

**Closed •****810 812 Pelanconi Ave • Glendale 91202****2 units • \$424,500/unit • sqft • 7,170 sqft lot • No \$/Sqft data •  
Built in 1937****North of San Fernando, South of Glenoaks**List / Sold: **\$849,000/\$955,000** ↑**15 days on the market****Listing ID: P1-4097**

Located on a quiet tree lined street, close to shopping, dining and mass transit, this centrally located duplex is perfect for an owner/investor or to keep as an income generating investment property. There are two spacious 1 bedroom, 1 bathroom units; each have their own private, fenced yard and a one car garage. Each unit includes laundry, window air conditioners and furnaces, as well as updated dual pane windows. New floors, custom tile, separate dining rooms and a tankless water heater round them out. Each generate great rents, and, as an added bonus, there are two, 2 car garages for extra income/ endless potential! Property website is located at: <https://810812pelanconiave.mycirclevisions.com>

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$849,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$47763 Gross Scheduled Income
- \$32293 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

**Exterior**

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 278.62
- Water/Sewer: \$1,393
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$1,695	\$1,695	\$1,850
2:		1	1			\$1,685	\$1,685	\$1,850
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Trust sale
- Rent Controlled
- Los Angeles County
- Parcel # 5628038026

**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: P1-4097

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**Closed** • **Single Family Residence**List / Sold: **\$858,888/\$859,000** ↑**3 days on the market****Listing ID: RS21081783****5813 5815 Fidler Ave** • Lakewood 90712**2 units** • **\$429,444/unit** • **1,700 sqft** • **6,251 sqft lot** • **\$505.29/sqft** •**Built in 1942****West of Clark and North of South St**

This completely remodeled modern style home (1120sq ft), 3/2) with 1 bedroom ADU (580 sq ft) will take your breath away..... New gourmet kitchens with designer quartz counters and stainless steel appliances. New Hardwood floors and carpet. New windows, interior and exterior doors, crown molding, 8 inch base boards. new bathrooms with modern vanities and quartz counter tops. New landscaping with sprinklers in both front and back yard. New A/C. Buyers to verify square footage. Separately metered (both gas and electrical) ADU allows for guest house, mother n laws quarters or POTENTIAL \$2000 RENTAL INCOME. It's a must see! See agent remarks for showing.

**Facts & Features**

- Sold On 05/27/2021
- Original List Price of \$858,888
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, Wall Furnace, ENERGY STAR Qualified Equipment, High Efficiency
- Laundry: In Closet, Individual Room, Stackable
- \$60000 Gross Scheduled Income
- \$47750 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Center Hall, Entry, Family Room, Kitchen, Laundry, Master Suite
- Floor: Tile, Wood

- Appliances: Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas & Electric Range, High Efficiency Water Heater, Ice Maker, Tankless Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Crown Molding, Open Floorplan, Recessed Lighting, Stone Counters, Storage

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$12,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031506
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 21 - Crest Gardens, Mayfair, Signature area
- Los Angeles County
- Parcel # 7167005016

**Michael Lembeck**

State License #: 01019397

**Re/Max Property Connection**

State License #: 01891031

5/30/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: RS21081783

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**Closed •**List / Sold: **\$679,000/\$665,000** ↓**156 days on the market**

Listing ID: 20657090

**10625 Felton Ave • Inglewood 90304****2 units • \$339,500/unit • 916 sqft • 5,677 sqft lot • \$725.98/sqft •****Built in 1924****Head south down Inglewood Ave and make a right on Lennox Blvd. Before the freeway turn right on Felton and the property will be on your left hand side.**

Perfect investment property on a quiet street just a few miles from the new SoFi Stadium. Long driveway for both units to easily access their respective parts of the property. Both units are well maintained and can be delivered vacant. This property is perfect for investors and first time buyers alike. Shown by appointment only. Drive by, please do not disturb occupants. - Back on the market. Buyer could not perform.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$669,000
- 2 Buildings
- 1 Total parking spaces
- Heating: Wall Furnace

### Interior

- Appliances: Refrigerator

### Exterior

### Annual Expenses

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

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,200	\$0	\$2,200
2:	1	1	1		Unfurnished	\$1,800	\$1,300	\$1,800
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
- 105 - Lennox area
- Los Angeles County
- Parcel # 4038007008

### Michael Lembeck

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### Re/Max Property Connection

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



CUSTOMER FULL: Residential Income LISTING ID: 20657090

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List / Sold: **\$2,600,000/\$2,600,000****Closed •****0 days on the market**

**3004 Manhattan Ave • Manhattan Beach 90266**  
**2 units • \$1,300,000/unit • 1,638 sqft • 1,752 sqft lot • \$1587.30/sqft •**  
**Built in 1973**

**Listing ID: PW21076393****Manhattan Beach BLVD/ Rosecrans Ave**

Beautiful home walking distance to the beach!!!

