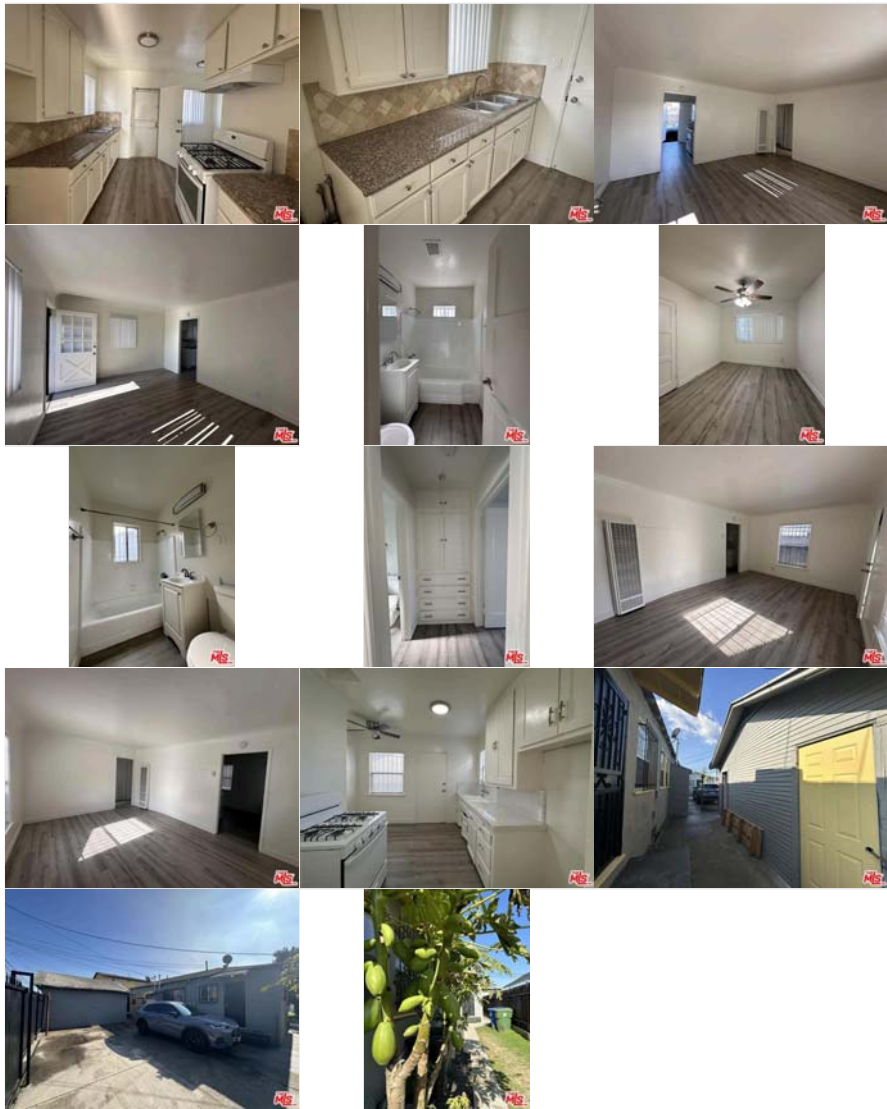
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Closed •

List / Sold:

\$1,375,000/\$1,200,000 ↓

210 days on the market

Listing ID: 23312729

8312 Luxor St • Downey 90241
4 units • \$343,750/unit • 3,000 sqft • 11,814 sqft lot • \$400.00/sqft •
Built in 1953

From I-605, Take Exit 10 for Firestone Blvd., Turn Right Onto CA 42/Firestone Blvd., Turn Left onto Stewart and Gray Rd., Turn Right onto Downey Ave., Turn Right onto Luxor St., Turn Right, Destination will be on the right



Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: One
- 9 Total parking spaces
- \$32870 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$27,262
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,600	\$19,200	\$27,600
2:	1	2	1		Unfurnished	\$1,210	\$14,520	\$27,600
3:	1	2	1		Unfurnished	\$1,150	\$13,800	\$27,600
4:	1	2	1		Unfurnished	\$1,206	\$14,472	\$27,600
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6255027002

Michael Lembeck

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

Citivist Realty Services, Inc

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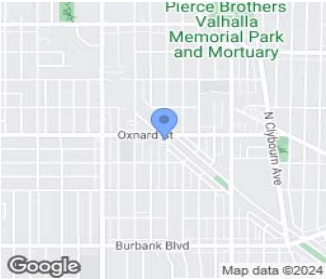
CUSTOMER FULL: Residential Income LISTING ID: 23312729

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Closed • **Quadruplex**

5965 Whitnall Hwy • North Hollywood 91601
4 units • \$250,000/unit • 2,392 sqft • 5,079 sqft lot • \$418.06/sqft •
Built in 1954
Oxnard St & Vineland Ave

List / Sold:
\$1,000,000/\$1,000,000
11 days on the market
Listing ID: SR24066611



We are pleased to present a 4 unit value add investment opportunity near Oxnard and Vineland in North Hollywood with approximately 34% rental upside! Excellent unit mix of two 2 bedroom / 1 bath units and 2 one bedroom / 1 bath units. The well-maintained building features a brand new roof, new windows, and in-unit improvements such as granite countertops, remodeled bathrooms, and updated flooring. Uncovered parking in the front of the building with 4 parking spaces which may be converted to ADUs for additional rental income. Minutes away from the new NoHo West Shopping Center, NoHo Arts District, Burbank Airport, and the numerous restaurants, theaters, and art galleries on Lankershim Boulevard, the property is in a booming rental market, making it a solid investment opportunity.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$1,000,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$395 (Estimated)
- Cap Rate: 5.1
- \$73805 Gross Scheduled Income
- \$51425 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,165
- Electric: \$2,185.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01872625
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$2,400
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,179	\$2,179	\$2,200
2:	1	2	1	0	Unfurnished	\$1,279	\$1,279	\$2,200
3:	1	1	1	0	Unfurnished	\$1,659	\$1,659	\$1,900
4:	1	1	1	0	Unfurnished	\$1,023	\$1,023	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415012027

Michael Lembeck

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

Citivist Realty Services, Inc

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

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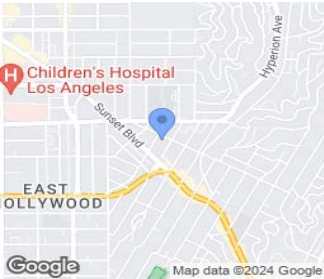




