

Cross Property Customer 1 Line

Listing_ID	S	St#	St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L/Sqft/Ac			
1		23257367	S	14154	Friar ST	VNS	STD	2		\$975,000	↓	\$533.37	1828	1948	6,230/0.14		
2		23245773	S	4240 W	102nd ST	ING	STD	2		\$1,074,000	↓	\$729.62	1472/A	1948	5,809/0.13		
3		SB23001357	S	11305	Burin AVE	HAWT	STD	2	\$52,800	\$675,000	↓	\$462.96	1458	1952/ASR	3,502/0.0804		
4		PV23020064	S	25123	Andreo Ave. AVE	LOM	STD	2	\$49,320	\$1,090,000	↓	\$489.89	2225	1961/ASR	5,698/0.1308		
5		PW23040095	S	1753	Andreo AVE	TORR	134	PRO,TRUS	2	\$0	\$850,000	↓	\$356.24	2386	1921/ASR	4,749/0.109	
6		23257671	S	824	Lagoon AVE	WILM	195	STD	2	6	\$805,000	↑	\$425.70	1891	2004	5,239/0.12	
7		PW23070640	S	3116	Larga AVE	LA	606	STD	2	\$0	\$1,308,000	↑	\$846.05	1546	1933/ASR	5,925/0.136	
8		GD23056264	S	1819	Orchard AVE	GD	626	STD	2	\$54,588	\$1,100,000	↑	\$476.81	2307	1926/ASR	4,099/0.0941	
9		RS23061298	S	330 S	Ynez AVE	MP	641	TRUS	2	\$18,000	\$1,210,000	↑	\$503.75	2402	1949/ASR	10,675/0.2451	
10		22204299	S	1945 N	Summit AVE	PAS	645	AUC	2		\$1,100,000	↓	\$644.03	1708	1924	6,933/0.15	
11		WS23027779	S	7909	Hershey	RSMD	651	STD	2	\$48,500	\$955,000	↓	\$594.65	1606	1956/ASR	5,627/0.1292	
12		RS22202138	S	1158 E	50th ST	LA	699	PRO	2	\$0	\$403,000	↓	\$212.55	1896	1932/PUB	5,182/0.119	
13		DW22252102	S	10107	Alexander AVE	SOG	699	PRO	2	\$0	\$895,000	↑	\$421.37	2124	1930/ASR	6,490/0.149	
14		SW22259402	S	2315	City View Avenue	LA	BOYH	STD	2	\$19,200	\$450,000	↑	\$348.84	1290	1912/ASR	3,425/0.0786	
15		DW23061709	S	1334	Pennsylvania AVE	LA	BOYH	STD	2	\$0	\$800,000	↓	\$310.56	2576	1916/EST	5,440/0.1249	
16		23259191	S	6320 W	6th ST	LA	C19	STD	2		\$2,075,000	↓	\$811.82	2556	1926	6,250/0.14	
17		23258389	S	2223	Silver Ridge AVE	LA	671	STD	2		\$1,470,000	↓	\$482.76	3045	1983	5,499/0.12	
18		SR23030191	S	1737 W	Gage AVE	LA	C34	STD	2	\$66,000	\$749,000	↓	\$534.62	1401	1926/ASR	5,000/0.1148	
19		PW23011108	S	7509	Walnut DR	LA	C34	PRO	2	\$54,000	\$863,000	↑	\$507.05	1702	1988/PUB	6,780/0.1556	
20		OC23062675	S	235 E	79th ST	LA	C37	PRO	2	\$48,000	\$485,000	↓	\$312.90	1550	1918/ASR	5,401/0.124	
21		SR23069981	S	2938	Division ST	LA	CYPK	TRUS	2	\$78,000	\$850,000	↑	\$430.16	1976	1924/ASR	5,829/0.1338	
22		RS23032712	S	804 E	Oaks ST	CMP	RN	STD	2	\$21,000	\$464,500	↓	\$446.63	1040	1948/OTH	8,411/0.1931	
23		SR23061658	S	13887 138	Graber AVE	SYL	SYL	STD	2	\$90,000	5	\$1,400,000	↑	\$543.06	2578	2023/EST	7,560/0.1736
24		OC23020089	S	10822	Willowbrook AVE	LA	WATT	STD	2	\$72,000	\$740,000	↓	\$308.33	2400	1992/PUB	4,839/0.1111	
25		WS23038387	S	1131 S	10th AVE	ARCD	605	STD,TRUS	3	\$0	\$1,550,000	↓	\$718.59	2157	1923/ASR	36,247/0.8321	
26		GD23056528	S	428 E	Cedar AVE	BBK	610	STD	3	\$61,440	\$1,300,000	↑	\$731.16	1778	1922/ASR	6,135/0.1408	
27		P1-13084	S	639	Thompson AVE	GD	626	STD	3	\$64,956	\$1,350,000	↑	\$481.80	2802	1940/ASR	9,615/0.22	
28		MB23075932	S	2306	Sastre AVE	SELM	657	STD	3	\$66,000	\$900,000	↓	\$343.64	2619	1952/PUB	11,222/0.2576	
29		CV23043475	S	547	San Francisco AVE	POM	687	STD	3	\$0	\$888,000	↓	\$238.97	3716	1935/ASR	15,854/0.364	
30		CV22233426	S	134 S	Soto ST	LA	BOYH	STD	3	\$4,200	\$920,000	↓	\$286.69	3209	1908/ASR	7,478/0.1717	
31		WS23031169	S	3107	Gleason AVE	LA	BOYH	STD	3	\$70,200	\$1,032,500	↑	\$525.18	1966	1952/PUB	6,149/0.1412	
32		OC23038240	S	117	Brooks AVE	VEN	C11	STD	3	\$121,800	3	\$2,170,000	↓	\$566.58	3830	1926/ASR	2,246/0.0516
33		23252237	S	3043	Hollycrest DR	LA	C30	STD	3		\$800,000	↓	\$235.36	3399/A	1949/ASR	6,438/0.14	
34		23258219	S	1548 W	84th ST	LA	C36	STD	3		\$655,000	↑	\$333.50	1964	1930	6,679/0.15	
35		RS23032181	S	4276 E	Imperial HWY	LNWD	RM	TRUS	3	\$0	\$765,000	↓	\$280.94	2723	1948/ASR	8,314/0.1909	
36		SR22260317	S	10645	Whipple ST	TUL	TUL	STD,TRUS	3	\$52,584	\$1,338,000	↓	\$467.51	2862	1941/PUB	7,165/0.1645	
37		23250817	S	110	Paseo De La Concha	REDO	128	STD	4		\$2,650,000	↓	\$800.12	3312	1955	8,672/0.19	
38		23245387	S	1042 N	Avalon BLVD	WILM	196	STD	4	6	\$700,000	↓	\$191.26	3660/A	1926/ASR	10,008/0.22	
39		SR23035340	S	33	El Dorado ST	ARCD	605	STD	4	\$72,204	\$1,751,500	↓	\$616.29	2842	1924/ASR	7,889/0.1811	
40		PW23057827	S	12407	Dorland ST	WH	670	STD,TRUS	4	\$54,420	\$1,115,000	↑	\$459.41	2427	1962/ASR	6,559/0.1506	
41		BB23090042	S	1844 S	Sycamore	LA	C16	STD	4	\$22,085	6	\$3,600,000	↓	\$543.56	6623	2022/BLD	6,253/0.1435
42		23250951	S	1731 W	57th ST	LA	C34	STD	4		\$880,000	↓	\$249.29	3530	1929	4,880/0.11	
43		DW22209764	S	1348 E	Vernon AVE	LA	C37	STD	4	\$211,200	\$1,975,000	↓	\$333.22	5927	2022/BLD	5,997/0.1377	
44		23248107	S	234 S	Vendome ST	LA	C42	STD	4		\$1,169,000	↓	\$399.52	2926	1905	6,010/0.13	
45		SR22256142	S	10863	Kling ST	NHLW	NHO	STD	4	\$52,620	2	\$1,300,000	↓	\$620.82	2094	1957/ASR	7,043/0.1617
46		OC22239574	S	16401	Grand AVE	BF	RG	STD	4	\$117,600	\$2,000,000	↑	\$295.55	6767	1924/PUB	31,863/0.7315	
47		SR23010555	S	9741	Whitmore ST	ELM	619	PRO	5	\$103,440	\$1,300,000	↑	\$483.81	2687	1942/ASR	13,856/0.3181	
48		IV23034094	S	405	Salem ST	GD	628	STD	5	\$153,600	4	\$2,430,000	↓	\$397.58	6112	1970/PUB	6,804/0.1562
49		PW22238386	S	6258	Greenleaf AVE	WH	670	STD,TRUS	5	\$79,560	2	\$1,250,000	↓	\$355.92	3512	1935/PUB	7,701/0.1768
50		PW23038885	S	6712 W	Olympic BLVD	LA	C19	STD	5	\$136,790	4	\$1,950,000	↓	\$361.92	5388	1937/ASR	7,342/0.1685
51		TR23037520	S	120 N	Acacia	CMP	RP	TRUS	5	\$105,840	\$600,000	↓	\$178.89	3354	1958/PUB	5,663/0.13	
52		SR22241201	S	354 W	Elk AVE	GD	628	STD	6	\$136,512	4	\$1,919,000	↓	\$622.85	3081	1946/PUB	6,344/0.1456
53		CV23031162	S	1441 S	Sydnev DR	COM	699	STD	6	\$83,640	\$1,270,000	↓	\$343.99	3692	1963/ASR	5,793/0.133	
54		PW23056743	S	920 S	Curson AVE	LA	C17	STD	6	\$122,904	\$1,925,000	↓	\$381.49	5046	1947/ASR	6,998/0.1607	
55		23255669	S	14707	Burbank BLVD	VNS	SO	STD	6		\$1,325,000	↓	\$401.27	3302/A	1949/ASR	8,775/0.2	
56		AR23059230	S	6726	Lanto ST	COM	T3	STD	6	\$109,320	5	\$1,598,000	↓	\$379.75	4208	1963/ASR	11,438/0.2626
57		23251974	S	1323 W	168th ST	GR	119	STD	7		5	\$1,425,000	↓	\$376.98	3780	1962	8,689/0.19
58		SR23010584	S	3367	Big Dalton AVE	BDPK	608	PRO	7	\$134,525	\$1,900,000	↓	\$373.13	5092	1947/ASR	34,668/0.7959	
59		P1-12898	S	1018	Arcadia AVE	ARCD	605	STD	10	\$352,596	3	\$6,785,000	↓	\$392.41	12232	1988	18,731/0.43
60		P1-13326	S	1308	Huntington DR	SPAS	658	TRUS	12	\$206,928	3	\$4,800,000	↑	\$392.41	12232	1961/ASR	16,972/0.38

Closed •

List / Sold: \$1,000,000/\$975,000 ↓

14154 Friar St • Van Nuys 91401

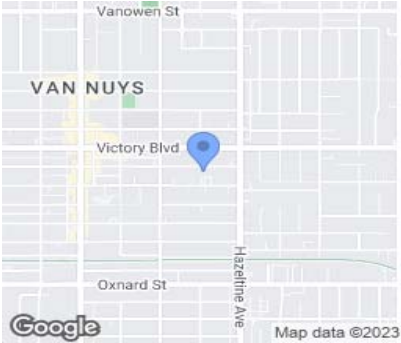
20 days on the market

2 units • \$500,000/unit • 1,828 sqft • 6,230 sqft lot • \$533.37/sqft •

Listing ID: 23257367

Built in 1948

Hazeltine Ave to Friar St



Updated Duplex located in Van Nuys on a 6,259 sqft lot that's zoned RD1.5. Both units are 2 bedrooms and 1 bath. Updates to each unit include newer kitchens, bathrooms, refinished hardwood floors, recessed lighting throughout, updated electrical, and ductless central air. Each unit also has its own gated private yard in the front and rear of the property. There is a 2-car detached garage currently shared by the tenants that can potentially be converted to an ADU! Centrally located near shopping, restaurants, parks, the 405, 101, and 170 freeways.

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$1,000,000
 - 1 Buildings
 - 2 Total parking spaces
 - Heating: Floor Furnace
- Laundry: In Closet
 - \$55800 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available

Interior

- Floor: Wood, Tile
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,800
2:	1	2	1		Unfurnished	\$2,500	\$2,500	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
 - Parcel # 2240015002

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

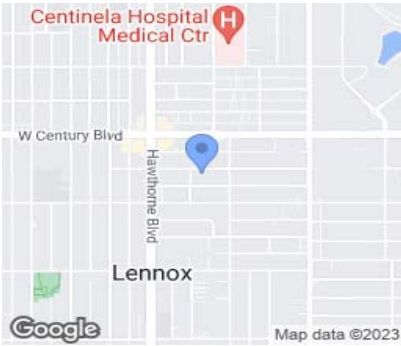
CUSTOMER FULL: Residential Income LISTING ID: 23257367

Printed: 05/28/2023 6:57:24 AM

Closed •

4240 W 102nd St • Inglewood 90304
2 units • \$544,500/unit • 1,472 sqft • 5,809 sqft lot • \$729.62/sqft •
Built in 1948
South of Century Blvd, North of the 105 FWY, East of Hawthorne Blvd

List / Sold:
\$1,089,000/\$1,074,000 ↓
28 days on the market
Listing ID: 23245773



RARE & HARD TO FIND DUPLEX! Two separate detached homes (2BR+1BA & 1BR+1BA) PLUS a 2-car garage and long driveway to be delivered VACANT at the close of escrow. Moments from the explosion of development in Inglewood SoFi Stadium, Hollywood Park, an urban mixed-use retail district with restaurants/shops/movie theatres, and right down the street from the new Intuit Dome, the future home of the LA Clippers. This is a fantastic investment opportunity or live in one and rent out the other home. Tastefully updated throughout. FRONT HOUSE: 2 Bedroom + 1 Bath + Bonus room: Updated kitchen with shaker style cabinets, quartz countertops, spacious bathroom with updated fixtures and pretty tile, laminate flooring in living space and carpeted bedrooms, dual paned windows, a bonus room/enclosed patio used for laundry and storage, plus a private fenced backyard perfect for relaxing, entertaining or BBQ'ing with friends and family. BACK HOUSE: 1 Bedroom + 1 Bath: Set at the back of the property, above the 2-car garage with a private side yard, up a short staircase you will find this nicely renovated unit, well-laid out, open and bright, with an updated galley kitchen with shaker style cabinets, quartz countertops, dining area & remodeled bath. PLEASE DO NOT DISTURB OCCUPANTS.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,089,000
- 2 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Garage
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Bonus Room
- Appliances: Refrigerator

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished	\$3,600	\$0	\$3,900
2:	1	1	1		Furnished	\$3,300	\$0	\$3,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area

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

- Los Angeles County
- Parcel # 4034010017

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

CUSTOMER FULL: Residential Income LISTING ID: 23245773

Printed: 05/28/2023 6:57:24 AM

Closed • Duplex

List / Sold: \$684,999/\$675,000 ↓

11305 Burin Ave • Hawthorne 90304

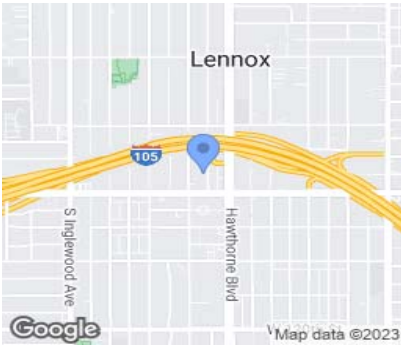
48 days on the market

2 units • \$342,500/unit • 1,458 sqft • 3,502 sqft lot • \$462.96/sqft •

Listing ID: SB23001357

Built in 1952

Hawthorne Blvd to the east, Imperial Hwy to the south, Inglewood Ave to the west and 105 Freeway to the north



Great opportunity to own a duplex in the city of Hawthorne, just minutes from Sofi Stadium with easy access to freeways, near LAX airport, city of Inglewood and beach cities. ONE OF THE LOWEST PRICED PROPERTIES IN THE AREA. START CREATING WEALTH BY GETTING 2 HOMES INSTEAD OF A SINGLE FAMILY. START BUILDING EQUITY TODAY. Duplex (2 bed/1 bath each), 11305 and 11305 1/2 Burin Avenue, Hawthorne, California, CA 90304. This duplex is perfect as an investment property or LIVE IN ONE UNIT and rent the other. Rear unit has been completely remodeled, beautifully staged with furniture and appliances. New kitchen, new bathroom, new flooring, washer and dryer and more. Both units have 1 car garage with front driveway for additional parking. Both units have well design floor plans as you enter the homes. Spacious living rooms, adjacent to kitchen with dining areas. Both bathrooms are situated in the center of the floor plans, leading to bedrooms. Home has an Inglewood address but it's actually under City of Hawthorne jurisdiction. THIS PROPERTY IS ADJACENT TO OTHER UNITS 11307 BURIN AVE, Hawthorne CA 90304 owned by different owner. PLEASE DO NOT DISTURB TENANTS OR WALK ON PREMISES.