**Facts & Features**

- Sold On 05/25/2021
- Original List Price of \$2,600,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Individual Room
- \$70800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior****Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$8,400
- Insurance: \$1,000
- Electric: \$0.00
- Maintenance:

- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01922362
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$3,225	\$3,225	\$2,500
2:	1	1	1	0	Unfurnished	\$2,675	\$2,675	\$2,675

### # 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
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4176024014

### Michael Lembeck

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 Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW21076393

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**Closed • Duplex****1036 E O St • Wilmington 90744****2 units • \$277,500/unit • 1,204 sqft • 4,757 sqft lot • \$456.81/sqft •****Built in 1941****North of Anaheim Street**List / Sold: **\$555,000/\$550,000****21 days on the market****Listing ID: PW21002386**

Live in one unit and rent the other. Just completed remodel of the rear unit. Ready for move in: New flooring, new kitchen with white shaker cabinets and quartz countertops, beautiful bathroom, new baseboards, new lighting. Huge backyard.

**Facts & Features**

- Sold On 05/27/2021
- Original List Price of \$550,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior****Exterior**

- Lot Features: Yard
- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854084
- Gardener:
- Licenses:

- 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	\$1,800
2:	1	2	1	0	Unfurnished	\$780	\$780	\$1,800

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 2</li> <li>• Gas Meters: 2</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• 196 - East Wilmington area</li> <li>• Los Angeles County</li> <li>• Parcel # 7426014011</li> </ul> |
|--|---|

**Michael Lembeck**

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 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PW21002386

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**Closed** •List / Sold: **\$950,000/\$1,200,000** ↑**22 days on the market****1815 S Sierra Vista Ave • Alhambra 91801****2 units • \$475,000/unit • 2,362 sqft • 10,005 sqft lot • \$508.04/sqft •****Listing ID: AR21070021****Built in 1952****S of Valley Blvd**

Desirable location in Alhambra. Two houses (duplex) on one lot. Front house is 1,614 sqft and features a large living room with a fireplace, a formal dining room, 3 bedrooms and 2.5 bathrooms, and additional den which can be used as an office or the 4th bedroom. It has a master bedroom for your convenience. Kitchen is in a good size and has a breakfast nook overlooking front garden. The front house has a detached 2-car garage and 1 carport. The back house is 748 sqft and offers living room, dining area, 2 bedrooms and 1 bathroom. The kitchen was just renovated with new cabinets, quartz counter top and new appliances. The other features includes laundry next to kitchen, 1 attached garage, and a large private back yard with multiple fruit trees. The property has plenty of onsite parking spaces. Close to shops, entertainment, and restaurants, including Costco and Home Depot, also located near public transportation and is just minutes away from FWY 10 for convenient access to other parts of LA, FWY 710 and FWY 5. Don't miss out on this great investment opportunity!

## Facts & Features

- Sold On 05/27/2021
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

## Interior

- Appliances: Gas Range

**Exterior**

- Lot Features: Back Yard

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01379606
- 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	2	Unfurnished	\$0	\$0	\$2,600
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5359028019

**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****4046 Bemis St • Los Angeles 90039****2 units • \$430,000/unit • 1,600 sqft • 6,999 sqft lot • \$531.25/sqft •  
Built in 1924****Brunswick Av and Bemis**List / Sold: **\$860,000/\$850,000** ↓**262 days on the market****Listing ID: IV20115749**

Rare opportunity to purchase a wonderful duplex, two units each with 2 bedrooms and 1 bath, This charming Duplex is located in a quiet neighborhood next to Bike trails, LA River, Echo Park, Silver Lake, Griffith Park, and Barnsdall Park. Close to 5, 134, and 110 freeways. A short distance to DTLA and Dodger Stadium.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,000,000
- 2 Buildings
- 0 Total parking spaces
- \$30000 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$2,500.00
- Insurance: \$0
- Maintenance:



- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02078273
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$0
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$0

**# Of Units With:**

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

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• 606 - Atwater area</li> <li>• Los Angeles County</li> <li>• Parcel # 5593026005</li> </ul> |
|--|---|

**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: IV20115749

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**Closed •****129 S Cedar St • Glendale 91205****2 units • \$439,500/unit • 1,480 sqft • 7,245 sqft lot • \$611.49/sqft •****Built in 1914****West of the 134/2 Hwy interchange**List / Sold: **\$879,000/\$905,000** ↑**13 days on the market****Listing ID: 21715774**

Duplex consists of two freestanding structures: first is 1,064 square feet, 2 bed, 1 bath; second is 416 square feet, 1 bed, 1 bath. Both units are currently being rented out/are occupied and limited to drive by showings only. Showings of interior spaces subject to accepted offer and interior inspection. Great rental income opportunity in a popular area near shopping, dining, and entertainment.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$879,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- \$24141 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$12,999
- Electric:
- Insurance:
- Maintenance:

- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$1,845	\$2,200
2:	1	1	1		Unfurnished	\$0	\$1,250	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674009019

**Michael Lembeck**

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**Re/Max Property Connection**

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

**Closed** •List / Sold: **\$1,100,000/\$986,000** ↓**3501 N Figueroa St** • Los Angeles 90065**2 units** • **\$550,000/unit** • **1,369 sqft** • **5,664 sqft lot** • **\$720.23/sqft** •**Built in 1940****Cross Streets: Amabel St****13 days on the market****Listing ID: 320005759**