Closed •

4112 Effie St • Los Angeles 90029
5 units • \$299,000/unit • 2,739 sqft • 8,198 sqft lot • \$401.61/sqft •
Built in 1935
Between Myra and Hyperion

List / Sold:
\$1,495,000/\$1,100,000 ↓
22 days on the market
Listing ID: 24383055



Welcome to 4112 Effie Street, a prime investment opportunity nestled in the sought-after Silver Lake neighborhood of Los Angeles, CA. This property presents a rare chance to acquire a 5-unit investment property with immense potential. The property comprises 4 one-bedroom, one-bathroom units, along with a studio + one bath unit. Spanning across 2,739 square feet of living space, this investment property sits on a generous lot of 8,203 square feet. Zoned LARD1.5, this offering also presents the potential for future development opportunities, making it an enticing prospect for savvy investors. This property offers a unique chance to capitalize on the thriving rental market in Silver Lake. Whether you're seeking an income-generating investment or considering future development possibilities, this property is a compelling option. Close to Sunset Junction with all the amazing shops and restaurants, Erewhon, Farmer's Market, The Win~Dow burger spot, Tartine, and so much more.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$1,495,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Cap Rate: 4
- \$58087 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$31,087
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,493	\$1,493	\$2,000
2:	1	1	1		Unfurnished	\$1,452	\$1,452	\$2,500
3:	1	1	1		Unfurnished	\$1,470	\$1,470	\$2,500
4:	1	1	1		Unfurnished	\$2,095	\$2,095	\$2,500
5:	1	1	1		Unfurnished	\$1,148	\$1,148	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- Los Angeles County
- Parcel # 5429009012

Michael Lembeck

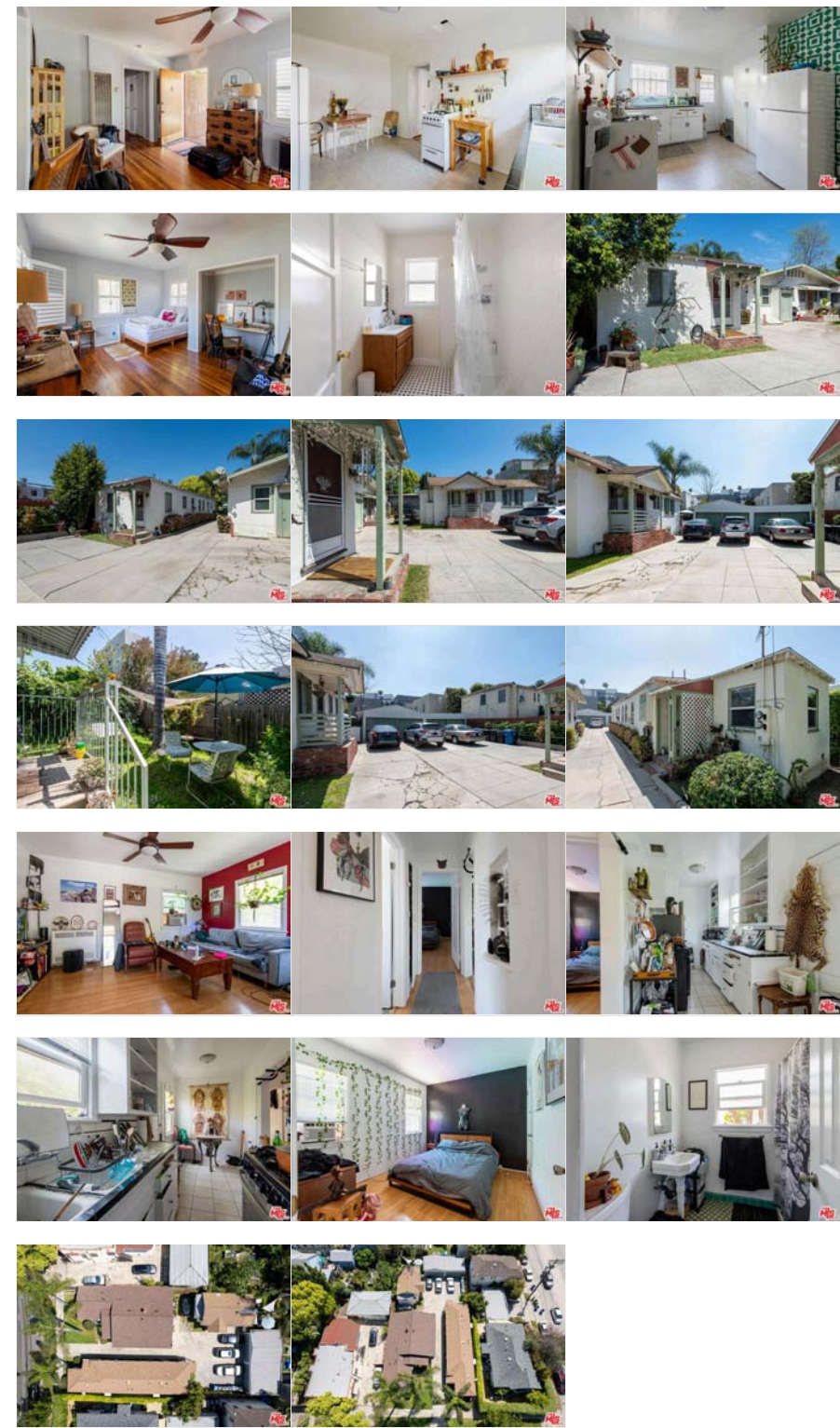
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Closed •

List / Sold:

\$2,975,000/\$2,900,000 ↓

45 days on the market

Listing ID: 24377527

519 E Walnut Ave • El Segundo 90245

5 units • \$595,000/unit • 4,990 sqft • 5,399 sqft lot • \$581.16/sqft • Built in 1987

South of Imperial Avenue, West of Center Street, North of Maple Avenue, East of Sheldon Street



40% in Rental Upside | Outstanding El Segundo Location | 1987 Construction | All 2-Bedroom Units | No Local Rent Control - AB 1482 | One Unit Delivered Vacant | Spacious Units - Total of 4,990 SF | 13 Parking Spaces | A Few Blocks from Main Street

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$2,975,000
- 1 Buildings
- Levels: Multi/Split
- 13 Total parking spaces
- \$89022 Net Operating Income
- 5 electric meters available
- 5 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,663
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02163451
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,390	\$2,390	\$3,550
2:	1	2	2		Unfurnished	\$2,160	\$2,160	\$3,450
3:	1	2	2		Unfurnished	\$3,450	\$3,450	\$3,450
4:	1	2	2		Unfurnished	\$2,280	\$2,280	\$3,450
5:	1	2	2		Unfurnished	\$2,150	\$2,150	\$3,450

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4133013014

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed • Apartment

List / Sold:
\$2,499,000/\$2,484,000 ↓
9 days on the market
Listing ID: NP24046247

1024 18th St • Santa Monica 90403
5 units • **\$499,800/unit** • **3,641 sqft** • **6,612 sqft lot** • **\$682.23/sqft** •
Built in 1924
On the West side of 18th Street, one block North of Wilshire Blvd between California and Washington.