Facts & Features

- Sold On 05/23/2023
 - Original List Price of \$715,000
 - 1 Buildings
 - 4 Total parking spaces
 - \$504 (Estimated)
- Laundry: In Garage, Inside
 - \$52800 Gross Scheduled Income
 - \$39582 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,218
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$480
 - Cable TV: 01201046
 - Gardener:
 - Licenses:
- Insurance: \$950
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	1	Unfurnished	\$1,760	\$1,760	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4037020021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Single Family Residence

List / Sold:
\$1,095,000/\$1,090,000 ↓

25123 Andreo Ave. Ave • Lomita 90717

70 days on the market

2 units • **\$547,500/unit** • **2,225 sqft** • **5,698 sqft lot** • **\$489.89/sqft** •
Built in 1961

Listing ID: PV23020064

From Eshelman go west on 253rd and then right on Andreo Cross Streets: 252nd St.



RARE FIND (2) HOMES DETACHED (Legal shows duplex/no common walls) BOTH 3BR/1BA in Prime Lomita location surrounded by all single family homes on quiet cul-de-sac like street. Perfect for owner/user and have both homes enjoy private laundry and private yards and each have a 1 car garage. Some updates done over the recent years to both homes. Front unit has newer Corian counters in kitchen, manufactured flooring, stove, range hood, upgraded bath. Rear house enjoys both a front, side and rear yard with very new kitchen and bath, manufactured flooring in main room, carpet in bedrooms. This is a rare find for Lomita and one of the best investment locations in South Bay. Do not disturb current tenants under any circumstances, Tenants are very long term nearly 10 years so rents have rarely been increased due to being such great tenants. DRIVE BY ONLY, SUBJECT TO INSPECTION UPON APPROVED OFFER.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$49320 Gross Scheduled Income
- \$44833 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher

Exterior

- Lot Features: 2-5 Units/Acre, Cul-De-Sac, Lawn, Sprinkler System, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,487
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$654
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,705
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,168
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,000	\$2,000	\$2,600
2:	1	3	1	1	Unfurnished	\$2,110	\$2,110	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- 121 - Lomita area
- Los Angeles County
- Parcel # 7375008022

Michael Lembeck

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

Re/Max Property Connection

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

1753 Andreo Ave • Torrance 90501

49 days on the market

2 units • \$434,500/unit • 2,386 sqft • 4,749 sqft lot • \$356.24/sqft •

Built in 1921

Listing ID: PW23040095

Property sits at the corner of Andreo Ave and W 218th St



FIXER Opportunity awaits in this classic 1921 Craftsman Duplex in Old Town Torrance. While the home still has the historic remnants of days past, it is waiting for a modern day restoration! The 2386 sq/ft property consists of a 4 bed/1.75 bath and a 1 bed /1 bath unit. Both units have their own laundry rooms off the kitchen. The home sits to the back of the 4749 sq/ft lot with landscaped areas to the east and south. The 2 car garage with additional parking for 2 cars is on the westside with a separate 1+ car driveway on the eastside. A must see.....

Facts & Features

- Sold On 05/23/2023
 - Original List Price of \$869,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Floor Furnace, Wall Furnace
 - \$495 (Estimated)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
 - Floor: Wood
- Other Interior Features: Built-in Features

Exterior

- Lot Features: Corner Lot
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01922362
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2				
2:	1	1	1					

Of Units With:

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

Additional Information

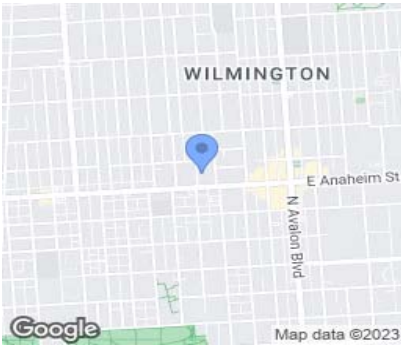
- Probate Listing, Trust sale
 - Rent Controlled
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7357016015

Michael Lembeck

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

Re/Max Property Connection

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



Duplex with 3 bedrooms 2 bathrooms each. One unit will be delivered vacant at close of escrow. This is a great property for the investor or the owner user. As a plus, the property is NOT under the city of Los Angeles Rent Control.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$799,000
 - 1 Buildings
- Laundry: In Closet
 - Cap Rate: 6.09
 - \$48685 Net Operating Income

Interior

- Floor: Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$13,008
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,500	\$2,500	\$2,800
2:	2	3	2		Unfurnished	\$0	\$0	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 195 - West Wilmington area
 - Los Angeles County
 - Parcel # 7416029034

Michael Lembeck

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

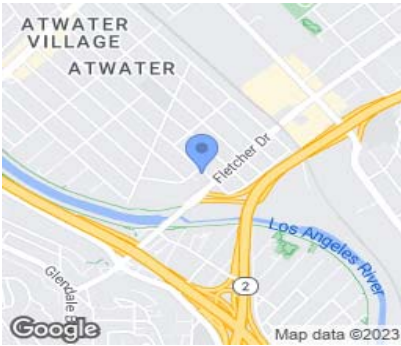
Re/Max Property Connection

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

Closed • Duplex

3116 Larga Ave • Los Angeles 90039
2 units • \$599,500/unit • 1,546 sqft • 5,925 sqft lot • \$846.05/sqft •
Built in 1933
GPS

List / Sold:
\$1,199,000/\$1,308,000 ↑
5 days on the market
Listing ID: PW23070640



Welcome to this unique and charming property in the heart of Atwater Village! This beautifully remodeled vacant duplex features two separate units on a single lot, each with its own address and private outdoor space. Each unit boasts an inviting front porch, perfect for relaxing and enjoying the neighborhood. Inside, you'll find a spacious and open floor plan with natural light pouring in from large windows. The living room flows seamlessly into the dining area and modern kitchen, complete with quartz countertops and custom cabinets. Both units also feature in-unit laundry, ample storage space, and vaulted ceilings for an added sense of space and grandeur. In addition, each unit has its own separate off-street covered parking, providing convenience and security for you and your tenants. The two units have been fully remodeled with new electrical, plumbing, HVAC, and flooring, making them move-in ready for the lucky new owner. This property is ideal for buyers looking for a multi-generational living arrangement, rental income, or the opportunity to live in one unit and rent out the other. Located in a prime Atwater Village location, you'll be just minutes from popular restaurants, cafes, shops, and the LA River bike path. Don't miss out on this incredible opportunity to own a truly special property in one of LA's hottest neighborhoods!

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- \$0 (Assessor)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01858429
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$0
2:	1	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
- Rent Controlled
- 606 - Atwater area
- Los Angeles County
- Parcel # 5437001012

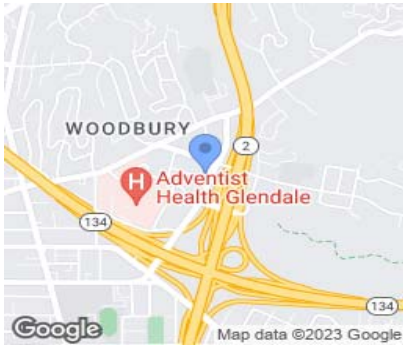
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Closed • Duplex

1819 Orchard Ave • Glendale 91206
2 units • \$524,500/unit • 2,307 sqft • 4,099 sqft lot • \$476.81/sqft •
Built in 1926
On CA-134 W, take exit 9A, follow Harvey Dr to Orchard Ave

List / Sold:
\$1,049,000/\$1,100,000 ↑
27 days on the market
Listing ID: GD23056264



Looking for a charming duplex in the heart of Glendale, CA? Look no further! This stunning property offers the perfect combination of old-world charm and modern amenities, making it an ideal choice for anyone seeking the best of both worlds. Nestled on a quiet street in the heart of Glendale, this duplex offers two spacious and inviting units, each with its own unique character and style. With a total of 5 bedrooms and 4 bathrooms, this duplex is the perfect oasis. Upstairs unit is a 3 bed/2 bath and has updated floors and a remodeled bathroom. Downstairs unit is a 2 bed/2 bath. The living areas of both units are bright and airy, with plenty of natural light streaming in through the large windows. Outside, you'll love the lush, beautifully landscaped yard, which provides the perfect space for entertaining, relaxing, or just enjoying the California sunshine. Whether you're hosting a barbecue, playing with the kids, or simply unwinding after a long day, this tranquil oasis is the perfect place to call home. With its unbeatable location and charming design, this duplex is sure to impress.

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$1,049,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central, Wall Furnace
- \$265 (Estimated)
- Laundry: Common Area, Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$54588 Gross Scheduled Income
- \$56316 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Gentle Sloping, Lawn
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,192
- Electric: \$1,470.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$1,572
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,470
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,250	\$27,000	\$3,400
2:	1	2	2	0	Unfurnished	\$2,299	\$27,588	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5661016026

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

330 S Ynez Ave • Monterey Park 91754

2 units • \$530,000/unit • 2,402 sqft • 10,675 sqft lot • \$503.75/sqft • Built in 1949

South of newmark on ynez north of harding Ave

\$1,060,000/\$1,210,000 ↑

7 days on the market

Listing ID: RS23061298



330 Ynez Avenue is an impressive Duplex located in the highly sought-after city of Monterey Park, CA. This beautifully maintained home boasts 3 bedrooms and 2 bathrooms with a spacious floor plan spanning over 1,700 square feet of living space. In addition to the main unit, there is also a back unit that consists of 1 bedroom and 1 bathroom. As you step inside, you are welcomed by a cozy living room that features large windows, allowing natural light to flood the space. The main unit also features a large private backyard that offers plenty of room for outdoor entertainment and relaxation. The spacious patio is perfect for hosting barbecues or outdoor dinners with loved ones. The back unit also has ample space with its own private yard for comfort and entertainment. The property also includes an attached two-car garage that provides ample storage space. Located in the heart of Monterey Park, this home is close to several shops, restaurants, and parks. It is also within close proximity to several highly-rated schools, making it ideal for families. This is a must-see property for anyone looking for a well-maintained home in a highly desirable location.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$1,060,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - \$18000 Gross Scheduled Income
 - \$17200 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Office

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,600
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01918023
 - Gardener:
 - Licenses:
- Insurance: \$100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$100
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5257008034

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1945 N Summit Ave • Pasadena 91103
2 units • \$599,000/unit • 1,708 sqft • 6,933 sqft lot • \$644.03/sqft •
Built in 1924
South of Montana East of Fair Oaks

List / Sold:
\$1,198,000/\$1,100,000 ↓
180 days on the market
Listing ID: 22204299



Property can be delivered vacant! Wonderful spanish style duplex on street lined street with mountain views. Each house is 2+2 and there is a very large covered patio between each house. Both houses have been remodeled.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,400,000
- 2 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

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

Unit Details

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

- Auction sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5837003013

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

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



Great opportunity to own a duplex in an excellent location. Front unit shows 2 br and 1.75 bathroom, back unit shows 4 br and 1.75 bathroom with central AC. (Hawaii Supermarket, 99 Ranch Supermarket, GW Supermarket and Hoa Binh Supermarket) and school. Great floor plans. Walk distance to shopping center and transportation. Buyer and buyer's agent are advised to verify the accuracy of all information included but not limited to square footage, zoning, permit, rent etc.

Facts & Features

- Sold On 05/22/2023
 - Original List Price of \$1,000,000
 - 2 Buildings
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Outside
 - \$48500 Gross Scheduled Income
 - \$29410 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,677
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,074
 - Cable TV: 01444805
 - Gardener:
 - Licenses:
- Insurance: \$1,193
 - Maintenance: \$1,500
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$910
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,510	\$1,510	
2:	1	4	1		Unfurnished	\$0	\$0	

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5287018008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$409,888/\$403,000** ↓

1158 E 50th St • Los Angeles 90011

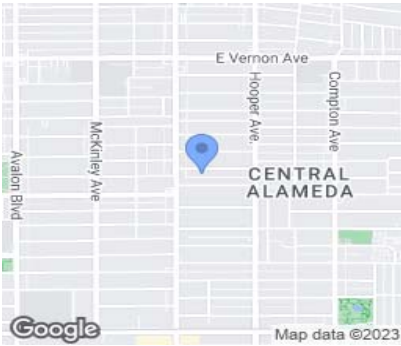
203 days on the market

2 units • **\$204,944/unit** • **1,896 sqft** • **5,182 sqft lot** • **\$212.55/sqft** •

Built in 1932

Listing ID: RS22202138

FROM THE 110 NORTH EXIT SLAUSON HEAD EAST THEN HEAD NORTH ON AVALON



INVESTORS DELIGHT!!! GREAT POTENTIAL FOR DEVELOPMENT AS MANY INVESTORS HAVE DEVELOPED UP TO 4 UNITS IN THE AREA. SUBJECT PROPERTY MAY HAVE SIMILAR POTENTIAL! BACK UNIT WAS BURNT DOWN DUE TO FIRE DAMAGE. FRONT UNIT IS STILL EXISTING AND HAS 3 BEDROOMS AND 2 BATHROOMS. CHECK WITH THE CITY ON ZONING FOR DEVELOPMENT. THIS PROPERTY OFFERS HUGE POTENTIAL!!!!

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$565,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$286 (Estimated)
- Laundry: See Remarks
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02075822
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

- Probate Listing sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5107027010

Michael Lembeck

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

Re/Max Property Connection

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



Welcome to 10107 Alexander Avenue, South Gate!!! Two Units, two car detached garage, long driveway. Front house consists of 4 bedrooms, 1.5 bathrooms, large dining room, large living room, spacious kitchen with eating area. Spanish style property, inside laundry, 1641 built sq. ft. and much more. Detached unit no. 2 is 483 built sq. ft., at rear of property and was built in 2009. Consisting of one bedroom, one bathroom, kitchen, living room, inside laundry and composition shingle roof. Property sits on a 6,490 sq. ft. lot. Last sold in 1983!!!