Looking for a smart investment in a booming location? This absolutely charming duplex located on the cusp of Highland Park and Mount Washington has extraordinary potential! Delivered totally vacant and turnkey, both units feature 2 bed and 1 bath with their own enclosed yards, tons of parking and separate entrances. One of the units features amazing city light views of the downtown LA skyline! The entire property is light and bright and has been thoughtfully designed and upgraded from head to toe with designer kitchens and baths, chic lighting, and easy breezy floor plans. A dream location; situated on Figueroa Blvd within a stone's throw to trendy shops and cafes yet easily accessible from a quiet side street and set back behind lush landscaping and custom fencing for maximum privacy! You will feel tucked away at home yet with the pulse of the city at your fingertips with snap access to Downtown LA or the main strips of Highland Park on York and Fig! Perfect for anyone looking to live in one unit and subsidize their mortgage by renting the other...also great for a 1031 exchange, investment or anyone looking for steady long term cash flow in a rapidly appreciating area! Many rental comps in the area for remodeled 2 bedroom properties are starting at \$3,500 and up monthly. The options are endless!

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cap Rate: 5.76
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

**Interior**

- Floor: Wood

**Exterior**

- Lot Features: Corner Lot

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$500
- Maintenance: \$3,900
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$900
- Other Expense: \$0
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5446003016

**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:** 320005759

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**Closed • Duplex**List / Sold: **\$799,000/\$825,000** ↑**8 days on the market****444 N Orange Ave # 1 • La Puente 91744****2 units • \$399,500/unit • 2,312 sqft • 14,792 sqft lot • \$356.83/sqft • Built in 1977****Listing ID: TR21073249****Corner of N Orange Ave and Beckner Street**

A rare find in La Puente. Two separate houses on a big lot with their own street address, fenced yards, and utilities. Great potential for investor or live in one and rent out the other. The unit at 14304 Beckner Street has 3 bedrooms 2 bathrooms including a master suite, and attached 2 cars garage. The living area is measured 1232 sf. Kitchen features granite countertops, red shaker cabinets, and ceiling fan. Tile flooring in living room and kitchen. ceiling fan in all bedrooms. Laundry hookup inside the garage. The Orange Avenue unit has 3 bedrooms 1.5 bathrooms, including a master suite, and attached 2 cars garage. The living area is measured 1080 sf. Kitchen features granite counter tops, ceiling fan. Tile flooring in kitchen and living room. The laundry hookup is inside the garage. Conveniently located near shopping, school, public transportation. Easy access to freeway 60, 605 and 10.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Garage
- \$46500 Gross Scheduled Income
- \$36300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

- Rooms: Kitchen, Living Room, Master Suite
- Floor: Carpet, Tile

- Other Interior Features: Ceiling Fan(s), Granite Counters

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$10,200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,000	\$2,000	\$2,100
2:	1	3	2	2	Unfurnished	\$1,875	\$1,875	\$1,975

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 633 - Industry/La Puente/Valinda area
- Los Angeles County
- Parcel # 8203030014

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed •**List / Sold:  
**\$2,499,000/\$2,407,000 ↑****94 days on the market****Listing ID: 21683942****3338 WAVERLY Dr • Los Angeles 90027****2 units • \$1,249,500/unit • 2,819 sqft • No lot size data • \$853.85/sqft • Built in 1931****South of Los Feliz Blvd. North of Hyperion Ave.**

Renovated Trophy 1931 Spanish Duplex in Los Feliz. A+ Location on quiet street. Perfect owner user opportunity. Top Unit 2 bed - 1 bath, apx 1425+ Sf currently tenant occupied at \$5,000 per month. Bottom Unit 2+2 just leased for \$5,500/mo. Great 1031 investment property with additional upside potential. 4 CAP INCOME fully tenant occupied or could be an ideal single-family home alternative. Other highlights include new building envelope restoration, new windows & doors, private yards, garage parking, additional on-site guest parking and 400+Sf on-site storage for each unit. Quintessential Los Feliz with all the romantic charm and character. Ivanhoe School district. Enjoy easy access to Silverlake, Atwater Village, Griffith Park. Hurry, this offering will not last!

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$2,399,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$104641 Net Operating Income

### Interior

- Rooms: Living Room, Workshop
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop,

- Floor: Wood

Double Oven

**Exterior**

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$23,884
- 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	\$5,500	\$5,500	\$5,500
2:	1	2	1		Unfurnished	\$5,000	\$5,000	\$5,200
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**

- Standard sale
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5434019015

5/30/2021

Matrix

**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:** 21683942

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**Closed •****475 N Marengo Ave • Pasadena 91101****2 units • \$469,500/unit • 2,272 sqft • 4,062 sqft lot • \$408.89/sqft •****Built in 1928****South of Villa**List / Sold: **\$939,000/\$929,000 ↓****30 days on the market****Listing ID: AR21057390**

Charming 1928 Pasadena Bungalow, rich in character and original details. Conveniently located within walking distance to charming Old Town Pasadena. This home has been lovingly maintained by the same family for over 50 years. Downstairs consists of an inviting living room with coved ceilings, fireplace and many original details. Bright formal dining room with original built-ins, and character windows. The kitchen has a separate laundry area. Two bedrooms and one full bathroom. Upstairs has a large living area, large bedroom with plenty of storage space, with mountain views, full bath and a full kitchen. There is a single car garage and a carport area that can fit 2 additional vehicles. Currently being used as a single family residence, this property is a legal duplex that could easily be converted back-- imagine the possibilities.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$989,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Laundry: Individual Room
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