Welcome to your next investment opportunity in the heart of Santa Monica's prestigious Wilshire Montana neighborhood! This meticulously maintained 5-unit property boasts a desirable unit mix, including four spacious 1-bedroom/1-bathroom apartments and a charming freestanding home with 2 bedrooms and 2 bathrooms. Investors will appreciate the convenience of four single-car garages dedicated to the 1-bedroom units, offering tenants coveted parking in this sought-after area. Each unit is equipped with separate meters, ensuring hassle-free management and maximizing efficiency for potential landlords. Generating additional income, the property features an onsite laundry area, further enhancing its appeal to savvy investors looking to optimize revenue streams. Situated on a nearly 7,000 square foot lot, with alley access, this property offers both space and convenience. Don't miss out on this rare opportunity to own a prime multi-family property in one of Santa Monica's most coveted neighborhoods. Seize the potential for steady cash flow and long-term appreciation in this thriving rental market. Take the next step towards building your investment portfolio with this exceptional property!

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$2,499,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- \$1,589 (Estimated)
- Laundry: Common Area
- Cap Rate: 4
- \$165000 Gross Scheduled Income
- \$100000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$65,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,695	\$2,695	\$2,750
2:	1	1	1	1	Unfurnished	\$2,695	\$2,695	\$2,750
3:	1	1	1	1	Unfurnished	\$2,695	\$2,695	\$2,750
4:	1	1	1	1	Unfurnished	\$2,030	\$2,030	\$2,750
5:	1	2	2	0	Unfurnished	\$3,627	\$3,627	\$3,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277027017

Michael Lembeck

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

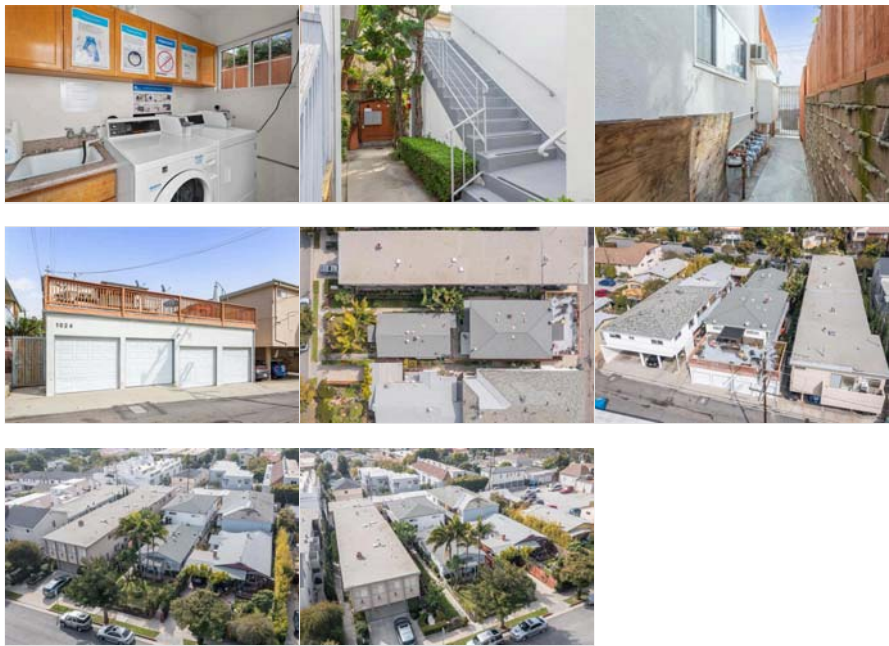
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CUSTOMER FULL: Residential Income LISTING ID: NP24046247

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Closed •

List / Sold:
\$1,395,000/\$1,360,000 ↓
81 days on the market
Listing ID: 24361993

2577 S Sepulveda Blvd • Los Angeles 90064
5 units • \$279,000/unit • 3,341 sqft • 4,883 sqft lot • \$407.06/sqft •
Built in 1963
West side of Sepulveda Blvd between Pico and National.



5 units in West LA at an incredible price. On-site parking, on-site laundry. Walk to Metro Station, shopping, restaurants etc. Close to everything on the west side. Seismic retrofit has not been done. Seller has paid \$11,000 for seismic retrofit plans to be drawn and submitted. Check docs for a quote from 2022. OM with rent roll in docs. This is a fantastic value add property. Call listing agent for details!

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 5.6
- \$78942 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$21,506
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,413	\$1,359	\$2,100
2:	1	1	1		Unfurnished	\$1,178	\$1,133	\$2,100
3:	1	2	1		Unfurnished	\$1,872	\$1,800	\$2,800
4:	1	1	1		Unfurnished	\$1,872	\$1,800	\$2,100
5:	1	2	1		Unfurnished	\$1,934	\$1,860	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4256012011

Michael Lembeck

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

Citivist Realty Services, Inc

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

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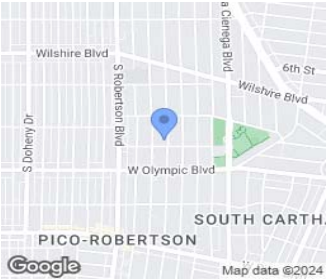
CUSTOMER FULL: Residential Income LISTING ID: 24361993

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Closed •

List / Sold:
\$2,600,000/\$2,400,000 ↓
270 days on the market
Listing ID: 23301671