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$776,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Natural Gas, Wall Furnace
 - \$775 (Estimated)
- Laundry: Inside
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room
 - Floor: Carpet, See Remarks
- Appliances: None, Gas Water Heater

Exterior

- Lot Features: Front Yard, Lawn, Yard
- Fencing: Chain Link
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01472111
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 6218007046

Michael Lembeck

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

Re/Max Property Connection

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

2315 City View Avenue • Los Angeles 90033

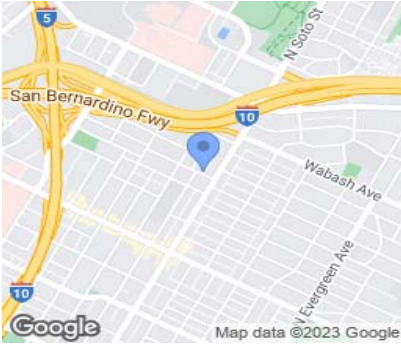
85 days on the market

2 units • \$262,450/unit • 1,290 sqft • 3,425 sqft lot • \$348.84/sqft •

Listing ID: SW22259402

Built in 1912

Exit hwy 10 to cross Cesar Chavez and Soto St.



Boyle Heights duplex perfect to buy and hold with tenants in place! Each unit is 1BD/1BA and located just around the corner from the I-10 Hwy providing convenient access to shops, restaurants and amenities such as the USC Medical Center, Keck Hospital, Gold Line Soto station and everything else that Downtown Los Angeles has to offer!

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$574,900
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - 2 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside
 - \$19200 Gross Scheduled Income
 - \$19200 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Corner Lot
- Fencing: Average Condition
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01964812
 - 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	\$700	\$700	\$1,500
2:	1	1	1	2	Unfurnished	\$900	\$900	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5175004013

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

1334 Pennsylvania Ave • Los Angeles 90033

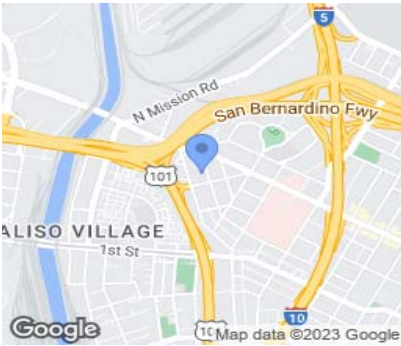
2 units • \$449,500/unit • 2,576 sqft • 5,440 sqft lot • \$310.56/sqft • Built in 1916

Cesar Chavez Ave. and Pleasant Ave.

List / Sold: \$899,000/\$800,000 ↓

9 days on the market

Listing ID: DW23061709



*** PRIME AREA OF BOYLE HEIGHTS WITH A STUNINING VIEW **** TWO large units in a prime location within minutes of Downtown L.A. This property is READY for a family to live in one and rent out the other. Ideal for any investors looking to add to their portfolio. Come one, come all! This charming craftsman property consists of THREE bedrooms, TWO bathrooms in the front unit with a LARGE living area. The living room flows nicely into the formal dining area. A large kitchen with second dining area overlooks Downtown L.A., makes this home truly unique. The second unit consists of TWO bedrooms and one bathroom. This property is made with redwood construction and lath, and plaster walls. Inside laundry and more. A long driveway with a detached garage for additional parking. With major freeways located just minutes from the property, this is a perfectly situated gem. Come by and take a tour...

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - 2 Total parking spaces
 - \$0 (Unknown)
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lawn
- 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	3	2	1	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5174015020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

6320 W 6th St • Los Angeles 90048

2 units • \$1,050,000/unit • 2,556 sqft • 6,250 sqft lot • \$811.82/sqft • Built in 1926

South of Santa Monica Blvd, West of Western Ave

List / Sold:

\$2,100,000/\$2,075,000 ↓

14 days on the market

Listing ID: 23259191



Situated in the coveted enclave of Beverly Grove, this Spanish duplex blends contemporary updates with traditional charm. Original archways are accentuated by natural light, which floods the interior living spaces, contrasted by rich hardwood flooring. Each unit's updated kitchen, complete with stainless steel appliances, is complemented by a breakfast nook that can also be used as an office or play area. The fenced-in, landscaped backyard features a large grassy area, patio, and garage with ample storage. Moments from popular shops and restaurants, including The Grove, Beverly Center, and LACMA. Both units will be delivered vacant.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$96000 Net Operating Income

Interior

- Rooms: Living Room, Master Bathroom, Office
- Floor: Wood, Tile
- Appliances: Dishwasher, Microwave, Refrigerator, Oven, Range
- Other Interior Features: Tray Ceiling(s)

Exterior

- Lot Features: Back Yard, Landscaped
- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$6,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02188471
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,000	\$48,000	\$48,000
2:	1	2	1		Unfurnished	\$4,500	\$54,000	\$54,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510025033

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23259191

Printed: 05/28/2023 6:57:25 AM

Closed •

2223 Silver Ridge Ave • Los Angeles 90039
2 units • **\$750,001/unit** • **3,045 sqft** • **5,499 sqft lot** • **\$482.76/sqft** •
Built in 1983
Lake View Avenue & Silver Ridge Avenue

List / Sold:
\$1,500,001/\$1,470,000 ↓
18 days on the market
Listing ID: 23258389



Fantastic opportunity in Silver Lake. This Duplex is an ideal situation for someone who wants to live in an income producing property (since one of the unites is being sold with the tenants who are paying always on time) or for someone who wishes to use it solely as an income property and rent out both units. This is a highly sought after location and the units have a fantastic ambiance and even a very nice view. Here you can enjoy the tranquil atmosphere while being right in the mix of one of the trendiest neighborhoods in Los Angeles in close proximity to restaurants, shopping and entertainment.

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$1,500,000
- 2 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$0	\$3,713	\$5,000
2:	1	2	2		Unfurnished	\$0	\$0	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5440018014

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

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

Closed

• Single Family Residence

1737 W Gage Ave • Los Angeles 90047

2 units • \$374,500/unit • 1,401 sqft • 5,000 sqft lot • \$534.62/sqft •

Built in 1926

Intersection of S Western and Gage ave.

List / Sold: \$749,000/\$749,000

54 days on the market

Listing ID: SR23030191



Welcome to this beautiful home, situated in the heart of Los Angeles, just minutes away from USC, Downtown LA, SoFI Stadium and many more. This home has a Remodel Kitchen, granite counter tops, cooper plumbing, dual panel windows, A/C mini splits for each bedroom, tile flooring through out the whole house, 4 years roof, 2 car garage and parking in driveway up to 6 cars. The front yard is greeted with many fruit tress, including some vibrant orange, avocado etc. The property has two units. The front house has 3 bedrooms and 1 bath, while the rear house has 1 bedroom, 1 bath and a detached garage. There is plenty of parking from Gage ave and from the back ally.It is zoning R3 allowing multiple units and is a developing opportunity. House is well maintained, Laundry is in the shed just back of the house.

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$749,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: ENERGY STAR Qualified Equipment, Zoned
 - Heating: ENERGY STAR Qualified Equipment
 - \$371 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
 - \$66000 Gross Scheduled Income
 - \$61100 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room
 - Floor: Tile
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Granite Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Near Public Transit, Park Nearby, Sprinkler System, Sprinklers In Front
- Fencing: Privacy, Vinyl
 - Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$4,416
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01527423
 - Gardener:
 - Licenses:
- Insurance: \$2,616
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,800
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$0	\$0	\$42,000
2:	1	1	1	2	Unfurnished	\$0	\$0	\$24,000

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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6002029007

Michael Lembeck

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

Re/Max Property Connection

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



This is a rare opportunity to own a 2 unit property in the highly desirable southwest area of Los Angeles. The property features a spacious 3 bedroom & 2 bath unit and a cozy 2 bedroom 1 bath unit, both with ample natural light and lots of parking. The units have been recently update and painted inside and out. They are ready for move-in. The location is excellent, with easy access to transportation and all the amenities Los Angeles has to offer. You have shopping and restaurants with in walking distance as well as schools. This is a perfect investment property or for owner-occupancy. Don't miss out on this opportunity to own a piece of Los Angeles real estate in a fantastic neighborhood!

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$639,900
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 2 Total carport spaces
 - Heating: Wall Furnace
 - \$0 (Estimated)
- Laundry: In Garage
 - \$54000 Gross Scheduled Income
 - \$54000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

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

Exterior

- Lot Features: Back Yard, Front Yard
- Fencing: Block, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01107183
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6025006037

Michael Lembeck

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

Re/Max Property Connection

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



Welcome to this incredible real estate opportunity, an investor's delight with 2 homes on one lot! The front house boasts 3 spacious bedrooms and 1 beautiful bathroom. The back house offers 1 cozy bedroom and 1 lovely bathroom. This unique property is perfect for investors or those looking to own a multi-family home. Located in an up and coming neighborhood, this property is centrally located to all of the essentials, including schools, shopping, restaurants, and transportation options. You'll love the convenience of being just minutes away from L.A. Live and Staples Center, making this an ideal location for sports enthusiasts and those looking to experience all the excitement that downtown LA has to offer. Whether you're looking for a lucrative investment opportunity or a beautiful home for yourself and your family, this property is sure to impress. Don't miss out on this rare chance to own a 2 on a lot property in one of the most desirable locations in LA. Schedule a viewing today!

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$534,900
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$305 (Estimated)
- Laundry: Inside
 - \$48000 Gross Scheduled Income
 - \$2000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 01814504
 - Gardener:
 - Licenses:
- Insurance: \$100
 - 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	0	Unfurnished	\$1,100	\$1,100	\$1,500
2:	1	1	1			\$0		\$2,500

Of Units With:

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

Additional Information

- Probate Listing sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6022016026

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

2938 Division St • Los Angeles 90065

2 units • \$390,000/unit • 1,976 sqft • 5,829 sqft lot • \$430.16/sqft • Built in 1924

E. of N. San Fernando Road. North of Figueroa St.

List / Sold: \$780,000/\$850,000 ↑

15 days on the market

Listing ID: SR23069981



Duplex fixer in the heart of the Cypress Park neighborhood. Both units have identical 3 bed + 2 bath upstairs/downstairs layouts. Each unit has their own laundry room. Downstairs unit has a covered patio. Upstairs unit features a large balcony area. Duplex has a separate storage area and garage. Conveniently located near Rios De Los Angeles State Park, Elysian Park, Hollywood, Pasadena, Glendale and all the shopping, dining and entertainment those areas have to offer. Trust Sale.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$780,000
 - 1 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Individual Room, Inside
 - \$78000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Appliances: Microwave

Exterior

- Lot Features: Rectangular Lot
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01499010
 - 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	\$0	\$0	\$3,250
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,250

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- CYPK - Cypress Park area
 - Los Angeles County
 - Parcel # 5455002031

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Duplex

804 E Oaks St • Compton 90221

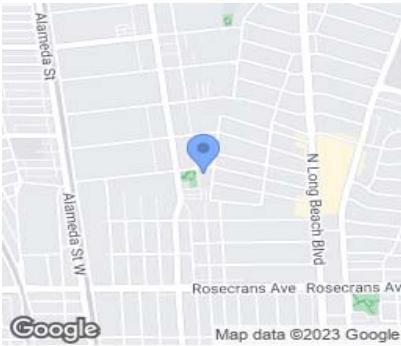
2 units • \$274,500/unit • 1,040 sqft • 8,411 sqft lot • \$446.63/sqft • Built in 1948

Cross Streets -Santa Fe Ave and E Oaks St

List / Sold: \$549,000/\$464,500 ↓

58 days on the market

Listing ID: RS23032712



BACK ON THE MARKET!!! DUPLEX--HUGE PRICE REDUCTION!!! Great investment opportunity in the city of Compton! Each unit is a 1 bedroom / 1 bath, with a detached garage with two parking spaces. Large driveway for ample parking. Per City can add 2 more units for a total of 4 units! Don't miss out on this opportunity!

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$599,999
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - \$0 (Public Records)
- \$21000 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01444805
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$800	\$880	\$1,600
2:	1	1	1	1	Unfurnished	\$950	\$1,045	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6167025048

Michael Lembeck

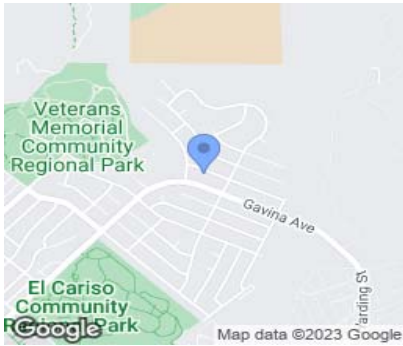
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • Duplex

13887 13889 Graber Ave • Sylmar 91342
2 units • \$699,400/unit • 2,578 sqft • 7,560 sqft lot • \$543.06/sqft •
Built in 2023
Candlewood & Graber



List / Sold:
\$1,398,800/\$1,400,000 ↑
28 days on the market
Listing ID: SR23061658

Priceless Breathtaking Unobstructed City and Mountains Views. Ready for you to move in, unpack, and proudly call yourself the original owner. This newly constructed Sylmar residence offers modern living and a sophisticated design while commanding breathtaking panoramas! Explore this gorgeous 4-bedroom, 3 1/2 -bath interior displaying seamlessly connected gathering areas with driftwood-toned flooring under high ceilings and over sized windows to admired the amazing views . Exuding a luxe ambiance, chic lighting extends from the dining area to the kitchen island. Stainless steel appliances combine with sleek cabinetry to create a culinary space that's functional and stylish. Ultimate comfort is yours with a primary suite on each level. Upstairs, greet the day or sip a nightcap as you admire either city or mountain vistas from the 2 balconies. Surrounded by privacy fencing and raised plant beds, the backyard has plenty of space to host alfresco get-togethers. For your convenience, the 2-bedroom, 2-bath ADU can be utilized as a guest house or an income-generating rental. Other notable features include pre-wiring for ethernet and the peace of mind of a Ring doorbell and security cameras. Come take a tour to experience this incredible haven for yourself!