### Interior

### Exterior

- Lot Features: Front Yard

- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522411
- Gardener:
- Licenses:

- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5725023028

**Michael Lembeck**

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**Re/Max Property Connection**

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 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691

List / Sold:

**\$1,028,000/\$1,000,000** ↓**59 days on the market****Listing ID: WS21040164****Closed** • **Duplex****315 N Carmelo Ave** • **Pasadena 91107****2 units** • **\$514,000/unit** • **1,284 sqft** • **7,485 sqft lot** • **\$778.82/sqft** • **Built in 1921****Cross streets are Corson and Carmelo**

**LOCATION! LOCATION! LOCATION!** Located in the heart of Pasadena on a big lot, close to the 210 Freeway, Pasadena City College, CalTech, Rose Bowl, Rose Parade, Eaton Canyon, etc! A country-style duplex nestled on a wide and quiet street in Pasadena with big shady trees! Two separate house numbers. Front home is 3 bed/2 bath (315 N. Carmelo Avenue). Back home is 1 bed/1 bath (317 N. Carmelo Avenue), perfect for the in-laws or to rent out! Ready to move in! Newer paint, newer roof, copper plumbing, back unit remodeled, termite tented, brand new water heater (front), concrete paved, new fencing, central air/heat (front), mini split air/heat (back). Laundry hook up for both units. Separate gas meter and electricity. Plumbing power water hydrojetted. Pride of ownership! Turnkey and ready to move in! Furnishings & appliances to remain in both units is negotiable. Please **DO NOT DISTURB TENANTS!** Both units will be delivered vacant!

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,250,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, See Remarks
- Laundry: Inside, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Rooms: All Bedrooms Down, Galley Kitchen
- Floor: Laminate

- Appliances: Gas Oven, Water Heater

**Exterior**

- Lot Features: 2-5 Units/Acre, Front Yard, Level

- Fencing: Vinyl, Wood
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$10,645
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01904054
- Gardener:
- Licenses:

- Insurance: \$894
- 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	2	Negotiable	\$0	\$0	\$4,000
2:	1	0	1	0	Negotiable	\$0	\$0	\$3,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5746020057

**Michael Lembeck**

State License #: 01019397  
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 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691





**Closed** •List / Sold: **\$885,000/\$1,125,000** ↑**8 days on the market****1228 N Altadena Dr • Pasadena****2 units • \$442,500/unit • 1,797 sqft • 6,419 sqft lot • \$626.04/sqft •****Built in 1949****Listing ID: P1-4433****1228-1230 N Altadena Drive is just south of Washington Boulevard. The front unit 1228 is not available for viewing, please do not approach. Tenant is month-to-month.**

Located in a desirable Pasadena neighborhood, this duplex presents a lucrative investment opportunity. Numerous improvements over the past few years include newer HVAC in the rear unit, dual-pane windows in both residences, updated electrical service, appliances including stack washer and dryer in both units, replacement of hot water heater. The rear unit was completely repiped. Other appointments include hardwood floors in both units and gas log fireplace in the rear unit. There are separate gas and electric meters, owner currently pays water, sewer and trash. Each unit has one enclosed garage space and one uncovered paved parking space. Live in one, rent the other!

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$885,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, See Remarks
- Heating: Central, Floor Furnace
- Laundry: Individual Room, Stackable
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

### Interior

- Rooms: Laundry, Living Room, Main Floor Bedroom
- Appliances: Gas Range, Refrigerator

- Floor: Wood

**Exterior**

- Lot Features: Near Public Transit, Park Nearby, Sprinkler System
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02115916
- 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:		2	1	1	Unfurnished	\$0	\$0	\$0
2:		2	1	1	Unfurnished			
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5751008027

5/30/2021

Matrix

**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:** P1-4433

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**Closed • Duplex****2705 Falling Leaf Ave • Rosemead 91770****2 units • \$489,500/unit • 1,525 sqft • 6,205 sqft lot • \$637.38/sqft • Built in 1942****Garvey Ave and Falling Leaf Ave**List / Sold: **\$979,000/\$972,000** ↑**9 days on the market****Listing ID: CV21065377**

Duplex located in the prime location of Rosemead, in the heart of the San Gabriel Valley. Both homes 3 bed 1 baths and have been gorgeously remodeled with all new laminate flooring, interior paint, brand new kitchen cabinets with stainless steel appliances. Both bathrooms have also been tastefully redone with all new tile flooring, toilets, vanity and wall tile. This is a rare opportunity to own 2 homes in a great community of Rosemead. Each unit has its own addresses. 2705 and 2707. The front unit consists of full central heat and air with brand new energy efficient dual pane windows. The rear unit was gutted and rebuilt with all new everything. Mini split system for heating and cooling. Both units have their own laundry connections for added convenience. All new concrete driveway and parking pad in the back with a bonus parking spot in the front. Easy to maintain decomposed granite makes up the front and back yard. No gardener required. Separate electric meters and gas meters making it easy to rent the homes.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air, Zoned
- Heating: Central, Zoned
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$60000 Gross Scheduled Income
- \$5760 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Gas Range, Microwave

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$200
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01984709
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$150
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5284017017