853 S Bedford St • Los Angeles 90035
6 units • **\$433,333/unit** • **5,325 sqft** • **6,601 sqft lot** • **\$450.70/sqft** •
Built in 1955
North of W Olympic Blvd., East of Doheny Dr., West of La Cienega Blvd, and South of Wilshire Blvd



Probate Sale, Court Confirmation MAY be required. 6-Unit residential property, for sale AFTER 63 years! Great unit mix: 4 X 1 Bed and 2 x 2 Bed units. 4 OF 6 Units are currently vacant and will be delivered vacant at close of escrow. Soft Story Retrofit has NOT been done. All units are separately metered for gas & electricity. No known upgrades (to any systems) done to the property. Subject to City of Los Angeles Rent Control ordinance. Seller is a Court-appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Sold AS IS & Where IS, with current 2 tenant(s) in place. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations. Seller is MOTIVATED and wants to see ALL offers. Only the vacant units will be shown during the open houses.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Cap Rate: 4.22
- \$109652 Net Operating Income

Interior

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

Exterior

- Lot Features: Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$55,111
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,500	\$3,500	\$3,500
2:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,200
3:	4	1	1		Unfurnished	\$1,928	\$7,713	\$10,333
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4333013027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23301671

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Closed •

List / Sold:

\$2,200,000/\$2,050,000 ↓

29 days on the market

Listing ID: 24386419

4710 Colfax Ave • North Hollywood 91602

8 units • \$275,000/unit • 7,532 sqft • 9,803 sqft lot • \$272.17/sqft • Built in 1963

East side of Colfax Ave just south of Riverside Dr.



Marcus and Millichap is proud to present the opportunity to acquire 4710 Colfax Avenue, a timeless 8-unit apartment community set in a highly accessible pocket of North Hollywood. Located amongst a diverse set of single family homes, high-end condominiums, and low-density multifamily buildings, the property offers renters a special mix of a suburban and urban landscape. The property lies less than a ten-minute drive to Toluca Lake, Sherman Oaks, Valley Village, and Studio City. The property sits just minutes from the 101 and 170 intersection providing renters with swift access to Downtown Los Angeles, Hollywood, Burbank, and other major employment hubs of L.A. County. Renters enjoy the close proximity to the world class amenities of the North Hollywood Arts District, Studio City's Silver Triangle and the endless array of shops and restaurants along Ventura Blvd in Sherman Oaks just a few miles away. The property boasts a great walk score of 78 allowing most errands to be accomplished without the need for a car. The property improvements are comprised of an approximately 7,532 +/- square foot wood frame and stucco structure on a roughly 9,800 square foot lot. The property features an outstanding unit mix of one (1 bed +1 bath), six (2 bed +1.5 bath), and one (3 bed + 2 bath) units. The current ownership has taken pride in the property's upkeep and made significant upgrades to select units including recessed lighting, updated flooring, A/C wall units, fans, bathroom and kitchen tiles. The property features one parking spot per unit. The soft story retrofitting work has been completed (Buyer to verify). The demographics of the surrounding area are highly compelling with a population over 36,000 and an average household income over \$120,000. A new Buyer has the opportunity to achieve massive rental upside as market rate rents are achieved through unit turn over and rental increases. North Hollywood continues to see massive levels of investment including the planned District NoHo project which is expected to include 1,500 new apartments, office, and retail. * Unit #7 is currently occupied and rented at \$1,634 and the Seller is pursuing an eviction and the unit may be coming vacant. Estimated rental rate for unit #7 is \$2,400. Buyer to investigate and verify all claims including vacancy and rent projections.

Facts & Features

- Sold On 05/20/2024
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Dryer Included, Washer Included
- Cap Rate: 5.12
- \$112748 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$70,328
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,548	\$2,548	\$2,900
2:	6	2	1		Unfurnished	\$1,925	\$11,549	\$2,400
3:	1	1	1		Unfurnished	\$1,530	\$1,530	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2354017003

Michael Lembeck

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

Citivest Realty Services, Inc

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

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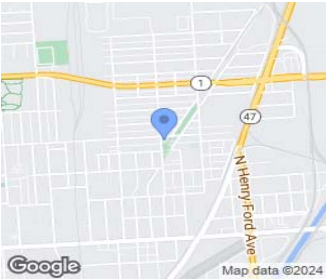
CUSTOMER FULL: Residential Income LISTING ID: 24386419

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Closed • Apartment

List / Sold:
\$1,500,000/\$1,450,000 ↓
47 days on the market
Listing ID: DW23225880

1160 Watson Ave • Wilmington 90744
9 units • \$166,667/unit • 3,672 sqft • 15,243 sqft lot • \$394.88/sqft •
Built in 1924
From Robidoux turn to N Watson Ave



Total of 2 parcels for sale :(7425-015-014 and 7425-015-015) Both parcels consist of total of 9 units ,15,243 sqft lot size and 3,672 sqft living area. 6 of the tenants are long term tenants on month to month , 3 of the units newer tenants. Amazing opportunity to own this unique property at an amazing location near Wilmington Community Garden. hurry this wont last.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$1,850,000
- 9 Buildings
- Levels: One
- 0 Total parking spaces
- \$338 (Estimated)
- \$113460 Gross Scheduled Income
- \$113460 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$626	\$626	\$2,000
2:	1	1	1	0	Unfurnished	\$1,862	\$1,862	\$2,000
3:	1	1	1	0	Unfurnished	\$642	\$2,642	\$2,000
4:	1	1	1	0	Unfurnished	\$1,887	\$1,887	\$2,000
5:	1	1	1	0	Unfurnished	\$573	\$573	\$2,000
6:	1	1	1	0	Unfurnished	\$642	\$642	\$2,000
7:	1	1	1	0	Unfurnished	\$1,887	\$1,887	\$2,000
8:	1	1	1	0	Unfurnished	\$700	\$700	\$2,000
9:	1	1	1	0	Unfurnished	\$636	\$636	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425015014