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,398,800
- 1 Buildings
- 2 Total parking spaces
- \$99 (Estimated)
- Laundry: Upper Level
- Cap Rate: 4.86
- \$90000 Gross Scheduled Income
- \$68015 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,285
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968355
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2582021005

Michael Lembeck

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

Re/Max Property Connection

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



Great Duplex both units in decent condition, Kitchen and restrooms might need an upgrade. Each unit has its own single car garage. Back yard has plenty of fruit trees. Great investment property or live in one rent the other unit.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$740,000
 - 1 Buildings
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$570 (Estimated)
- Laundry: In Garage
 - \$72000 Gross Scheduled Income
 - \$56000 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
 - Floor: Wood
- Appliances: Convection Oven, Dishwasher
 - Other Interior Features: Dry Bar

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,800
 - Electric: \$1,800.00
 - Gas: \$550
 - Furniture Replacement:
 - Trash: \$1,100
 - Cable TV: 01451168
 - Gardener:
 - Licenses:
- Insurance: \$2,100
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$580
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- WATT - Watts area
 - Los Angeles County
 - Parcel # 6069004022

Michael Lembeck

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

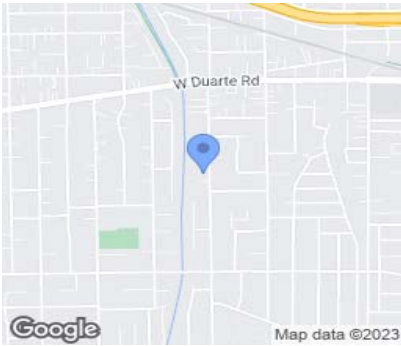
Re/Max Property Connection

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

Closed • Duplex

1131 S 10th Ave • Arcadia 91006
3 units • \$583,333/unit • 2,157 sqft • 36,247 sqft lot • \$718.59/sqft •
Built in 1923
Between Camino Real and Duarte Rd

List / Sold:
\$1,750,000/\$1,550,000 ↓
42 days on the market
Listing ID: WS23038387



Great Opportunity to own 36,000+ square feet of Land in Arcadia with Arcadia schools (approximately 30,000 usable square feet)! Sold primarily for land value, these two separate parcels currently contain two Houses and a Studio, two driveways (one on the north side of property leads to a single garage and the south driveway goes all the way back), a double garage, two single garages, an RV carport, five horse stalls, a huge arena, two tack rooms and so much more. The front house is 2 bedrooms, 1 bath with a fireplace in the large living room, a dining area, kitchen and large partially covered patio. The Studio consists of one large room with closet/storage and a full bath. The back house has 1 bedroom and 1 bath with a fenced front yard. The horse facilities are in the back of the property along the wash and riding trail. Don't miss out ... Check with Arcadia Building Department for what can be built on this large piece of ground or use it as rentals. Now that the tenants have moved out, you can take a look at all the possibilities today!

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- 3 Total carport spaces
- Cooling: Evaporative Cooling, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$830 (Estimated)
- Laundry: Gas Dryer Hookup, In Carport, In Garage, Washer Hookup
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Horse Property, Lot
- Fencing: Average Condition
- 20000-39999 Sqft, Near Public Transit, Value In Land, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522426
- 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	3	Unfurnished	\$0	\$0	\$2,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
3:	1	0	1	1	Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5780020050

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

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

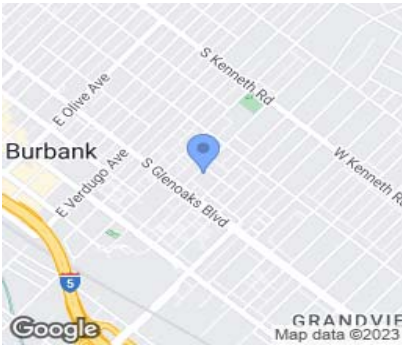
CUSTOMER FULL: Residential Income LISTING ID: WS23038387

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Closed • Triplex

428 E Cedar Ave • Burbank 91501
3 units • \$383,000/unit • 1,778 sqft • 6,135 sqft lot • \$731.16/sqft •
Built in 1922
Above Glenoaks

List / Sold:
\$1,149,000/\$1,300,000 ↑
24 days on the market
Listing ID: GD23056528



If you're a real estate investor looking for an exciting opportunity, you won't want to miss this one! TRIPLEX located in a great area above Glenoaks in Burbank. This investment property offers many desirable features.; FRONT UNIT #428 has 1 bd/1 bth, been recently rented for \$1990 (one year lease until April of 2024). This unit has been remodeled about 2 years ago with newer floors, recessed lighting, newer kitchen cabinets, granite countertop, appliances, updated bathroom., copper plumbing. UNIT # 428 1/2 and UNIT # 430 have 1 Bd/1 bth each, currently occupied with long term tenants on month to month basis. Rents are lower but has great potential to be increased after May 1st. 2023. Unit # 430 is detached from front duplex and has separate access and driveway from the alley in the back. There is also great opportunity to convert the garage into an ADU. Currently one car garage being used by the owner as a storage. Tenants are using front and back driveways, one space for each tenant. With all of these amazing qualities combined, it's no surprise that this property won't be on the market for long. Don't miss your chance to own real estate investment in Burbank today!

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$1,149,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$269 (Estimated)
- \$61440 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,267
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00905345
- Gardener:
- Licenses:
- Insurance: \$1,467
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,990	\$1,990	\$2,000
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,900
3:	1	1	1	0	Unfurnished	\$1,780	\$1,780	\$1,950

Of Units With:

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

Additional Information

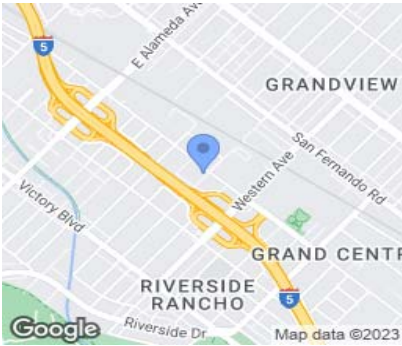
- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 5621024009

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

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

Closed • Triplex

639 Thompson Ave • Glendale 91201
3 units • \$431,667/unit • 2,802 sqft • 9,615 sqft lot • \$481.80/sqft •
Built in 1940
North of Western & west of Flower St.



List / Sold:
\$1,295,000/\$1,350,000 ↑
14 days on the market
Listing ID: P1-13084

First time on the market in 56 years! This lovely tri-plex at 639 Thompson Ave & 1800 & 1802 Flower Street is a rare find gem. This delightful main home has three bedrooms, one and a half baths, a spacious family room, hardwood floors, a two-car attached garage, plus two rental units. The lovely, bright living room has hardwood floors and a romantic brick fireplace. Directly adjacent to the living room, is a separate bedroom/den/office, your choice, with a closet and half bath. This room has access to the Backyard. The living room looks directly into the inviting, formal dining room, which gives access to the conveniently equipped kitchen, which sports a sweet, bayed breakfast area. The kitchen also opens to the backyard. The dining room overlooks a very large, bright family room/game room/ screening room/, or whatever strikes your fancy. The well-situated kitchen conveniently leads straight to the dining room. The kitchen has a sweet, breakfast nook, and also has access to the outside. The bathrooms are well-appointed with shelves/storage and lots of light. The bedrooms are a good size, each letting in sunlight and have plenty of closets and storage. This is a wonderful home with two additional units approx. 600 SF each for extra income while you live in the main house. Both units have one bedroom and one bath each with hardwood floors, and they are currently occupied by tenants. Do not disturb the tenants in the two units. The offers subject to the inspection of the two units. It is currently zoned for GLM1AY.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,295,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside, Gas Dryer Hookup, Washer Hookup
- \$64956 Gross Scheduled Income
- \$56589 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Master Bathroom, Kitchen, Separate Family Room, Master Bedroom
- Floor: Concrete, See Remarks, Wood
- Appliances: Refrigerator, Gas Oven, Range Hood, Gas Water Heater, Gas Range

Exterior

- Lot Features: Back Yard, Corner Lot, Sprinklers None, Landscaped, Front Yard
- Fencing: Chain Link, Masonry
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,367
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,236
- 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	2	2		Unfurnished	\$0	\$0	\$0
2:	1	1	0		Unfurnished		\$950	
3:	1	1	0		Unfurnished		\$963	
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5624027018

Michael Lembeck

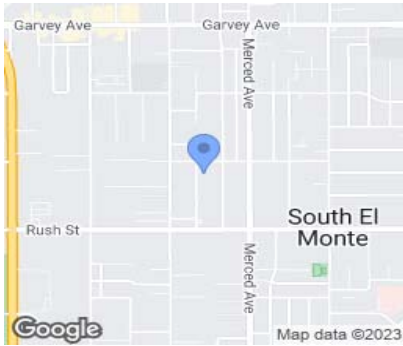
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: P1-13084

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Investor special! While this property has been re-zoned for light industrial use, it is grandfathered under current use as a three-on-a-lot residential property. With a little TLC, this property could be great for a new investor to live in one unit and rent out the other 2 units, or to rent all 3 for the cash flow. Each unit has their own small yard.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$900,000
 - 3 Buildings
 - 4 Total parking spaces
 - \$0 (Assessor)
- Laundry: See Remarks
 - \$66000 Gross Scheduled Income
 - \$59807 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,193
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,748
 - Cable TV: 01913485
 - Gardener:
 - Licenses:
- Insurance: \$1,019
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$2,425
 - Other Expense Description: Taxes

Unit Details

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

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
- 657 - So. El Monte area
 - Los Angeles County
 - Parcel # 8102015005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold: \$919,000/\$888,000 ↓

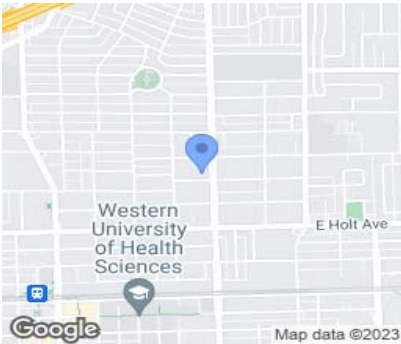
547 San Francisco Ave • Pomona 91767

14 days on the market

3 units • \$306,333/unit • 3,716 sqft • 15,854 sqft lot • \$238.97/sqft • Built in 1935

Listing ID: CV23043475

10 FREEWAY TO SOUTH ON TOWNE AVE TO SAN FRANCISCO



Excellent Investment Opportunity -Triplex in Lincoln Park Historical District. Perfect for first time investor! Live in the main house and rent the units for additional income. Great for multi-generational living or as income property. This Triplex has huge upside. All units will be delivered vacant so you can set your own market rents. The main house is a 1920's Craftsman with traditional porch. There are four bedrooms and two bathrooms, 2,390 Sq. Ft of living space. One bedroom and full bathroom is downstairs. Large kitchen connected to laundry/storage room. Many original features of this Craftsman style home include lighting, hardwood floors, built-in bookshelves, dining room buffet, glass doorknobs, windows. Newer amenities have been added: newer central air conditioner/ heater, water heaters and "all paid for "solar panels. Large back yard measuring 15,854 sq. ft. with two car garage. Double size lot room for additional amenities such as covered car ports, patio, or put a fence to create private backyards for the units. In front are two, side by side, SINGLE STORY one-bedroom and one-bathroom units. Each unit has its own laundry hook up, water heaters, separate gas and electricity meters. In addition, on the property is a finished storage unit that is approximately 360 sq. ft. with recessed lights and wall a/c unit. It can be used as office space, home schooling or convert to an ADU (verify with City). This home is eligible for the City of Pomona Mills Act Historic Preservation Tax Abatement Program. Near public transportation, Metrolink stations, Cal Poly Pomona, Western University of Health and Sciences, the Claremont Colleges, University of La Verne. This property offers easy access to the 10, 57, 71 and 210 freeways, as well as shopping, restaurants, and entertainment.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$919,000
 - 2 Buildings
 - Levels: Two
 - 8 Total parking spaces
 - 6 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Floor Furnace, Solar
 - \$945 (Estimated)
- Laundry: Individual Room
 - 3 electric meters available
 - 3 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom, Utility Room
 - Floor: Carpet, Tile, Wood
- Appliances: Disposal, Gas Oven, Gas Range
 - Other Interior Features: Ceiling Fan(s), Coffered Ceiling(s)

Exterior

- Lot Features: 0-1 Unit/Acre, Lot 10000-19999 Sqft, Rectangular Lot, Level, Walkstreet, Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01184354
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$0	\$0	\$3,500
2:	2	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 687 - Pomona area

- Los Angeles County
- Parcel # 8337006024

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV23043475

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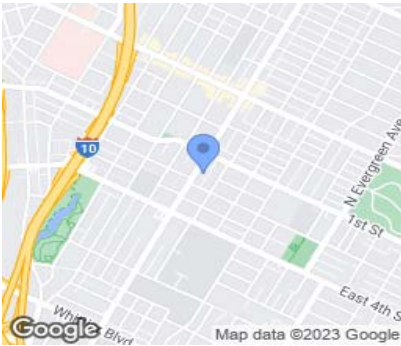
134 S Soto St • Los Angeles 90033

3 units • \$306,667/unit • 3,209 sqft • 7,478 sqft lot • \$286.69/sqft • Built in 1908

Soto and 1st street intersection; in the heart of Boyle Heights

173 days on the market

Listing ID: CV22233426



FIRST TIME IN THE MARKET in 19 years. This 3-unit property has a big potential, can be an investment or to live in one of the units. Unit#1 has 3 bedrooms and 1bath, Unit #2 has 3 bedrooms and 1 bath and Unit #3 has 2 bedroom and 1 bath. Only 5 minutes away from downtown LA, 8 min away from USC+KECK Hospitals. In the corner of 1st street and Soto is the SOTO METRO STATION, few minutes away a connection with the 10FWY OR the 60FWY. LOCATION!! LOCATION!! This triplex will not last. It needs a little tlc and a vision to make this a possible dream home or investment property.

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$9,500,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - \$618 (Estimated)
- \$4200 Gross Scheduled Income
 - \$3600 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Family Room, Formal Entry, Kitchen, Living Room
- Floor: Tile, Wood

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$400
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$150
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,600	\$1,600	\$1,600
2:	1	3	1	0	Unfurnished	\$1,350	\$1,350	\$1,050
3:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5180003007

Michael Lembeck

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

Re/Max Property Connection

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

3107 Gleason Ave • Los Angeles 90063

21 days on the market

3 units • \$333,000/unit • 1,966 sqft • 6,149 sqft lot • \$525.18/sqft •

Listing ID: WS23031169

Built in 1952

Off of S Dacotah St



Would you like to have 2 tenants to help pay your mortgage?! This East Los Angeles triplex is the perfect investment opportunity for first time buyers or investors. The vacant rear unit is about 800 square feet and is newly remodeled with 2 bedrooms and 1 bathroom. This unit would be a great place to occupy or rent out for an additional \$2,400 per month! The other two units currently bring in \$1,750 and \$1,700, each featuring a one bedroom and one bath set up. Splitting utilities is easy with separate gas, water, and electric meters at each unit. Don't miss this chance to own an income-producing property that is just minutes from SGV, Arts District and Downtown LA!

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$999,000
 - 3 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$0 (See Remarks)
- Laundry: See Remarks
 - \$70200 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01264629
 - 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	1	1	0	Unfurnished	\$1,700	\$1,700	\$0
2:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$0
3:	1	2	1	0	Unfurnished	\$2,400	\$0	\$0

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
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5179006009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

117 Brooks Ave • Venice 90291

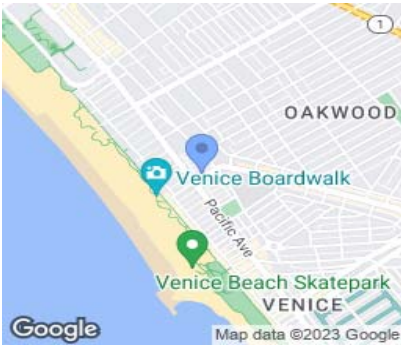
3 units • \$763,333/unit • 3,830 sqft • 2,246 sqft lot • \$566.58/sqft • Built in 1926

East of Pacific Avenue, West of Main St.