**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

**6053 Temple City Blvd** • Temple City 91780

**2 units** • \$775,000/unit • **3,024 sqft** • **8,926 sqft lot** • \$496.03/sqft •  
**Built in 2007**

**North of Temple city Blvd**

List / Sold:

**\$1,550,000/\$1,500,000** ↓

97 days on the market

**Listing ID: AR21021110**



Located in the center of Temple city. Good for relative families or two generations live closely. All the information deemed reliable, but not guaranteed.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,630,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Central
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- 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:	2	3	2	2	Unfurnished	\$0	\$0	\$6,600

**# Of Units With:**

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

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• 661 - Temple City area</li> <li>• Los Angeles County</li> <li>• Parcel # 5385013002</li> </ul> |
|--|---|

**Michael Lembeck**

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 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR21021110

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**Closed •****2303 Cravath Ct • West Covina 91792****2 units • \$425,000/unit • 2,364 sqft • 7,843 sqft lot • \$359.56/sqft •  
Built in 1979****Near Nogales and Shadow Oak**List / Sold: **\$850,000/\$850,000****13 days on the market****Listing ID: CV21060979**

Fantastic investment opportunity with this rare, hard to find duplex! Live in one, rent the other or keep current low maintenance tenants. Both units have three bedrooms, two bathrooms, central air/heat, and two car attached garages with gas laundry hookups. The front house has a spacious layout with one bedroom and full bathroom conveniently located downstairs along with the living room, fireplace, dining room and kitchen. Off of the kitchen is an enclosed patio with small grassy yard. Upstairs are two more bedrooms (one a large master) as well as another full bathroom. The back house features a 1/2 bathroom downstairs along with the living room, dining room and kitchen. Off of the dining room are sliding glass doors that open to the large fenced off backyard. Upstairs are three bedrooms with a full bathroom. These units are located on a well maintained, private, cul de sac street. The neighborhood sits up on a hilltop with gorgeous views overlooking L.A. County. Serene, off street walking trail at the end of the cul de sac leads to beautiful Shadow Oak Park just 1/2 mile away. Community swimming pool access included in HOA. Both homes are currently occupied with great, long term tenants. Sold AS-IS, seller is not doing repairs or upgrades. Tenants pay their own electric, gas and trash service. Owner pays water utility and low HOA fee only.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$850,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Laundry: In Garage
- \$3616 Gross Scheduled Income
- \$3371 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

- Heating: Central

**Interior**

**Exterior**

- Lot Features: Back Yard, Cul-De-Sac
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$12,284
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01884917
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,284
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,950	\$1,950	\$2,500
2:	1	3	2	2	Unfurnished	\$1,685	\$1,685	\$2,400

**# Of Units With:**

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

**Additional Information**

- Standard sale
- \$138 HOA dues Monthly
- 669 - West Covina area
- Los Angeles County
- Parcel # 8733016011

**Michael Lembeck**

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**Re/Max Property Connection**

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 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691



**Closed • Duplex****16217 Haldane St • Whittier 90603****2 units • \$375,000/unit • 1,792 sqft • 6,387 sqft lot • \$418.53/sqft •  
Built in 1960****Cross Streets: Whittier Blvd & 1st Ave**List / Sold: **\$750,000/\$750,000** ↑**69 days on the market****Listing ID: PW20257572**

Fantastic opportunity! Featuring two units in a desirable area of Whittier. Each unit has its own laundry, separate yard, and covered patio. Close to the Whittwood town center, schools, and restaurants. Located near the LA and Orange county border. Property is fully occupied with long-term tenants. The landlord pays for water, trash, and gardener.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$740,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- \$36467 Gross Scheduled Income
- \$32147 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile, Vinyl
- Other Interior Features: Ceiling Fan(s)

### Exterior

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

**Annual Expenses**

- Total Operating Expense: \$4,320
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,920
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,453	\$1,453	\$1,850
2:	1	2	1	1	Unfurnished	\$1,586	\$1,586	\$1,800

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8232001021

**Michael Lembeck**

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 Cell Phone: 714-742-3700

**Re/Max Property Connection**

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 26371 Crown Valley Pkwy, #180  
 Mission Viejo, 92691

**Closed •**List / Sold: **\$975,000/\$900,000** ↓**55 days on the market****Listing ID: 20639042****1339 N Occidental Blvd • Los Angeles 90026****2 units • \$487,500/unit • 1,440 sqft • 6,278 sqft lot • \$625.00/sqft •****Built in 1909****Google Maps**

Naw'lins in LA! These sweet 1909 units are waiting for a little voodoo magic to make them shine. Two on a lot, 1+1, laundry area and original touches are everywhere, and oozing with charm. Located in a perfect pocket close to everything Silverlake has to offer. Please note, these units come with long term tenants and the sellers have no plans to relocate.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$975,000
- 2 Buildings
- 2 Total parking spaces
- \$21600 Net Operating Income

### Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Wood
- Appliances: Refrigerator, Oven

### Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

### Annual Expenses

- Total Operating Expense: \$234
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:

- Insurance: \$75
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,100	\$1,800	\$3,900
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5426001001

**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 •****732 Tularosa Dr • Los Angeles 90026****2 units • \$587,500/unit • 1,888 sqft • 7,500 sqft lot • \$561.44/sqft •  
Built in 1921****Between Bellevue Ave / Marathon Street**