Michael Lembeck

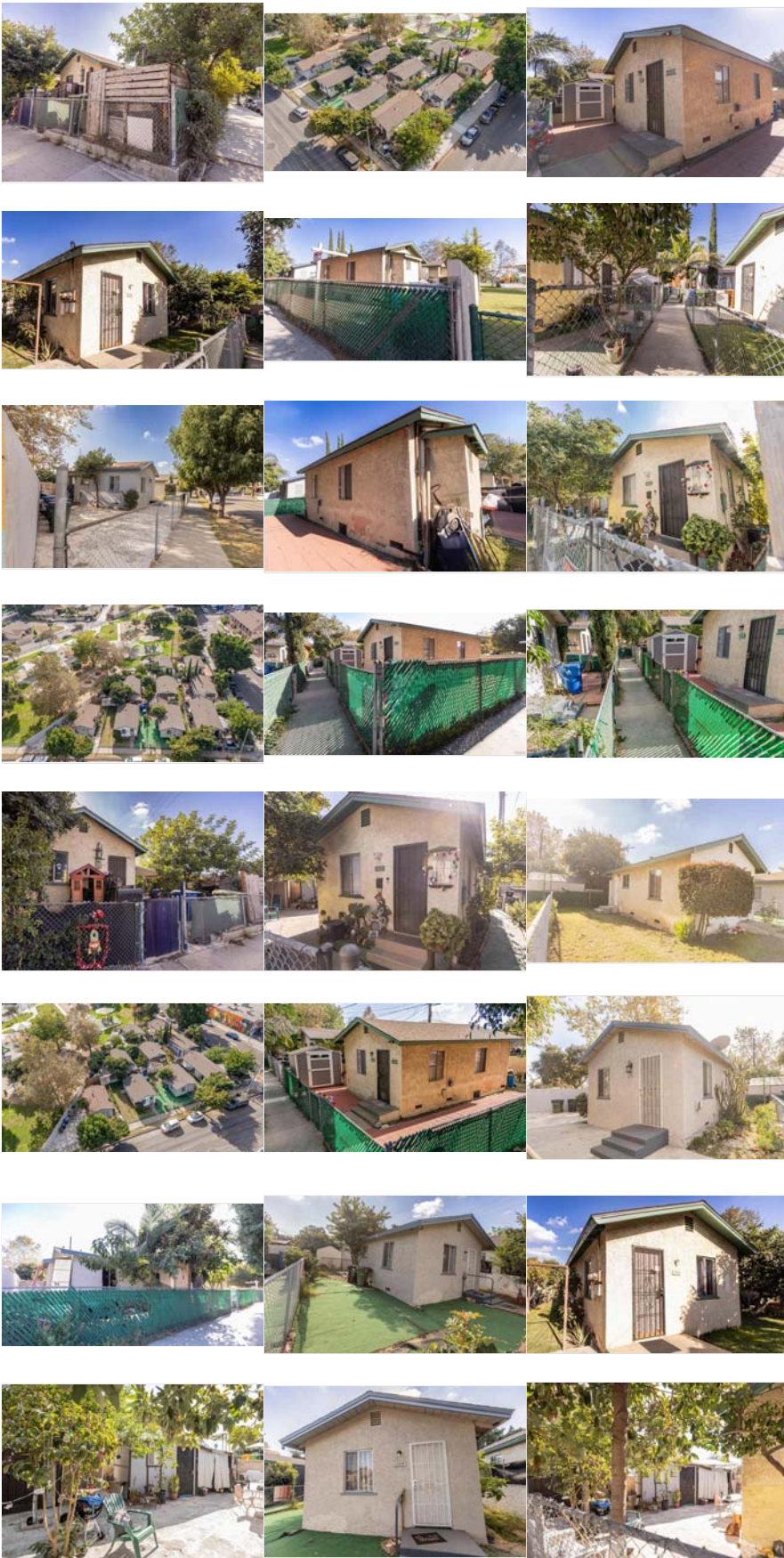
State License #: 01019397
Cell Phone: 714-742-3700

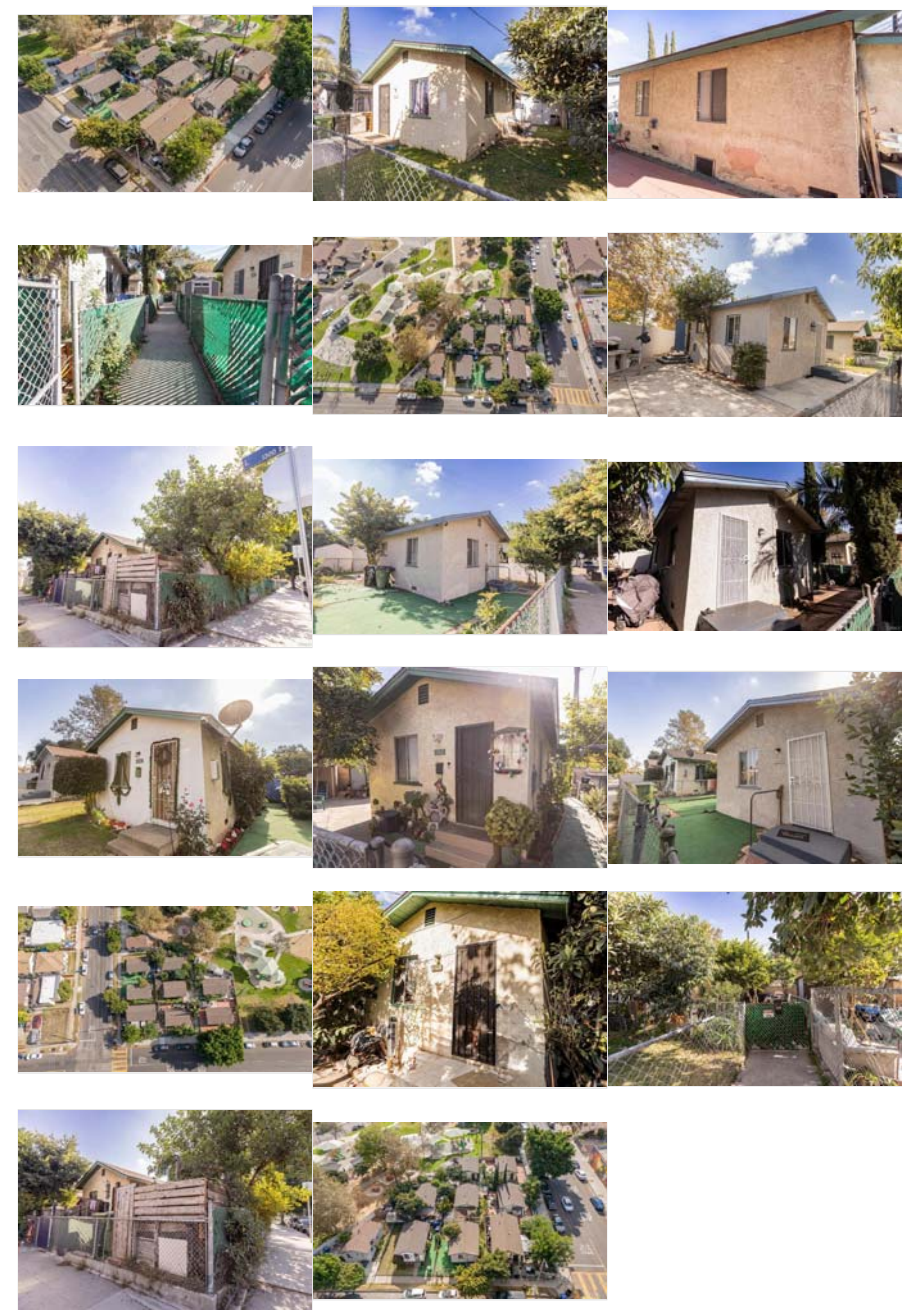
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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Closed •