\$2,290,000/\$2,170,000 ↓

22 days on the market

Listing ID: OC23038240



Artistic lifestyle meets function with this impressive opportunity to acquire an authentic California multi-family residence featuring 3 separate units that offers unlimited live/workspace potential. Incomparable character and charm, with high ceilings and sun filled rooms—a mix of contemporary and traditional architectural design. The first unit offers two-bedrooms, one-bathroom plus a Loft, located on the ground floor with high ceilings and a small outdoor patio. The second unit, also on the ground floor, is a light filled, high ceilinged one-bedroom, one-bath. The third unit, on the second floor, includes three-bedrooms, 2.5 bathrooms with Southern facing windows, six skylights, original hardwood floors, sunroom, and small outdoor patio. Situated in the highly desirable neighborhood of Venice Beach, California—a growing bastion of architecture and design with Google’s Venice Binoculars Building campus, Beyond Baroque Literary Arts Center, and Venice Public Art walls. Everything you want for today’s lifestyle is only minutes away—from gourmet restaurants, coffee shops, trendy shops and a Whole Foods to the ocean, Boardwalk, and bike paths one block away. The perfect moment to purchase a, one of a kind multi-purpose property in this highly sought-after area.

Facts & Features

- Sold On 05/22/2023
 - Original List Price of \$2,290,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Unknown)
- Laundry: Inside
 - Cap Rate: 3.46
 - \$121800 Gross Scheduled Income
 - \$79351 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Gas Oven, Gas Range
 - Other Interior Features: Unfurnished

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$42,449
 - Electric: \$4,285.00
 - Gas: \$4,639
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01897540
 - Gardener:
 - Licenses:
- Insurance: \$4,765
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,280
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,450	\$2,450	\$2,800
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,500
3:	1	3	3	0	Unfurnished	\$4,200	\$4,200	\$5,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4286014045

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC23038240

Printed: 05/28/2023 6:57:25 AM

Closed •

List / Sold: \$1,275,000/\$800,000 ↓

3043 Hollycrest Dr • Los Angeles 90068

23 days on the market

3 units • \$425,000/unit • 3,399 sqft • 6,438 sqft lot • \$235.36/sqft •

Built in 1949

Listing ID: 23252237

Off Cahuenga Blvd East. Right on Hollycrest Dr. South of Barham.



Old-world charm abounds in this special triplex built in 1949. The fenced front yard has a wooden deck, perfect for entertaining or relaxing with a cup of coffee. Both of the 2-bedroom, 1.75 bath units in the main building feature spacious rooms, hardwood floors, wood-burning fireplaces, and views of the Hollywood hills. The formal dining rooms lead to a traditional kitchen, a laundry room, and a second bathroom. Two of the units have a bonus room that could be used as an office or den. The lower unit has French doors leading to a small patio area. Unique to this property is a third, detached unit with 2 bedrooms and 1 full bathroom. Parking is available in a 2-car garage; a 1-car garage; and a spacious, uncovered, paved area behind the main building. This special property has easy freeway access and is conveniently located near Hollywood studios, shops, and restaurants on Ventura Boulevard.

- Facts & Features**
- Sold On 05/23/2023
 - Original List Price of \$1,350,000
 - 2 Buildings
 - 8 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central

- Interior**
- Rooms: Bonus Room, Living Room
 - Floor: Wood, Tile

Exterior

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

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,700	\$0	\$0
2:	1	2	2		Unfurnished	\$0	\$0	\$0
3:	1	2	1		Unfurnished	\$1,850	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

- # Of Units With:**
- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

- Additional Information**
- Standard sale
 - C30 - Hollywood Hills East area
 - Los Angeles County
 - Parcel # 5579039007

Michael Lembeck

Re/Max Property Connection

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23252237

Printed: 05/28/2023 6:57:25 AM

Closed •

List / Sold: **\$649,000/\$655,000** ↑

1548 W 84th St • Los Angeles 90047

18 days on the market

3 units • \$216,333/unit • 1,964 sqft • 6,679 sqft lot • \$333.50/sqft • Built in 1930

Listing ID: 23258219

West of Normandie, east of Western, north of Manchester



This investment property is a triplex located in South Los Angeles, just shy of 3 miles of Inglewood and SoFi Stadium. All units are currently occupied. Unit 1548 has three bedrooms and one bathroom and has been updated recently. Unit 1550 is a two-bedroom, one-bathroom unit and unit 1550 1/2 is a studio. Please do not disturb occupants and please do not walk onto the property. All 3 units are tenant occupied. PROPERTY WILL BE DELIVERED TENANT OCCUPIED.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$649,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,000	\$0	\$0
2:	1	2	1		Unfurnished	\$1,318	\$0	\$0
3:	1	0	1		Unfurnished	\$850	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6034022003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

4276 E Imperial Hwy • Lynwood 90262

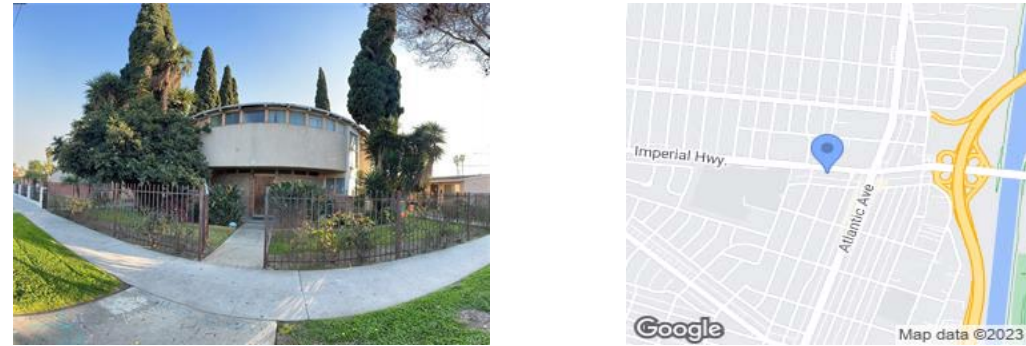
3 units • \$283,300/unit • 2,723 sqft • 8,314 sqft lot • \$280.94/sqft • Built in 1948

On Imperial Hwy west of Atlantic Ave

List / Sold: \$849,900/\$765,000 ↓

38 days on the market

Listing ID: RS23032181



Welcome to this charming and unique architectural gem, 1 of 1 triplex located in the heart of a Lynwood. This 1948 build exudes character and is sure to impress with its exposed beams and curved concrete stairway leading to the second floor. Under the stairway is a feature made for water as owner once had turtles there. As you step inside the front house, you'll be greeted by the concrete curved stairway and right beyond that, a wood-burning fireplace decorated in Spanish tiles to warm up the living room, perfect for cozy nights in. This triplex offers a 3 bedroom, 3 bathroom layout with the potential for a 4th bedroom option from the bonus room. Upstairs, you'll find 3 bedrooms, including a master bedroom with an en-suite bathroom and a hallway bathroom. Two of the bedrooms have access to a balcony overlooking the private backyard with a refurbished heated pool. You'll love spending summer afternoons lounging by the pool and taking a dip to cool off. Adjacent to the pool is a pool studio that offers a lot of potential for customization and creativity which is metered, can be tuned into an ADU. The private backyard of the front house has the potential to be a great entertaining area with some TLC done to it. This space is perfect for hosting summer barbecues and outdoor parties with friends and family. On the tail end of the 8,300 sq ft lot, you'll find two 2-car garages. Above these garages are two 1 bedroom, 1 bathroom units, each with their own parking spot for 1 car. These units offer additional space for family, guests, or potential rental income. This triplex has a few upgrades such as the electrical for both front house and back units and the pool and pool filter system. It boasts unique details and features that make it a rare find in this area. Don't miss out on the opportunity to make this property your dream home or investment. Schedule a viewing today!

Facts & Features

- Sold On 05/22/2023
 - Original List Price of \$849,900
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$959 (Estimated)
- Laundry: Outside
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

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	3	3	4	Unfurnished	\$0	\$0	\$3,500
2:	1	1	1	0	Unfurnished	\$500	\$500	\$1,500
3:	1	1	1	0	Unfurnished	\$500	\$500	\$1,500

Of Units With:

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

Additional Information

- Trust sale
- RM - Lynwood area
 - Los Angeles County
 - Parcel # 6193005012

Michael Lembeck

State License #: 01019397

Re/Max Property Connection

State License #: 01891031

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: RS23032181

Printed: 05/28/2023 6:57:25 AM

Closed • Triplex

10645 Whipple St • Toluca Lake 91602

3 units • \$498,333/unit • 2,862 sqft • 7,165 sqft lot • \$467.51/sqft •

Built in 1941

Property is located between Lankershim and Cahuenga - North side of the street.

List / Sold:
\$1,495,000/\$1,338,000 ↓
50 days on the market
Listing ID: SR22260317



Incredible triplex investment opportunity in Toluca Lake on a quaint tree lined street. LAR3 zoning makes this ideal for a rehab/remodel project or for redevelopment. This property was built in 1941 and includes much of the original vintage charm. The main structure consists of two lower units + one upper unit. There is also a detached garage with a dedicated laundry room and plenty of off-street parking. With close proximity to many amenities, restaurants & cafes, this is a rare and unique opportunity in a highly coveted area.

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$1,495,000
 - 2 Buildings
 - 9 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - \$443 (Estimated)
- Laundry: Community, In Garage
 - \$52584 Gross Scheduled Income
 - \$25184 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,400
 - Electric: \$400.00
 - Gas: \$800
 - Furniture Replacement:
 - Trash: \$2,000
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$2,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3000
 - Water/Sewer: \$2,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,100
2:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,100
3:	1	1	1	1	Unfurnished	\$732	\$732	\$1,200

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- TUL - Toluca Lake area
 - Los Angeles County
 - Parcel # 2423018026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

\$2,250,000/\$2,650,000 ↑

110 Paseo De La Concha • Redondo Beach 90277
4 units • \$562,500/unit • 3,312 sqft • 8,672 sqft lot • \$800.12/sqft •
Built in 1955

10 days on the market
Listing ID: 23250817

Amazing Location Steps from the beach. Located Next to Miramar Park.



We are pleased to present for sale, 110 Paseo De La Concha, located just steps away from the beach. First time on the market in over 30 years, this value-add property is the quintessential pride of ownership for rentals, or an opportunity for an owner-user looking occupy a unit. The building features four units, two 1 Bedroom/1 Bath and two 2 Bedroom/1 Bath. The square footage of the improvements is +/- 3,612, and the building sits on a large +/- 8,672 square foot lot. Paseo De La Concha sits on the border between Redondo Beach and Torrance southernmost part of Redondo Beach is a block north. While the physical address of the property is Redondo Beach, the property is in the City of Torrance. Tenants of 110 Paseo De La Concha get the benefit of the amenities that both cities offer. The property has been well-maintained, however, current ownership has owned Paseo De La Concha for over three decades and hasn't repositioned or renovated the property to suit the demand for luxury units. New ownership can also explore other income generating options such as vacation rentals or adding ADU units.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$2,250,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$63672 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$27,288
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01229985
- 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	\$1,615	\$1,615	\$2,100
2:	1	2	1		Unfurnished	\$2,200	\$2,200	\$2,750
3:	1	1	1		Unfurnished	\$1,515	\$1,515	\$2,100
4:	1	2	1		Unfurnished	\$2,225	\$2,225	\$2,750
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
- 128 - Hollywood Riviera area
- Los Angeles County
- Parcel # 7511019002

Michael Lembeck

Re/Max Property Connection

Closed •

List / Sold: \$750,000/\$700,000 ↓

1042 N Avalon Blvd • Wilmington 90744

64 days on the market

4 units • \$187,500/unit • 3,660 sqft • 10,008 sqft lot • \$191.26/sqft •

Listing ID: 23245387

Built in 1926

North of Anaheim St



\$75,000 PRICE REDUCTION! Over a 5.50% Cap Rate Day 1 with huge rental upside! We are pleased to present this 3 unit apartment + 1 dental office mixed use opportunity located in the heart of Wilmington. The offering consists of three 1 bedroom units and one dental office. Each apartment unit includes a washer/dryer hookup. In total, the building sits on a 10,008 sq ft lot and features 4 single car garages and 8 open parking spaces. Offered at \$204/ft, this opportunity allows an astute investor to add value to the property as tenants turnover and potentially execute on adding ADUs to the site (buyer to verify). The property has strong day 1 income operating at a 5.51% Cap Rate & 13.32 GRM. There is rental upside potential to a 9.06% Pro-Forma Cap Rate & 8.99 Pro-Forma GRM.

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$825,000
 - 1 Buildings
- Cap Rate: 5.51
 - \$41331 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,696
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02078334
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,500	\$1,500	\$1,750
2:	1	1	1		Unfurnished	\$1,182	\$1,182	\$1,750
3:	1	1	1		Unfurnished	\$985	\$985	\$1,750
4:	1	1	1		Unfurnished	\$1,025	\$1,025	\$1,700
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 196 - East Wilmington area
 - Los Angeles County
 - Parcel # 7423006003

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

33 El Dorado St • Arcadia 91006

4 units • \$387,500/unit • 2,842 sqft • 7,889 sqft lot • \$616.29/sqft • Built in 1924

East of S Santa Anita Avenue and South of E Huntington Drive

List / Sold:

\$1,550,000/\$1,751,500 ↓

27 days on the market

Listing ID: SR23035340



Situated in a quiet enclave in a desirable Arcadia neighborhood, this fourplex features three ground level units and one upstairs unit, there are (2) two bedroom, one bath units and (2) one bedroom, one bath units, two single car garages and one two garage provides one covered parking spot for each unit, the rear two bedroom and one bath unit is freestanding. The two car garage offers a coin operated laundry shared by the tenants. (Unit A), downstairs front unit with two bedrooms and one bathroom. (Unit B), downstairs one bedroom and one bathroom. (Unit C), upstairs one bedroom and one bathroom. (Unit D), downstairs freestanding unit with two bedroom and one bathroom. Each unit has its unique improvements and accents from the era built, living areas and bedrooms are generous in size. You will find tremendous upside as the long time owner has rarely increased rents over the years, a great opportunity for a seasoned investor or an owner occupied investor utilizing the freestanding back unit as a primary residence. Easy walkability to shopping and restaurants, nearby Arcadia County Park, Arcadia Golf Course, Santa Anita Race Track, Santa Anita Mall, convenient access to freeways and coveted Arcadia Schools.

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$2,199,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,204 (Estimated)
- Laundry: Community
 - \$72204 Gross Scheduled Income
 - \$55990 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Disposal, Gas Oven, Water Heater
 - Other Interior Features: Copper Plumbing Partial

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$16,216
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$1,872
 - Cable TV: 00616212
 - Gardener:
 - Licenses: 0
- Insurance: \$1,744
 - Maintenance: \$3,600
 - Workman's Comp: \$0
 - Professional Management: 3600
 - Water/Sewer: \$3,600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,600
2:	1	1	1	1	Unfurnished	\$1,177	\$1,177	\$2,000
3:	1	1	1	1	Unfurnished	\$1,840	\$1,840	\$2,000
4:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 605 - Arcadia area
 - Los Angeles County
 - Parcel # 5779001009

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

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

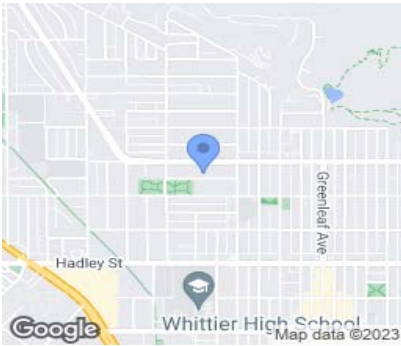
CUSTOMER FULL: Residential Income LISTING ID: SR23035340

Printed: 05/28/2023 6:57:25 AM

Closed • **Quadruplex**

12407 Dorland St • Whittier 90601
4 units • \$274,750/unit • 2,427 sqft • 6,559 sqft lot • \$459.41/sqft •
Built in 1962
North of Hadley off of Pickering. Use your own Apps for directions.