List / Sold:

**\$1,175,000/\$1,060,000 ↓****43 days on the market****Listing ID: PW21051307**

A charming and well-located value-add duplex investment opportunity located in the Silver Lake submarket, one the fastest growing and most highly-coveted rental markets in Los Angeles. Asset includes two separate, stand-alone structures, front and rear with a unit mix consisting of one three-bedroom unit (in front) and one two-bedroom unit (in rear). Property is located on a quiet street, nestled on a hilltop with views of Downtown Los Angeles. Two car garage included. ADU potential on-site (Buyer to Investigate). Fully occupied, please do not disturb the tenants. Property to be sold on an as-is basis.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,175,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Inside
- \$38040 Gross Scheduled Income
- \$19434 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lot 6500-9999

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$18,606
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01875823
- Gardener:
- Licenses:
- Insurance: \$888
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,180
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,195	\$2,195	\$3,500
2:	1	2	1	0	Unfurnished	\$975	\$975	\$2,800

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5401007007

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed •**List / Sold:  
**\$1,499,000/\$1,450,000 ↓****115 days on the market****Listing ID: 20671854****946 Hilldale Ave • West Hollywood 90069****2 units • \$749,500/unit • 1,311 sqft • 5,615 sqft lot • \$1106.03/sqft •  
Built in 1923****So. of Sunset, between Doheny and San Vicente**

Landlord or Developer's dream!!! Remodel existing duplex or teardown and build condo or small lot homes. Lowest price for west-WEHOs Norma Triangle near BH and Sunset Strip. Property is on R2 lot w/major development potential. City of WEHO zoning states 3 condo townhouses can be built on this site due to large lot sq. ftg! (Buyers MUST verify w/ City prior to writing offer if interested in development potential) This is an exceptional investment property rarely available in this highly appreciating area with built-in high land value. Check high condo comps in this area! Listing Agent accompanies ALL showings and encourages drive-bys first to see that this site is last lot at end of cul de sac. Cooperative tenant occupied, with dogs, so please do not disturb occupants.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- Laundry: Individual Room
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Rooms: Living Room, Sun, Walk-In Closet
- Appliances: Dishwasher, Disposal, Microwave, Gas Cooktop,

- Floor: Wood, Laminate

- Oven, Gas Oven
- Other Interior Features: Storage

**Exterior**

- Lot Features: Back Yard, Lawn, Rectangular Lot, Yard, Utilities - Overhead
- Security Features: 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	1	1		Unfurnished	\$1,800	\$1,800	\$2,700
2:	1	1	1		Unfurnished	\$0	\$0	\$1,300
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County

- Parcel # 4340004012

**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: 20671854

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**Closed •****42 Brooks Ave • Venice 90291****2 units • \$875,000/unit • 1,844 sqft • 2,991 sqft lot • \$867.68/sqft •  
Built in 1990****West of Pacific Avenue, East of Speedway.**

List / Sold:

**\$1,750,000/\$1,600,000 ↓****3 days on the market****Listing ID: 21713086**

This Beautiful vacant 3 Bed, 2 Bath One story Beach condo is part of a private 2 unit Condominium building & being sold with the other vacant 3 Bed, 2 Bath One story condo Unit #2 @ MLS#21-707990. There is an additional common area rec room per the permit file (See Permit File In Docs). Located at the beach in World renowned Venice Beach California. Very clean well maintained enclosed security building in move in condition. Enclosed Secured Garage parking for 6 cars (3 cars per unit) and lots of storage space. Elevator access direct from garage to unit. Very spacious floor plan, filled with lots of light, some ocean view, fireplaces in living room & master bedrooms, private patio, large master bath w/ Jacuzzi tub, separate shower & large walk in closet. Spectacular Roof Top Deck with Ocean, Mountain & City Views. Very unique opportunity to buy both units at the beach, live in 1 unit, rent out the other & options with the additional unit located on the 1st level. Located in Silicon Beach one of the hippest most sought after areas where you can walk to the beach, enjoy shopping and dining on famous Abbot Kinney Blvd. Close to the neighboring communities of Marina Del Rey, Playa Del Rey, Santa Monica & West Los Angeles. (See Permit in docs)

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,750,000
- 1 Buildings
- 3 Total parking spaces

**Interior**

- Appliances: Dishwasher, Microwave, Refrigerator

**Exterior**

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Gated Community

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01911544
- 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	\$0	\$8,000
2:	1	3	2		Unfurnished	\$0	\$0	\$8,000
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
- C11 - Venice area
- Los Angeles County
- Parcel # 4286026027

**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:** 21713086

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**Closed** •List / Sold: **\$1,125,000/\$1,125,000****16 days on the market****Listing ID: 21706898**

**12841 RUBENS Ave** • Los Angeles 90066  
**2 units** • **\$562,500/unit** • **1,600 sqft** • **No lot size data** • **\$703.12/sqft** •  
**Built in 1950**  
**North of Culver, east of Alla Road**



Rare opportunity to buy two legal homes on an R1 lot in the highly desirable Del Rey neighborhood. Each free standing home has two bedrooms and one bath and both are currently rented to long term tenants. Front house is approximately 850 square feet in size and the rear house is about 750. Each house has a small private yard/patio area. Carport attached to front house. 5,625 square foot lot. Fantastic location near Marina del Rey, Glen Alla Park, and Marina Shopping Center. Trust sale, no court confirmation needed.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,125,000
- 2 Buildings