List / Sold:
\$2,500,000/\$2,950,000 

16 days on the market

Listing ID: 24383467

2424 W Grand Ave • Alhambra 91801
9 units • \$277,778/unit • 6,552 sqft • 20,006 sqft lot • \$450.24/sqft •
Built in 1912

Located just north of Main Street, between Fremont Avenue and Atlantic Boulevard



Development Opportunity | 2424 W Grand Avenue is an eight plus one non-conforming unit multifamily property comprised of six separate buildings totaling 6,552 on an oversized 20,006 RH lot. Mostly bungalow style, the property is separately metered for gas and electric, and offers seven carport spaces with storage bins. 2424 W Grand Avenue boasts an excellent unit mix of one non-conforming studio/one-bathroom unit, four one-bedroom/one-bathroom units, and four two-bedroom/one-bathroom units. Units offer individual water heaters, dual entrances, washer and dryer hookups, unexposed hardwood floors, wall units for heating and cooling, and a gas stove. The units are distinct as they are mostly bungalow style units, and considered highly desirable to residents who prefer minimal common walls, single story units, and the feel of a private, individual home.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$2,500,000
- 6 Buildings
- Levels: Multi/Split
- 7 Total parking spaces
- 7 Total carport spaces
- Heating: Wall Furnace
- \$75991 Net Operating Income

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$63,282
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,783
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$6,010
- Maintenance: \$8,170
- Workman's Comp:
- Professional Management: 6964
- Water/Sewer: \$2,366
- Other Expense: \$2,250
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$870	\$10,440	\$18,600
2:	1	1	1		Unfurnished	\$870	\$10,440	\$19,800
3:	2	1	1		Unfurnished	\$1,273	\$30,540	\$46,800
4:	1	1	1		Unfurnished	\$1,180	\$14,160	\$28,200
5:	3	2	1		Unfurnished	\$1,567	\$56,400	\$88,200
6:	1	2	1		Unfurnished	\$1,800	\$21,600	\$31,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5339003003

Michael Lembeck

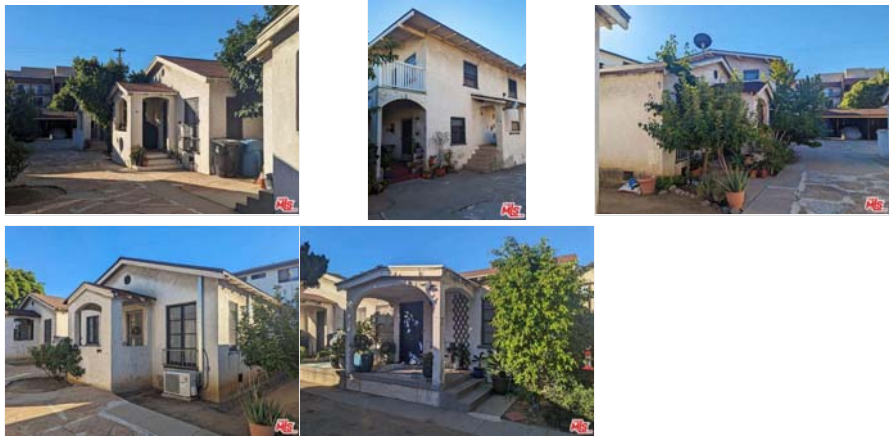
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24383467

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Closed •

1548 New Ave • San Gabriel 91776
10 units • **\$375,000/unit** • **6,244 sqft** • **10,406 sqft lot** • **\$544.52/sqft** •
Built in 1960
North of Valley Blvd

List / Sold:
\$3,750,000/\$3,400,000 ↓
27 days on the market
Listing ID: 24368801



We are proud to present 1548 New Avenue, a 10-unit apartment building nestled in prime San Gabriel. Located just three lots from the intersection of Valley Blvd and New Avenue, this property offers unparalleled convenience, being directly across from 168 Market, CVS, Valley Square, and an array of amenities. Along Valley Blvd, you'll find the Hilton Hotel, 99 Ranch Market, San Gabriel Square, The Marketplace-Alhambra and an abundance of popular cafes, restaurants, and shops. Located in a high-density area with approximately 257,259 residents within a 3-mile radius, coupled with robust foreign capital investments, this offering presents a secure investment opportunity with substantial appreciation potential. Offered for the first time on the market since 1996 (28 years!), the property features (2) two-bedroom one-bathroom units and (8) one-bedroom one-bathroom units. Situated on a spacious 10,406 square foot lot zoned R3, the building was built in 1960 and is separately metered for both gas and electricity. Additionally, an on-site laundry room adds convenience for tenants. Benefiting from the highly sought-after San Gabriel schools, this property offers appeal to potential tenants and investors alike.

Facts & Features

- Sold On 05/23/2024
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.93
- \$147333 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$77,222
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,400	\$4,800	\$4,800
2:	8	1	1		Unfurnished	\$1,793	\$14,342	\$15,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5360014011

Michael Lembeck

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

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: 24368801

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Closed •

List / Sold:

\$1,850,000/\$1,750,000 ↓

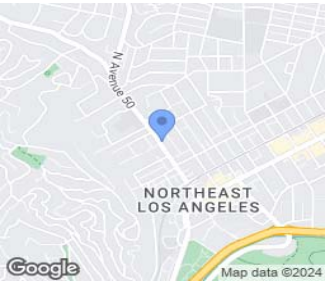
501 N Avenue 50 • Los Angeles 90042

138 days on the market

11 units • \$168,182/unit • 7,580 sqft • 11,966 sqft lot • \$230.87/sqft • Built in 1922

Listing ID: 24344269

The subject property is situated in a prime Highland Park location, north of Figueroa Street and southeast of El Paso Drive.