List / Sold:
\$1,099,000/\$1,115,000 ↑
12 days on the market
Listing ID: PW23057827



Great opportunity to live in one and rent the other three units in the back. The adorable/spacious front home features 2 bedrooms (you'll need to pass through one bedroom to get to the other one), 1 bath, original hardwood floors, inside laundry, a two-car detached garage and newer central A/C unit. The three units in the back feature 1 bedroom, 1 bath, newly installed wood-like flooring, wall furnaces and newer dual pane windows in front of the units. There's a common area coin operated laundry room for the back units. Lovely city lights view from the outside of units B and C. This lovely quadruplex has plenty of room for parking and it's conveniently located near Parks, Whittier High School, Uptown Whittier and the 605 freeway. Come take a look before it's gone!

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,099,000
- 2 Buildings
- 6 Total parking spaces
- Heating: Central, Wall Furnace
- \$1,426 (Estimated)
- Laundry: Common Area
- \$54420 Gross Scheduled Income
- \$29803 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile, Wood
- Appliances: Free-Standing Range, Gas Cooktop
- Other Interior Features: Cathedral Ceiling(s), Copper Plumbing Partial

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,416
- Electric: \$0.00
- Gas: \$333
- Furniture Replacement:
- Trash: \$2,503
- Cable TV: 01862713
- Gardener:
- Licenses:
- Insurance: \$1,643
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,937
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,475	\$1,475	\$1,750
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,350
3:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,300
4:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8134022015

Michael Lembeck

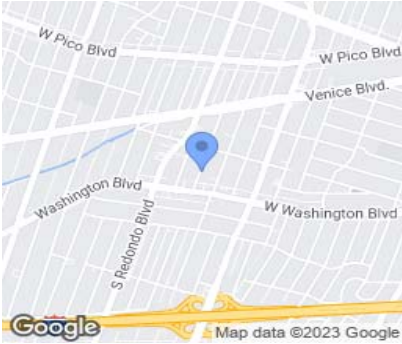
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Closed • **Quadruplex**

1844 S Sycamore • Los Angeles 90019
4 units • \$900,000/unit • 6,623 sqft • 6,253 sqft lot • \$543.56/sqft •
Built in 2022
Located on Sycamore, North of Washington Blvd.



List / Sold:
\$3,600,000/\$3,600,000
0 days on the market
Listing ID: BB23090042

Sold before processing.

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$3,600,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Other)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.55
- \$22085 Gross Scheduled Income
- \$205242 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Living Room Balcony, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Landscaped, Level
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$49,177
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983697
- Gardener:
- Licenses:
- Insurance: \$3,312
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	5	2	Unfurnished	\$5,700	\$5,700	\$5,700
2:	1	5	5	2	Unfurnished	\$0	\$0	\$5,495
3:	1	5	5	0	Unfurnished	\$5,395	\$5,395	\$5,395
4:	1	5	5	0	Unfurnished	\$5,495	\$5,495	\$5,495

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$899,000/\$880,000** ↓

1731 W 57th St • Los Angeles 90062

20 days on the market

4 units • \$224,750/unit • 3,530 sqft • 4,880 sqft lot • \$249.29/sqft •

Listing ID: 23250951

Built in 1929

From Inglewood Head East on Florence Avenue. Turn Left on Western Avenue. Turn Right on 57th Street.



This quadruplex is a must-see! Each spacious unit features one bedroom ,one bathroom with a tub and shower, a breakfast nook, dining room and a laundry room area. There is an expansive backyard for each resident to enjoy and four one-car detached garages. It's centrally located near USC, USC Village and the Sofi Stadium. ***Currently 2 units are occupied yet 3 units will be delivered vacant upon the close of escrow. *** Don't miss this opportunity. It's almost impossible to find 3 units vacant @ COE. Please do not disturb tenants and beware of dogs on premises.

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$899,000
 - 1 Buildings
 - 4 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Individual Room
 - \$70800 Net Operating Income

Interior

- Floor: Carpet, Laminate
- Appliances: Microwave
 - Other Interior Features: Crown Molding

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,800	\$0	\$1,800
2:	2	1	1		Unfurnished	\$1,000	\$1,000	\$1,800
3:	3	1	1		Unfurnished	\$1,800	\$0	\$1,800
4:	4	1	1		Unfurnished	\$1,800	\$0	\$1,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5003028006

Michael Lembeck

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

Re/Max Property Connection

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

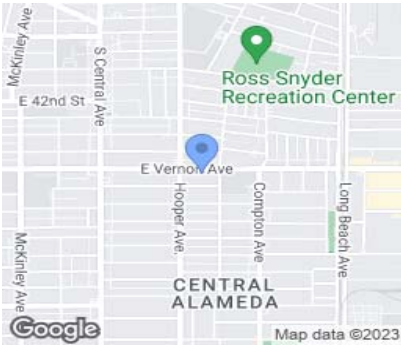
CUSTOMER FULL: Residential Income LISTING ID: 23250951

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Closed •

1348 E Vernon Ave • Los Angeles 90011
4 units • \$550,000/unit • 5,927 sqft • 5,997 sqft lot • \$333.22/sqft •
Built in 2022
East on Vernon Ave, West of Hooper

List / Sold:
\$2,200,000/\$1,975,000 ↓
198 days on the market
Listing ID: DW22209764



LAJOMA PROPERTIES IS PROUD TO BRING YOU THIS BEAUTIFUL NEW CONSTRUCTION LUXURIOUS CONTEMPORARY QUADUPLEX, THIS IS TWO SEPARATE BUILDINGS, FRONT BUILDING IS TWO STORIES, WITH TWO UNITS 3/BEDS 2/BATHS EACH UNIT, BACK BUILDING IS A TRI-LEVEL SIDE BY SIDE UNITS, 1-UNIT IS 4/BEDS 3/BATHS AND 7/BEDS 5/BATHS, UNITS HAVE ONE OF LA'S BEST FLOOR PLAN LAYOUT, TOWNHOME STYLE UNITS WITH ALL EN-SUITE BATHROOMS, MASTER BEDROOMS IN ALL UNITS, AMPLE WINDOWS FOR NATURAL SUN LIGHT, WALK-IN CLOSETS, CUSTOM WINDOW BLINDS, STAINLESS STEEL APPLIANCES, TWO-TONE INTERIOR PAINT, LOW VOLTAGE LED LIGHTING FOR ENERGY SAVINGS, LAUNDRY ROOMS IN ALL UNITS, TANKLESS WATER HEATERS FOR INSTANT HOT WATER THROUGHOUT EACH UNIT, ALL UNITS COME WITH ENERGY SAVINGS HVAC, PLENTY OF PARKING WITH DECORATIVE PAVERS, ATTACHED GARAGE, AUTOAMTIC GATE OPENER, THIS IS A VERY GOOD LOOKING PROPERTY, VERY EASY TO RENT, ALL UNITS ARE INDIVUAL METERED, EV CONNECTION AVAILABLE ON GARAGE, OVER ALL THIS IS A SELF SUSTAINBLE PROPERTY WITH VERY LOW MAINTENCE COST, LOW DROUTH TOLORENT LANDSACAPING, SOLAR PANLES INCLUDED, VERY EASY BUILDING TO RENT, CENTRALLY LOCATED NEAR BY DTLA, HP, VERNON AND ALL MAJOR PUBLIC TRANSPORTATION, A LOT OF SPACE FOR COMFORT LIVING, THIS IS A NO RENT CONTROL BUIDLNG, ALSO HAS ADU POTENTIAL, VERY HIGH DEMAND FOR RENTAL PROPERTIES, NO SB-8 ON THIS PROPERTY.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two, Three Or More
- 8 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, Gas
- Heating: Central, ENERGY STAR Qualified Equipment
- \$384 (Estimated)
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, In Closet
- \$211200 Gross Scheduled Income
- \$187200 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas Range, Tankless Water Heater
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,000
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses: 120
- Insurance: \$2,200
- Maintenance: \$1,500
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	3	2	0	Unfurnished	\$0	\$0	\$3,800
3:	1	4	3	3	Unfurnished	\$4,000	\$4,000	\$4,000
4:	1	7	5	0	Unfurnished	\$0	\$0	\$5,500

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5107003007

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

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

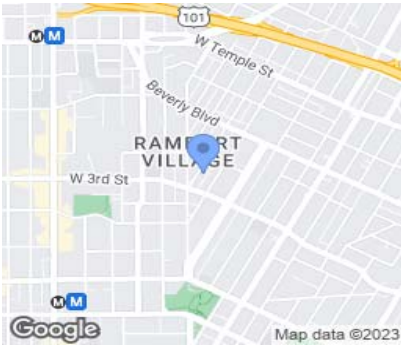
CUSTOMER FULL: Residential Income LISTING ID: DW22209764

Printed: 05/28/2023 6:57:26 AM

Closed •

234 S Vendome St • Los Angeles 90057
4 units • \$292,250/unit • 2,926 sqft • 6,010 sqft lot • \$399.52/sqft •
Built in 1905
maps.google.com

List / Sold:
\$1,169,000/\$1,169,000 ↓
64 days on the market
Listing ID: 23248107



Incredible investment opportunity in trendy Rampart Village (just south of Silver Lake), consisting of two structures: a large, vacant 4 bed, 2 bath front home (could be rented \$3850) and rear duplex (currently collecting \$4,196 total rents). The light-filled, Victorian-inspired front home sits back and up from the street, behind its own private gate, and features hardwood floors and historic details throughout. An updated kitchen with brand new appliances features a bar opening onto the living room. The rear master bedroom of this main home includes an ensuite bathroom. Outside, you will find a large front yard with mature landscaping and abundant fruit trees. A separate gate and private path leads to the duplex at the back of the property (which is also accessible from the alley at the back of the property). The duplex is composed of an upper 4 bed, 2 bath upstairs unit (rented for \$2750) and a lower 2 bed, 1 bath unit (rented for \$1446). Adjacent to the lower units sits two, separate, single-car garages opening onto alley (ADU potential - buyer to investigate). This 10 bed, 5 bath property is ideal for the owner-user looking to occupy a large, stand-alone home and collect substantial mortgage-helping rent, or for the investor looking to rent the front house for up to \$4000/mo additional rent. The rear alley and RD1.5 zoning also makes this a potential redevelopment opportunity! Both rear tenants are rent-controlled, month-to-month, and are current on rent. This central and vibrant neighborhood borders Silver Lake and Koreatown, and offers one of LA's most convenient locations, just minutes to DTLA, Hollywood, Griffith Park, and multiple freeways. Don't miss out on this incredible opportunity!

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,495,000
- 2 Buildings
- Heating: Floor Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01418060
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$0	\$0	\$4,000
2:	1	4	2		Unfurnished	\$2,750	\$2,750	\$3,650
3:	1	2	1		Unfurnished	\$1,446	\$1,446	\$2,650
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5155006017

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23248107

Printed: 05/28/2023 6:57:26 AM

List / Sold:

Closed • **Quadruplex****\$1,300,000/\$1,300,000** ↓**107 days on the market****Listing ID: SR22256142****10863 Kling St • North Hollywood 91602****4 units • \$325,000/unit • 2,094 sqft • 7,043 sqft lot • \$620.82/sqft •****Built in 1957****South of Camarillo & West of Cahuenga**

Price Reduction for this hard to find 4 units in NoHo / Toluca Lake Neighborhood Zoned R3. Price for land value. Build up to 8 units by right, not including density bonus options. Current property consists of all one bedroom and one bath units that are fully occupied with cooperative tenants (please call broker regarding possible tenant relocation). The property is located minutes from NoHo, Universal City, Studio City, Burbank, and Hollywood which includes all the shopping, eateries, nightlife, and vibe these Cities have to offer. Super strong rental market on new construction. Please do not disturb occupants. Drive by only. Zone: R3-1 Lot Size: 7042 Build 8 Units by right (4 under SB1482)

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: See Remarks
- \$366 (Estimated)
- Cap Rate: 1.75
- \$52620 Gross Scheduled Income
- \$26232 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$26,238
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance: \$838
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description: See info

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$850	\$850	\$1,500
2:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,500
3:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,500
4:	1	1	1	0	Unfurnished	\$1,235	\$1,235	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2421023018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Quadruplex

16401 Grand Ave • Bellflower 90706

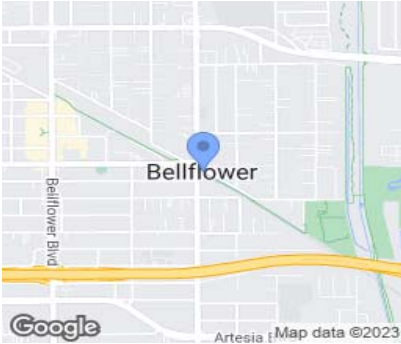
4 units • \$500,000/unit • 6,767 sqft • 31,863 sqft lot • \$295.55/sqft • Built in 1924

Alondra and Bellflower

\$1,999,999/\$2,000,000 ↑

27 days on the market

Listing ID: OC22239574



GREAT INVESTMENT OPPORTUNITY in the heart of Bellflower! This incredible horse property sits on a large 31,000 sqft lot with FOUR income-producing units. The main home is massive & features 4 bedrooms, 3 bathrooms, private large pool & it's own separate pool home! the additional units feature 3 bedroom, 2 bath & 2 bedrooms, 1 bath ALL with separate meters!! The property offers plenty of parking spaces for up to 12 cars for your tenants. Conveniently located between the 605 / 91 & 105 freeways just minutes away from city hall and Bellflower High School. This would be a GREAT investment for a family looking to house-hack (live in one & rent the other 3) a large family, or investors looking to expand their portfolio in a prime rental area!!. This is a MUST SEE! More photos coming soon

Facts & Features

- Sold On 05/25/2023
 - Original List Price of \$1,999,999
 - 6 Buildings
 - Levels: One
 - 12 Total parking spaces
 - Cooling: Central Air, Electric, Gas, See Remarks
 - Heating: Baseboard, See Remarks
 - \$0 (Public Records)
- Laundry: Common Area, Gas Dryer Hookup, In Garage, Inside, See Remarks, Washer Hookup
 - \$117600 Gross Scheduled Income
 - \$105677 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Master Suite
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Water Heater, Water Line to Refrigerator

Exterior

- Lot Features: 2-5 Units/Acre, Horse Property, Lot 20000-39999 Sqft, Irregular Lot, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$11,923
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01878277
 - Gardener:
 - Licenses:
- Insurance: \$2,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense: \$9,523
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$4,300	\$4,300	\$4,500
2:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,100
3:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,100
4:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- RG - Bellflower North of 91 Frwy, S of Alondra area
 - Los Angeles County
 - Parcel # 7017009034

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC22239574

Printed: 05/28/2023 6:57:26 AM

Closed • Commercial/Residential

9741 Whitmore St • El Monte 91733

5 units • \$221,000/unit • 2,687 sqft • 13,856 sqft lot • \$483.81/sqft • Built in 1942

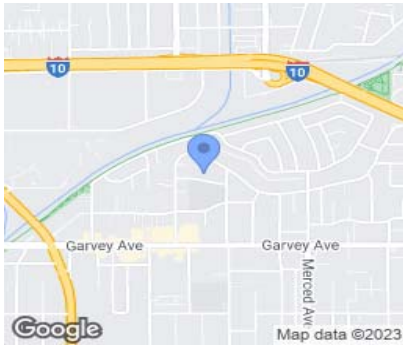
South of the 10 Fwy North of Garvey

List / Sold:

\$1,105,000/\$1,300,000 ↑

21 days on the market

Listing ID: SR23010555



5 units on a large lot with huge potential and upside in an average plus location. Rents are below market; there is considerable deferred maintenance which is reflected in the price. All income and expense statements are provided by the management company, buyer to verify. Some units may be vacant or may become vacant during escrow, buyer will be notified accordingly. All figures that are stated are based on statements provided by the management company in September, recent statements can be downloaded from the supplement section.