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$0
- Insurance:

- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02064459
- Gardener:
- Licenses:

- 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	\$1,517	\$1,517	\$1,517
2:	1	2	1		Unfurnished	\$955	\$955	\$955
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
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4223011008

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed •**List / Sold:  
**\$1,345,000/\$1,350,000 ↑****19 days on the market****Listing ID: 21709832**

**4621 Oakwood Ave • Los Angeles 90004**  
**2 units • \$672,500/unit • 2,645 sqft • 3,809 sqft lot • \$510.40/sqft •**  
**Built in 1918**  
**Google Maps.**



In Mid Wilshire's Melrose Hill enclave, this exceptional property provides two spacious residences on one lot, both delivered vacant. Its a great opportunity for an owner-user or investor seeking income, offering a beautifully renovated Bungalow-style residence circa 1918 alongside a bright modern dwelling built in 2015. In the period residence find four bedrooms, character details, wood flooring and exquisite custom tile. The contemporary unit presents two bedrooms and an open layout showered in natural light; both units have laundry, central heat+air and Nest thermostats. Drought-tolerant landscaping and an electric gate create the feeling of a compound, with parking and storage available on the driveway and oversized garage. This choice location provides countless options for food, drink and provisions at nearby Balcony Coffee, Noshi Sushi, Providence, Osteria Mozza, Quarters BBQ, California Market and more. Larchmont Village, Hollywood and Koreatown are within easy reach.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,345,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$77820 Net Operating Income

### Interior

- Appliances: Dishwasher, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$15,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5521016017

**Michael Lembeck**

**Re/Max Property Connection**

5/30/2021

Matrix

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: 21709832

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**Closed •****916 S Curson Ave • Los Angeles 90036****2 units • \$825,000/unit • 2,936 sqft • 7,001 sqft lot • \$561.99/sqft •  
Built in 1933****South of Wilshire, North of Olympic, East of Fairfax**

List / Sold:

**\$1,650,000/\$1,650,000 ↓****50 days on the market****Listing ID: 21694234**

Price to Sell now reduced. Wonderful Spanish Duplex in the Museum Square area of Miracle Mile. Great location on tree lined street. Well maintained and perfect for owner occupied or investors. Upper unit is freshly painted, light and bright, and can be delivered vacant. Well maintained with original hardwood floors, fireplaces (decorative) in large living rooms, original tiled bathrooms, good sized separate dining room, eat-in kitchens, and ceiling fans. Upper unit front facing outdoor covered balcony. Three car garages (One 2 car and one 1 car)

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,795,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Gravity
- Laundry: Individual Room
- \$63881 Net Operating Income

### Interior

- Floor: Wood
- Appliances: Disposal
- Other Interior Features: Coffered Ceiling(s)

### Exterior

- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$3,919
- 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	\$2,650	\$2,650	\$0
2:	1	2	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089016017

**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: 21694234

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**Closed •**List / Sold: **\$1,700,000/\$1,700,000****0 days on the market****Listing ID: 21736742****1230 S Sycamore Ave • Los Angeles 90019****2 units • \$850,000/unit • 3,253 sqft • 6,250 sqft lot • \$522.59/sqft •****Built in 1947****North of San Vicente; East of Redondo**

SOLD BEFORE PROCESSING. POSTED FOR COMPS PURPOSES.

**Facts & Features**

- Sold On 05/25/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

**Interior**

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

**Exterior****Annual Expenses**

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

- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428775
- Gardener:
- Licenses:

- 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	\$0	\$0
2:	1	3	2		Unfurnished	\$0	\$0	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5084029028

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed** •List / Sold:  
**\$1,128,000/\$1,063,875** ↓

69 days on the market

Listing ID: 21699720

**1211 N Normandie Ave** • Los Angeles 90029**2 units** • **\$564,000/unit** • **2,194 sqft** • **4,450 sqft lot** • **\$484.90/sqft** •**Built in 1915****North of Santa Monica Blvd and South of Fountain Ave. West of Vermont Ave & East of Western Ave**

2 Hollywood Homes on 1 lot. 3 large Outdoor Spaces (patios, stunning 360 rooftop) for Entertaining & Recreation & Home Office. Great investment opportunity in rapidly developing area. Previously gained a cap rate of above 6 % for both units rented. FRONT: Craftsman features 3 bed & 2 baths. Contemp. flair. French Doors add that touch of class that continues throughout & invites to step out to an expansive patio & deck ideal for entertainment or private enjoyment as a zen-inspired deck for yoga, relaxation or writing that next great screenplay! Laundry in unit. Back House: Built in 2016 modern w/ 15 foot high ceilings & French Doors open to private entertainment deck. 2nd floor: massive en suite Master Bedroom Loft. Free-standing bath tub w/ city views. 1.5 baths & bamboo floors throughout. Large ROOFTOP w/ breath-taking panoramic views of downtown, Hollywood sign etc. Currently tenant occupied. Minutes to the epicenter of entertainment.