We are pleased to present an eleven (11) unit apartment building located at 501 North Avenue 50 in Los Angeles, California. The subject property is situated in a prime Highland Park location, north of Figueroa Street and southeast of El Paso Drive. Built in 1922, this property contains a great unit mix of one (1) studio / one-bathroom unit, seven (7) one-bedroom / one-bathroom units, and three (3) two-bedroom / one-bathroom units. This gated, courtyard style property features character, Spanish accents that makes the building look and feel like a bungalow community. There is alley access at the rear of the property with secure access to ample on-site parking. There is potential to add multiple ADU unit(s) to the storage areas or to the parking lot. Tenants will love living just down the street from Figueroa, a trendy and historic thoroughfare considered as the core of Highland Park. Some of the notable amenities include Highland Park Bowl, Most Likely Highland Park, The Greyhound Bar, Civil Coffee, Lodge Room, and ETA Oyster Bar. Situated in a prime Highland Park location, this offering presents an excellent opportunity for any investor capitalize on strong rental upside at a low price point in one of the trendiest markets of Los Angeles.

Facts & Features

- Sold On 05/22/2024
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 11 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.99
- \$73758 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$62,925
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$714	\$714	\$1,850
2:	7	1	1		Unfurnished	\$949	\$949	\$2,150
3:	3	2	1		Unfurnished	\$1,222	\$1,222	\$2,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.750%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5469011016

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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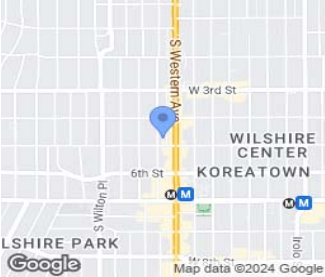
List / Sold:

\$2,700,000/\$2,530,000 ↓

7 days on the market

Listing ID: 24368711

444 S Manhattan Pl • Los Angeles 90020
12 units • **\$225,000/unit** • **9,216 sqft** • **8,654 sqft lot** • **\$274.52/sqft** •
Built in 1953
On Manhattan between 4th and 5th St



Facts & Features

- Sold On 05/21/2024
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cap Rate: 4.89
- \$132112 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$80,866
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1		Unfurnished	\$1,518	\$4,554	\$4,800
2:	8	1	1		Unfurnished	\$1,427	\$11,414	\$14,800
3:	1	2	1		Unfurnished	\$2,254	\$2,254	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5503015013

Michael Lembeck

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

Citivest Realty Services, Inc

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

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Closed •

List / Sold:

\$5,500,000/\$4,850,000 ↓

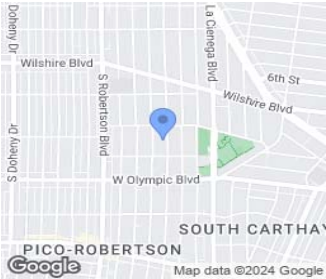
262 days on the market

835 S Sherbourne Dr • Los Angeles 90035

13 units • \$423,077/unit • 11,558 sqft • 12,000 sqft lot • \$419.62/sqft •
Built in 1957

Listing ID: 23301673

North of W Olympic Blvd., East of Doheny Dr., West of La Cienega Blvd, and South of Wilshire Blvd



Probate Sale, Court Confirmation MAY be required. 13-Unit residential property, for sale AFTER 51 years! Great unit mix 8 X 1 Bed, 4 X 2 Bed and large 1 X 3 Bed. 9 of 13 Units are currently vacant and will be delivered vacant at COE. Soft Story Retrofit has NOT been done. All units are separately metered for gas & electricity. No known upgrades (to any systems) done to the property. Seller is a Court-appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Sold AS IS & Where IS, with current 4 tenant(s) in place. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations. Seller is MOTIVATED and wants to see ALL offers. Only the vacant units will be shown during the open houses.

Facts & Features

- Sold On 05/24/2024
- Original List Price of \$5,500,000
- 1 Buildings
- Levels: Three Or More
- 17 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.29
- \$235869 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Gas Range, Microwave, Oven
- Other Interior Features: Ceiling Fan(s), Living Room Balcony, Recessed Lighting

Exterior

- Lot Features: Landscaped
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$128,295
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,500	\$4,500	\$4,500
2:	4	2	2		Unfurnished	\$3,009	\$12,034	\$14,000
3:	8	1	1		Unfurnished	\$1,916	\$15,330	\$17,900
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 4333020030

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 23301673

Printed: 05/26/2024 9:33:55 AM

Closed •

List / Sold:

\$8,100,000/\$7,300,000 ↓

28 days on the market

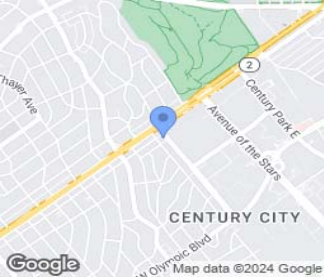
Listing ID: 24379225

10275 Missouri Ave • Los Angeles 90025

14 units • \$578,571/unit • 15,771 sqft • 8,436 sqft lot • \$462.87/sqft •

Built in 2002

Just South of Santa Monica Boulevard and West of Century Park West.



*"Walker's Paradise" with Walk Score of 95 *Phenomenal Century City location, steps to Westfield Century City Mall *14 Unit Apartment Community *Beautifully maintained property built in 2002 *Situated on a quiet cul-de-sac; surrounded by single-family homes averaging over \$2.1M *Walking distance to the future Century City/Constellation metro station; minutes to Fox Studios *Proven Rental Upside: Over \$380/unit/month *Priced below replacement cost at \$514 psf *Rents shown are averages - For OM with Proforma and Rent Roll, visit property website.