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$1,105,000
- 5 Buildings
- 2 Total parking spaces
- Heating: See Remarks
- \$3,581 (See Remarks)
- Laundry: See Remarks
- \$103440 Gross Scheduled Income
- \$101371 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Appliances: Water Heater
- Other Interior Features: Unfurnished

Exterior

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

Annual Expenses

- Total Operating Expense: \$20,411
- Electric: \$900.00
- Gas: \$430
- Furniture Replacement:
- Trash: \$4,127
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,387
- Maintenance:
- Workman's Comp:
- Professional Management: 3610
- Water/Sewer: \$2,495
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$1,950
3:	1	1	1	0	Unfurnished	\$1,629	\$1,629	\$1,650
4:	1	1	1	0	Unfurnished	\$1,629	\$1,629	\$1,630
5:	1	1	1	0	Unfurnished	\$1,412	\$1,412	\$1,400

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Probate Listing sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8581013021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

405 Salem St • Glendale 91203

5 units • \$499,000/unit • 6,112 sqft • 6,804 sqft lot • \$397.58/sqft • Built in 1970

North Pacif Ave to Salem



List / Sold:
\$2,495,000/\$2,430,000 ↓

62 days on the market

Listing ID: IV23034094

HIGHLIGHTS: Competitive offering actual In-place CAP Rate of 3.65% / ProForma CAP Rate of 4.49% will be achieved with all units paying market rent. / Gross monthly property wide rents are approximately 16% under market (\$1,770/monthly). / Excellent unit mix of (4) large 2 bedroom 2 bathroom units (80%) & (1) oversized 3 bedroom 2 bathroom unit (20%). / The market rent for a 2 bedroom unit in Glendale is app. \$2,250-\$2,400 / The market rent for a 3 bedroom unit in Glendale is app \$3,050-\$3,200 / The property has a current GRM of 18.85 With a ProForma GRM of 16.24 / 100% occupied in 100% occupancy area. / The property is located just blocks for the Glendale Galleria. The Glendale Galleria is an expansive three-story regional shopping center. The 5-unit property is composed of Four (4) two-bedroom / two-bathroom units and One (1) three-bedroom / two-bathroom unit. The property was built in 1970 and features tuck-under onsite parking. The property is located just minutes from The Glendale Galleria (0.7 miles) & The Americana At Brand (0.8 miles).

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$2,495,000
- 1 Buildings
- 5 Total parking spaces
- 5 Total carport spaces
- \$981 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.49
- \$153600 Gross Scheduled Income
- \$111964 Net Operating Income
- 6 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$43,856
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,120
- Cable TV: 01294800
- Gardener:
- Licenses:
- Insurance: \$3,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	2	2	0	Unfurnished	\$2,380	\$7,950	\$9,600
2:	1	3	2	0	Unfurnished	\$3,080	\$3,080	\$3,200

Of Units With:

- Separate Electric: 6
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5637017035

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Commercial/Residential**

6258 Greenleaf Ave • Whittier 90601

5 units • \$310,000/unit • 3,512 sqft • 7,701 sqft lot • \$355.92/sqft • Built in 1935

Corner of Greenleaf and Camilla

List / Sold:

\$1,550,000/\$1,250,000 ↓

108 days on the market

Listing ID: PW22238386



Calling all investors for a great opportunity to own 5 units in prime Whittier uptown neighborhood. Very well maintained, pride of ownership complex with long term tenants. 4 units have 1 bedroom and 1 bath each, 1 unit has 2 bedrooms, 1 bath. Two units have single car garages, 1 of 5 unit has laundry hook ups. All separately metered.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Cap Rate: 1.8
- \$79560 Gross Scheduled Income
- \$28619 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Park Nearby
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,717
- Electric: \$5,297.00
- Gas:
- Furniture Replacement:
- Trash: \$1,554
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,579
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,183
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,490	\$1,490	\$1,490
2:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$1,300
4:	1	1	1	1	Unfurnished	\$1,280	\$1,280	\$1,280
5:	1	1	1	0	Unfurnished	\$960	\$960	\$960

Of Units With:

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

Additional Information

- Standard, Trust sale
- 670 - Whittier area
- Los Angeles County
- Parcel # 8135018013

Michael Lembeck

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

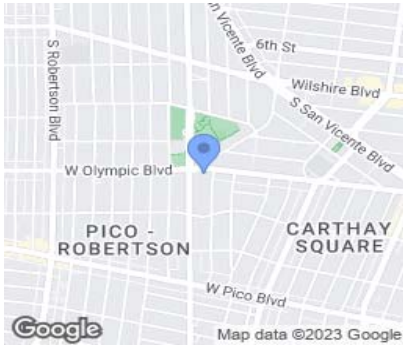
Re/Max Property Connection

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

Closed • Apartment

6712 W Olympic Blvd • Los Angeles 90048
5 units • \$421,000/unit • 5,388 sqft • 7,342 sqft lot • \$361.92/sqft •
Built in 1937
South of West Olympic and East of La Cienaga

List / Sold:
\$2,105,000/\$1,950,000 ↓
34 days on the market
Listing ID: PW23038885



6712 W. Olympic Boulevard is a 5 Unit apartment property in the neighborhood of Carthay. The property is across the street from La Cienega Park, and borders the city of Beverly Hills. Consisting of (4) 1- Bedroom/1-Bathroom Units, and (1) 2- Bedroom/1.5-Bathroom Unit, residents enjoy garage parking and washer/dryer hookups (select units). Surrounded predominantly by single family homes and small apartment buildings, the thoroughfares in the area offer a number of large shopping centers and other retail options. With a WalkScore ® of 86, residents can also leave their cars at home and reach many amenities by foot.

Facts & Features

- Sold On 05/24/2023
- Original List Price of \$2,105,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 4
- \$136790 Gross Scheduled Income
- \$84958 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$47,728
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01220368
- Gardener:
- Licenses:
- Insurance: \$3,043
- Maintenance:
- Workman's Comp:
- Professional Management: 4878
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$8,237	\$8,237	\$10,400
2:	1	2	2	1	Unfurnished	\$3,084	\$3,084	\$3,200

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5087001001

Michael Lembeck

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

Re/Max Property Connection

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

Closed

• Apartment

120 N Acacia

• Compton 90220

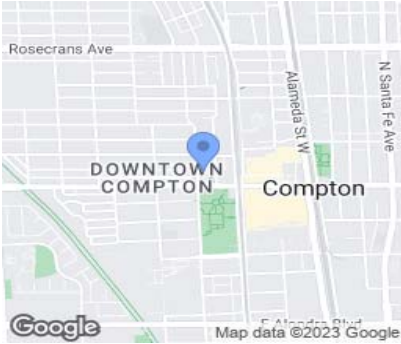
5 units • \$219,000/unit • 3,354 sqft • 5,663 sqft lot • \$178.89/sqft • Built in 1958

W. Compton Blvd to N. Acacia Avenue

List / Sold: \$1,095,000/\$600,000

34 days on the market

Listing ID: TR23037520



CONTRACTORS, INVESTORS - EXCELLENT REFURBISHMENT / RENOVATION / REPOSITIONING OPPORTUNITY. TWO BUILDINGS ON ONE LOT. FIVE 1-BEDROOM APARTMENT UNITS. INDIVIDUALLY METERED GAS AND ELECTRIC FOR EACH APARTMENT UNIT. EACH APARTMENT UNIT IS WELL SIZED WITH EACH HAVING ITS OWN DISTINCT LIVING ROOM, DINING AREA, KITCHEN, HALL CLOSET, FULL BATHROOM AND LARGE SINGLE BEDROOM WITH CLOSET. EASY TO RENT. TOTAL LIVING AREA FOR THE 5-UNITS APPROXIMATES 3,354 SQUARE FEET. DRYWALL HAS BEEN REMOVED FROM FOUR OF THE FIVE UNITS (B THRU E) - DOWN TO STUDS. LEAD AND ASBESTOS HAVE ALSO BEEN ABATED ON FOUR OF THE 5 UNITS (B THRU E). NICELY MAINTAINED AND LANDSCAPED GROUNDS AND COMMON AREA.

Facts & Features

- Sold On 05/24/2023
 - Original List Price of \$1,095,000
 - 2 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Heating: Wall Furnace
 - \$1,539 (Other)
- \$105840 Gross Scheduled Income
 - \$92241 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom
- Appliances: Gas Range

Exterior

- Lot Features: Landscaped
- Fencing: Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,599
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$3,200
 - Cable TV: 01972083
 - Gardener:
 - Licenses: 520
- Insurance: \$1,235
 - Maintenance: \$2,560
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,628
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1	2	Unfurnished		\$8,820	
# Of Units With:								
• Separate Electric: 5					• Drapes: 0			
• Gas Meters: 5					• Patio: 0			
• Water Meters: 0					• Ranges:			
• Carpet: 0					• Refrigerator: 0			
• Dishwasher: 0					• Wall AC: 0			
• Disposal: 0								

Additional Information

- Trust sale
- RP - Compton S of Rosecrans, E of Central,W of Ala area
 - Los Angeles County
 - Parcel # 6157016002

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

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

Closed • Apartment

354 W Elk Ave • Glendale 91204
6 units • \$358,333/unit • 3,081 sqft • 6,344 sqft lot • \$622.85/sqft •
Built in 1946
Half block south of Glendale Galleria. Between Columbus and Brand.

List / Sold:
\$2,150,000/\$1,919,000 ↓
135 days on the market
Listing ID: SR22241201



\$100,000 price reduction... We are pleased to introduce a rare opportunity to acquire a TRUE walk to Americana & Galleria investment opportunity. Elk Americana is comprised of 6 units which are all renovated. Situated just 1 block from both, this 6 unit offering awards tenants the utmost walkability with a Walk Score of 91! The current ownership has done an astute job of renovating units to modern amenity finishes which complements the craftsman styled feel of the property. Due to the property's unique aesthetic and proximity to downtown Glendale, vacancy is either non-existent or quickly absorbed. New ownership can continue to run this ease of management asset while capturing loss to lease with minimal effort. Rear building was repiped in 2019. Offered at a very attractive in-place CAP rate of 4.35% and 15.7 GRM, that asset at market rents will provide 5.02% CAP and 14.1 GRM, hard to find metrics in the Gem City. ** Contact listing agent for offering memorandum **

Facts & Features

- Sold On 05/22/2023
- Original List Price of \$2,250,000
- 3 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Common Area
- Cap Rate: 4.11
- \$136512 Gross Scheduled Income
- \$92451 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,331
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01873088
- 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:	6	1	1	0	Unfurnished	\$11,131	\$11,131	\$12,395
# Of Units With:								
• Separate Electric: 7					• Drapes:			
• Gas Meters: 7					• Patio:			
• Water Meters: 2					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

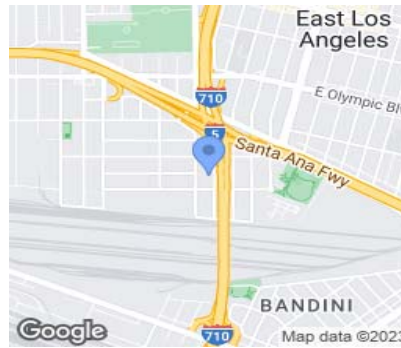
Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5696005015

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

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

List / Sold:

Closed • **Apartment****\$1,350,000/\$1,270,000** ↓**20 days on the market****Listing ID: CV23031162****1441 S Sydney Dr** • Commerce 90040**6 units** • **\$225,000/unit** • **3,692 sqft** • **5,793 sqft lot** • **\$343.99/sqft** • **Built in 1963****West of I-710, South of I-5; Near Intersection of Triggs St & S Sydney Dr**

We are pleased to exclusively offer for sale this 6 unit multi-family investment located in the city of Commerce. The subject property is comprised of 2(2Bed/1Bath) units & 4(1Bed/1Bath) units for a total rentable square footage of 3,692. Tenants have access to covered car-port as well as open space parking. In 2020 the subject property was completely re-piped with copper plumbing and new ABS drains were installed. Tenants pay for electricity and gas while the owner pays for water and trash. All tenants are current on rental payments. The property is ideally situated minutes to Downtown LA, in a tightly occupied rental area, and offers significant upside in rental income for the next investor.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 6 Total carport spaces
- \$0 (Assessor)
- \$83640 Gross Scheduled Income
- \$50872 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$30,725
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,007
- Cable TV: 02142086
- Gardener:
- Licenses:
- Insurance: \$1,477
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,065
- Other Expense: \$1,860
- Other Expense Description: Remarks

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,280	\$1,280	\$1,850
2:	1	2	1	0	Unfurnished	\$1,145	\$1,145	\$1,850
3:	1	1	1	0	Unfurnished	\$1,450	\$1,450	\$1,695
4:	1	1	1	0	Unfurnished	\$1,120	\$1,120	\$1,695
5:	1	1	1	0	Unfurnished	\$1,015	\$1,015	\$1,695
6:	1	1	1	0	Unfurnished	\$960	\$960	\$1,695

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5241029006

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Commercial/Residential

920 S Curson Ave • Los Angeles 90036
6 units • \$332,500/unit • 5,046 sqft • 6,998 sqft lot • \$381.49/sqft •
Built in 1947
South of Wilshire and east of Fairfax.

List / Sold:
\$1,995,000/\$1,925,000 ↓
29 days on the market
Listing ID: PW23056743



The property is located in the strong rental market in the Mid-Wilshire district. It boasts large units with each unit having its own parking spot. The proximity to Koreatown developments and 15 minute drive to Staple Center allows for an almost 0% vacancy rate. Each unit is separately metered for gas and electric, with on-site laundry as an added perk for tenants.

Facts & Features

- Sold On 05/25/2023
- Original List Price of \$1,995,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Forced Air
- \$0 (Other)
- Laundry: Common Area
- \$122904 Gross Scheduled Income
- \$71729 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$49,161
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01896441
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$2,400
2:	1	1	1	1	Unfurnished	\$2,100	\$2,100	\$2,400
3:	1	1	1	1	Unfurnished	\$2,050	\$2,050	\$2,400
4:	1	1	1	1	Unfurnished	\$1,800	\$1,800	\$2,400
5:	1	1	1	1	Unfurnished	\$943	\$943	\$2,400
6:	1	1	1	1	Unfurnished	\$1,399	\$1,399	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5089016018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

14707 Burbank Blvd • Van Nuys 91411

6 units • \$232,500/unit • 3,302 sqft • 8,775 sqft lot • \$401.27/sqft •

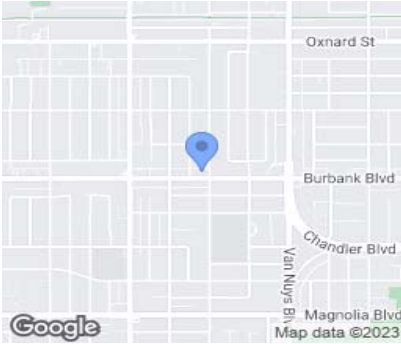
Built in 1949

\$1,395,000/\$1,325,000 ↓

12 days on the market

Listing ID: 23255669

West of Van Nuys Boulevard and east of Kester Avenue on the north side of Burbank Boulevard.