Facts & Features

- Sold On 05/24/2024
 - Original List Price of \$8,100,000
 - 1 Buildings
 - Levels: Three Or More
 - 23 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included, Stackable, Washer Included
 - \$323457 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$208,314
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 13252
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	0	1		Unfurnished	\$1,809	\$1,809	\$2,595
2:	2	1	1		Unfurnished	\$2,703	\$2,703	\$2,850
3:	2	1	1		Unfurnished	\$2,753	\$2,753	\$2,900
4:	3	2	2		Unfurnished	\$3,743	\$3,743	\$4,125
5:	1	2	2		Unfurnished	\$3,828	\$3,828	\$4,200
6:	2	2	2		Unfurnished	\$3,865	\$3,865	\$4,300
7:	1	3	3		Unfurnished	\$4,828	\$4,828	\$4,850

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: \$124822.000
- C05 - Westwood - Century City area
 - Los Angeles County
 - Parcel # 4319009052

Michael Lembeck

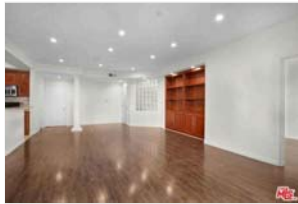
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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Closed •

List / Sold:

\$4,100,000/\$3,905,000 ↓

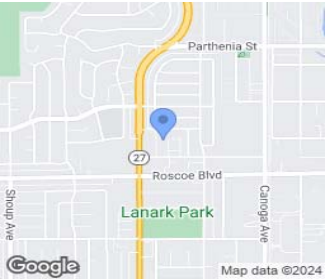
8371 Northgate Ave • Canoga Park 91304

193 days on the market

22 units • \$186,364/unit • 15,920 sqft • 17,567 sqft lot • \$245.29/sqft • Built in 1964

Listing ID: 23330553

Located north of Roscoe Boulevard and just east of Topanga Canyon Boulevard on a cul de sac.



Price Reduced by \$450,000. The actual rent is from the rent roll as of February, 2024. The subject property is a 22 unit apartment building located at 8371 Northgate Avenue, Canoga Park, CA 91304. The property was built in 1964 and is located north of Roscoe Boulevard and just east of Topanga Canyon Boulevard on a cul de sac. The unit mix consists of thirteen one-bedroom/one-bath units, five two-bedroom/one-bath units, one two-bedroom/one and a half-bath unit, two two-bedroom/two-bath units, and one three-bedroom/two-bath unit. The building has an interior courtyard. There is a laundry room and the laundry machines are owned by the Seller. There is an assumable loan with Luther Burbank Savings in the amount of \$1,500,000, fixed at 3.80% interest only, through August 2025, then the loan adjusts. The maturity date is August 1, 2050 and the amortization is 30 years.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$4,550,000
- 1 Buildings
- Levels: Two
- 22 Total parking spaces
- Cap Rate: 5.54
- \$227310 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$177,871
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	1	1		Unfurnished	\$1,474	\$19,161	\$22,035
2:	5	2	1		Unfurnished	\$1,625	\$8,124	\$11,000
3:	1	2	1		Unfurnished	\$1,820	\$1,820	\$2,220
4:	2	2	2		Unfurnished	\$1,593	\$3,185	\$4,515
5:	1	3	2		Unfurnished	\$1,978	\$1,978	\$2,500
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2779043008

Michael Lembeck

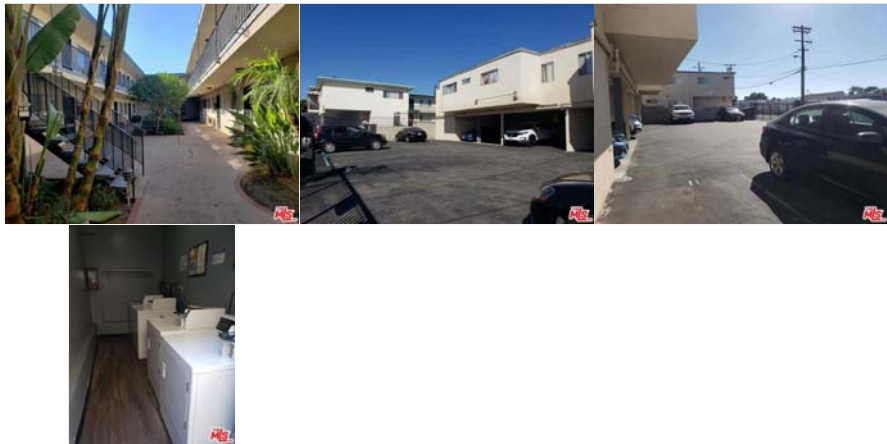
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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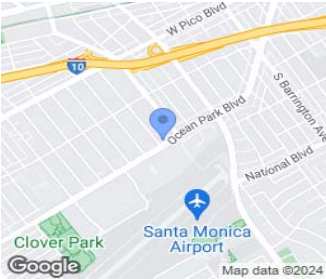
CUSTOMER FULL: Residential Income LISTING ID: 23330553

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Closed • Commercial/Residential

List / Sold:
\$7,750,000/\$5,375,000 ↓
327 days on the market
Listing ID: RS22249601

3401 Ocean Park Blvd • Santa Monica 90405
24 units • **\$322,917/unit** • **19,380 sqft** • **16,687 sqft lot** • **\$277.35/sqft** •
Built in 1960
Corner of 34th and



Location, Location, Location. 24 unit building in the heart of Santa Monica's Ocean Park area. Building has been well maintained and went through a full retrofitting, copper plumbing, water heater replacement, laundry lines, shower valves, circulation pumps, sewer and drain lines, gfcı installation through the City of Santa Monica rehab program. 20 carports that are rented in addition to the unit rents. Great opportunity.

Facts & Features

- Sold On 05/21/2024
- Original List Price of \$8,195,000
- 1 Buildings
- 40 Total parking spaces
- 20 Total carport spaces
- \$3,296 (Estimated)
- Laundry: Individual Room
- \$43238 Gross Scheduled Income
- \$36779 Net Operating Income
- 24 electric meters available
- 24 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$77,508
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,980
- Cable TV: 01834929
- Gardener:
- Licenses: 610
- Insurance: \$6,932
- Maintenance:
- Workman's Comp:
- Professional Management: 43360
- Water/Sewer: \$21,266
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	0	Unfurnished	\$16,294	\$16,294	\$20,000
2:	15	1	1	0	Unfurnished	\$26,943	\$26,943	\$29,500
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

- Separate Electric: 24
- Gas Meters: 24
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4270017020

Michael Lembeck

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Citivist Realty Services, Inc

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CUSTOMER FULL: Residential Income LISTING ID: RS22249601

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