14707 Burbank Blvd is a vintage late 1940's early 1950's era smaller apartment house located on a large lot with good parking (w/ access by ally). Single story triplex building built in 1949 and 2-story rear building built in approximately 1978. Front triplex units have front and rear entrances. There are laundry facilities on-site. Building has enjoyed very strong collection history. This complex offers an investor the opportunity to add value by aggressive management to realize substantial rental upside. Located on the north side of Burbank Blvd, east of Kester and west of Van Nuys Blvd, it is on the very southern edge of Van Nuys, (it is immediately adjacent to a quiet, tree-lined, residential street.) Sherman Oaks is to the immediate south and Valley Village is to the east. The 405 Freeway is approximately 1 mile west (with north and south bound on ramps accessible via Burbank Blvd.) Close proximity to shopping, dining, schools, churches, synagogues, parks, recreational facilities and transportation. Broker OM is attached to the Document Section of the MLS Profile Page. Please do not walk on the property or disturb the tenants. Please call the listing agents for more information.

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$1,395,000
 - 1 Buildings
 - 3 Total parking spaces
 - Heating: Wall Furnace
- Laundry: Individual Room
 - \$45125 Net Operating Income

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$33,834
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 00983181
 - 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	\$1,950	\$1,950	\$2,000
2:	1	0	1		Unfurnished	\$1,024	\$1,024	\$1,250
3:	1	1	1		Unfurnished	\$1,143	\$1,143	\$1,800
4:	1	0	1		Unfurnished	\$700	\$700	\$1,250
5:	1	1	1		Unfurnished	\$1,425	\$1,425	\$1,800
6:	1	0	1		Unfurnished	\$636	\$636	\$1,250
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
- SO - Sherman Oaks area
 - Los Angeles County
 - Parcel # 2244019011

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23255669

Printed: 05/28/2023 6:57:26 AM

Closed • Commercial/Residential

List / Sold:

\$1,628,800/\$1,598,000 ↓

6726 Lanto St • Commerce 90040

14 days on the market

6 units • \$271,467/unit • 4,208 sqft • 11,438 sqft lot • \$379.75/sqft •
Built in 1963

Listing ID: AR23059230

Exit Slauson Ave from Fwy 5 South, go west on Gage Ave, turn right on Pacific Dr, turn left on Lanto St



A great investment opportunity for investor to own a well maintained 6 units multi-family property, located in the most desirable residential area in the city of Commerce. This pride of ownership apartment is composed of a 2-story building (6732 Lanto) & 3 one-story individual cottages (6726-6730 Lanto) & a big storage building approx. 300 sqft sitting on a large lot of 11,438 sqft. The building of 6732 Lanto St built in 1963 consists of 3 identical 2/1 units each 750 sqft; 6730 Lanto St-1947 built 2/1.75, 639 sqft; 6728 Lanto St-1949 built 1/1+den, 587 sqft; 6726 Lanto St-1950 built 2/1, approx 738 sqft. Most units have been updated. All units have individual laundry hookups & upgrade windows. Covered carport & extra open parking spaces. Rent upside potential. Mins to Citadel Outlets/Rosewood Park/Commerce Public Library. Easy access to Fwy 5, 710, 60, 605.

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$1,628,800
 - 5 Buildings
 - Levels: Two
 - 10 Total parking spaces
 - 7 Total carport spaces
 - \$1,995 (Estimated)
- Laundry: In Carport, Inside, Outside
 - Cap Rate: 4.87
 - \$109320 Gross Scheduled Income
 - \$79366 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,954
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,099
 - Cable TV: 02199906
 - Gardener:
 - Licenses:
- Insurance: \$2,530
 - Maintenance: \$2,624
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$1,622
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,000
2:	1	2	1	0	Unfurnished	\$1,750	\$1,750	\$1,950
3:	1	2	1	0	Unfurnished	\$1,320	\$1,320	\$1,950
4:	1	2	2	0	Unfurnished	\$1,090	\$1,090	\$1,790
5:	1	1	1	0	Unfurnished	\$1,150	\$1,150	\$1,650
6:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6357005001

Michael Lembeck

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

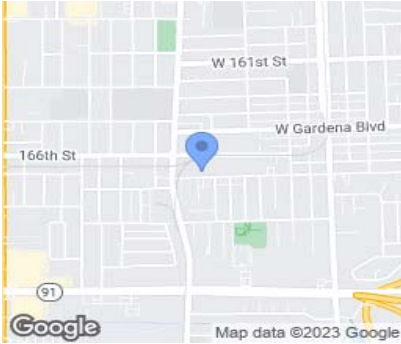
Re/Max Property Connection

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

Closed •

1323 W 168th St • Gardena 90247
7 units • \$221,429/unit • 3,780 sqft • 8,689 sqft lot • \$376.98/sqft •
Built in 1962
168th St & S. Normandie Ave

List / Sold:
\$1,550,000/\$1,425,000 ↓
44 days on the market
Listing ID: 23251974



We are pleased to present 1323 West 168th Street, a 5-unit investment property in Gardena, California. The property is located between Normandie and Berendo Avenues blocks from the 110 Freeway. This area is a solid majority-renter market with low vacancy rates. 1323 West 168th Street consists of three 1 bedroom 1 bathroom (nonconforming) units and four 2 bedroom 1 bathroom units. All of the units are separately metered for gas and electricity. The property also offers five single car garages plus surface parking. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents.

Facts & Features

- Sold On 05/26/2023
- Original List Price of \$1,728,800
- 2 Buildings
- 6 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 5.37
- \$83300 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$48,360
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,055	\$1,055	\$1,250
2:	1	1	1		Unfurnished	\$1,133	\$1,133	\$1,250
3:	1	1	1		Unfurnished	\$1,055	\$1,055	\$1,250
4:	1	2	1		Unfurnished	\$2,495	\$2,495	\$2,495
5:	1	2	1		Unfurnished	\$1,680	\$1,680	\$2,250
6:	1	2	1		Unfurnished	\$1,662	\$1,662	\$2,250
7:	1	2	1		Unfurnished	\$1,680	\$1,680	\$2,250
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
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6111010044

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

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

CUSTOMER FULL: Residential Income LISTING ID: 23251974

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Closed • **Commercial/Residential**

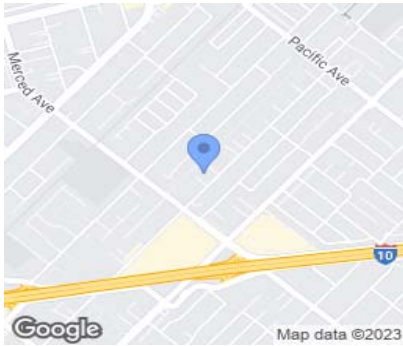
List / Sold:

\$1,900,000/\$1,900,000

31 days on the market

Listing ID: SR23010584

3367 Big Dalton Ave • Baldwin Park 91706
7 units • **\$271,429/unit** • **5,092 sqft** • **34,668 sqft lot** • **\$373.13/sqft** •
Built in 1947
Southeast of Merced



7 units on a large lot with huge potential and upside in an average plus location. Rents are below market; there is considerable deferred maintenance which is reflected in the price. All income and expense statements are provided by the management company, buyer to verify. Some units may be vacant or may become vacant during escrow, buyer will be notified accordingly. All figures that are stated are based on statements provided by the management company in September, recent statements can be downloaded from the supplement section.

Facts & Features

- Sold On 05/23/2023
- Original List Price of \$1,900,000
- 7 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: See Remarks
- Heating: See Remarks
- \$23,614 (Assessor)
- Laundry: See Remarks
- \$134525 Gross Scheduled Income
- \$90986 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Other Interior Features: Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$43,539
- Electric: \$873.00
- Gas: \$75
- Furniture Replacement:
- Trash: \$9,163
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,360
- Maintenance:
- Workman's Comp:
- Professional Management: 5522
- Water/Sewer: \$2,576
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,716	\$2,716	\$2,800
2:	1	3	1	0	Unfurnished	\$2,172	\$2,172	\$2,200
3:	1	2	1	0	Unfurnished	\$2,450	\$2,450	\$2,500
4:	1	1	1	0	Unfurnished	\$1,629	\$1,629	\$1,650
5:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$1,575
6:	1	3	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
7:	1	1	1	0	Unfurnished	\$1,575	\$1,575	\$1,575

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8460002005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR23010584

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Closed •

1018 Arcadia Ave • Arcadia 91007

10 units • \$775,000/unit • sqft • 18,731 sqft lot • No \$/Sqft data •

Built in 1988

\$7,750,000/\$6,785,000 ↓

45 days on the market

Listing ID: P1-12898

South of Huntington Drive, West of Golden West Blvd. and East of Temple City Blvd., and North of Duarte.



This is a rare opportunity to own a 10 units condo style property located in the heart of Arcadia that is known for its excellent school district. The complex is within the proximity of all the living conveniences, shopping mall, market, freeway, and restaurants just to name a few. All units have 3 bedrooms, 2 1/2 bathrooms, and an attached 2-car garage on the ground level with automatic operating door and stairs access to the front door. The first floor features a kitchen with built-in appliances and refrigerator, separate dining area, bright living room with fireplace, and a 1/2 bath. The second floor features a skylight at the stairway, a master bedroom suite, 2 additional bedrooms share a full bath with stacked washer and dryer tucked inside. There are two buildings on the property. The front building has 8 units of approximately 1350 square feet that were almost identical in floor plans and all have an entrance with a gardening area and balconies off the living room and master bedroom. The back building houses two units of approximately 1100 square feet each and with private front patios. The complex also offers 4 guest parking spaces and has well-designed evening lighting for the safety and enjoyment of the tenants. The owner may elect to a 1031 exchange.

Facts & Features

- Sold On 05/22/2023
 - Original List Price of \$7,750,000
 - 2 Buildings
 - Levels: Multi/Split
 - 24 Total parking spaces
 - 4 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Dryer Included, Washer Included, Stackable, See Remarks
 - Cap Rate: 2.87
 - \$352596 Gross Scheduled Income
 - \$222111 Net Operating Income
 - 10 electric meters available
 - 10 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Master Suite, Living Room
- Appliances: Dishwasher, Built-In Range, Water Heater, Range Hood, Refrigerator
 - Other Interior Features: 2 Staircases, Balcony, Sump Pump, Recessed Lighting, Cathedral Ceiling(s), Built-in Features

Exterior

- Lot Features: Front Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Vinyl
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$130,485
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$4,390
 - Cable TV: 01910881
 - Gardener:
 - Licenses:
- Insurance: \$9,562
 - Maintenance: \$20,000
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$3,648
 - Other Expense: \$995
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	3	2	Unfurnished	\$2,945	\$2,945	\$2,945
2:		3	3	2	Unfurnished	\$3,195	\$3,195	
3:		3	3	2	Unfurnished	\$2,975	\$2,975	
4:		3	3	2	Unfurnished	\$2,645	\$2,645	
5:		3	3	2	Unfurnished	\$3,010	\$3,010	
6:		3	3	2	Unfurnished	\$3,195	\$3,195	
7:		3	3	2	Unfurnished	\$2,943	\$2,943	
8:		3	3	2	Unfurnished	\$2,700	\$2,700	
9:		3	3	2	Unfurnished	\$2,630	\$2,630	
10:		3	3	2	Unfurnished	\$3,145	\$3,145	
11:								
12:								
13:								

Of Units With:

- Separate Electric: 10
 - Gas Meters: 10
 - Water Meters: 0
- Drapes:
 - Patio:
 - Ranges:

- Carpet:
- Dishwasher: 10
- Disposal:

- Refrigerator: 10
- Wall AC:

Additional Information

- Standard sale

- 605 - Arcadia area
- Los Angeles County
- Parcel # 5783001032

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Apartment

1308 Huntington Dr • South Pasadena 91030

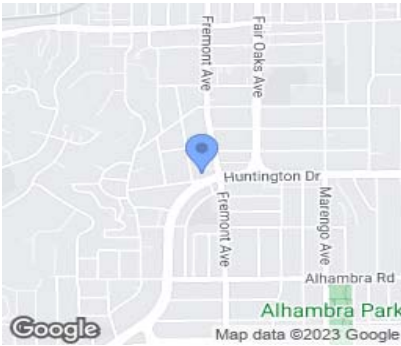
12 units • \$291,667/unit • 12,232 sqft • 16,972 sqft lot • \$392.41/sqft • Built in 1961

Huntington Dr & Fremont Ave

\$3,500,000/\$4,800,000 ↑

14 days on the market

Listing ID: P1-13326



Rare opportunity to acquire a 12 unit property in South Pasadena. With a unit mix consisting of four 2 bedroom, 2 bathroom units and eight 1 bedroom and 1 bath units, this well maintained property is nicely located on Huntington Blvd. just minutes away from award-winning South Pasadena High School. South Pasadena features an award-winning school district, charming commercial district, an easy commute to DTLA or Pasadena and no local rent control. Offering excellent upside on rents, most tenants are on a month-to-month basis and the units have been professionally managed. The property also offers 12 covered parking spaces, a private 2-car garage and a laundry room.

Facts & Features

- Sold On 05/26/2023
 - Original List Price of \$3,500,000
 - 1 Buildings
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Laundry: Common Area, Community
 - Cap Rate: 3.23
 - \$206928 Gross Scheduled Income
 - \$112912 Net Operating Income
 - 12 electric meters available
 - 12 gas meters available
 - 0 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: 11-15 Units/Acre, Sprinklers None
- Fencing: None
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,266
 - Electric:
 - Gas: \$4,531
 - Furniture Replacement:
 - Trash: \$3,394
 - Cable TV: 01910881
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance: \$20,516
 - Workman's Comp:
 - Professional Management: 9607
 - Water/Sewer: \$8,256
 - Other Expense: \$320
 - Other Expense Description: Cleaning and janitorial

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	1	Unfurnished	\$1,959	\$1,959	\$2,500
2:	1	1	1		Unfurnished	\$995		\$2,000
3:	1	1	1		Unfurnished	\$960		\$2,000
4:	1	1	1		Unfurnished	\$1,175		\$2,000
5:	2	2	2		Unfurnished	\$1,995		\$2,500
6:	2	2	2		Unfurnished	\$2,195		\$2,500
7:	1	1	1		Unfurnished	\$970		\$2,000
8:	1	1	1		Unfurnished	\$1,595		\$2,000
9:	1	1	1			\$1,595		\$2,000
10:	2	2	2		Unfurnished	\$1,210		\$2,500
11:	1	1	1		Unfurnished	\$1,495		\$2,000
12:	1	1	1			\$1,100		\$2,000
13:								

Of Units With:

- Separate Electric: 12
 - Gas Meters: 12
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Trust sale
- 658 - So. Pasadena area
 - Los Angeles County
 - Parcel # 5319020012

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

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

CUSTOMER FULL: Residential Income LISTING ID: P1-13326

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