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,128,000
- 2 Buildings
- Laundry: See Remarks
- \$77080 Net Operating Income

### Interior

- Floor: Bamboo, Tile
- Appliances: Refrigerator

### Exterior

### Annual Expenses

- Total Operating Expense: \$2,166
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01866771
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,590	\$3,590	\$3,690
2:	1	1	1		Unfurnished	\$2,900	\$2,900	\$2,900
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5537016011

### 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: 21699720

Printed: 05/30/2021 7:20:56 PM

**Closed** • Duplex

**8304 Pershing Dr** • Playa del Rey 90293  
**2 units** • **\$649,500/unit** • **2,052 sqft** • **5,000 sqft lot** • **\$657.89/sqft** •  
**Built in 1958**  
**North of Manchester Ave**

List / Sold:

**\$1,299,000/\$1,350,000** ↑**21 days on the market****Listing ID: SB21032809**

Exterior of building recently painted, dual pain windows both units. 2 bedroom 2 bath front unit has many upgrades, hardwood floors, kitchen and baths have been remodeled plus Plantation shutters. Rear 3 bedroom unit with master suite, kitchen has been remodeled plus a large patio area in the back. Both units have forced air heating, each have laundry facilities located in their garage.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,299,000
- 1 Buildings
- 3 Total parking spaces
- Heating: Forced Air
- Laundry: In Garage
- \$58296 Gross Scheduled Income
- \$37223 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Wood
- Appliances: Built-In Range, Dishwasher, Refrigerator

### Exterior

- Lot Features: Back Yard

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$21,073
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$920
- Cable TV: 00000001
- Gardener:
- Licenses: 165

- Insurance: \$2,760
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,900
- Other Expense: \$750
- Other Expense Description: acct

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,361	\$2,365	\$2,365
2:	1	3	2	2	Unfurnished	\$2,493	\$2,497	\$2,497

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4115002002

**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****3990 Dalton Ave • Los Angeles 90062****2 units • \$349,500/unit • 1,859 sqft • 6,792 sqft lot • \$392.68/sqft • Built in 1924****North or MLK / West of Normandie**List / Sold: **\$699,000/\$730,000** ↑**19 days on the market****Listing ID: DW21067628**

Located on a quiet street in Los Angeles. We offer 2 houses on a lot near USC and LAFC stadium. Front house is large and consists of 2 spacious bedrooms and 1 bathroom. Features include hardwood floors in living room and dining room. Tile floors in kitchen with island, and lots of counter space and cabinet space. Outside laundry room in patio. Basement with storage space. Back house consists of 1 bedroom and 1 bathroom with laminate floors in living room, carport with storage space. There are lots of nice plants and roses in front and back yard. Property has block walls with wrought Iron fence and gates for privacy.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Vinyl, Wood
- Appliances: Gas Cooktop, Water Heater

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$3,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,100
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5036030018

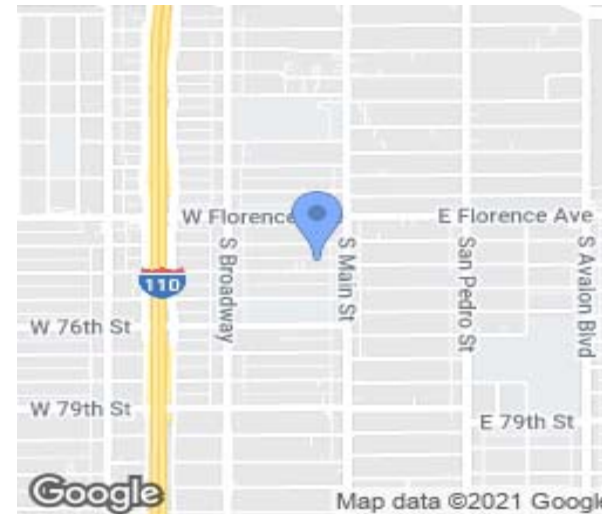
**Michael Lembeck**

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:

**\$1,200,000/\$1,178,000** ↓**57 days on the market****Listing ID: CV21040939****Closed** •**129 W 74th St # 2 • Los Angeles 90003****2 units • \$600,000/unit • 3,645 sqft • 5,973 sqft lot • \$323.18/sqft •****Built in 2021****cross street broadway ave**

Location, Location, Location!!!!!!!!!!!!!!This is a must see!!!!!!!!!!!!!! **\*\*NEW CONSTRUCTION\*\*** Fabulous complete from the ground up brand new Duplex on a quiet street of Los Angeles. Both units have shaker style kitchens featuring stainless steel hoods, sinks and faucets along with beautiful granite counters. Gorgeous new bathrooms with baths/showers finished in beautiful veined tiles and chrome fixtures. Laminate flooring throughout. First floor has large open floor plan. Living/dining room is perfect for entertaining!! Upstairs is a huge master bedroom with walking closet and bathroom, and other 4 spacious bedrooms that share a full bathroom. Units has it own 3 car garage. Equipped with central heating and air conditioning. Each unit has washer/dryer hookups. Beautiful landscape with a totally private big backyard fenced all around. Centrally located with easy access to freeways. You can appreciate a beautiful view of Los Angeles!!!!!!!!!!!!!!Bring your clients! They will love it!!!!!!!!!!!!!!!!!!!!!!

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

**Interior**

- Floor: Laminate

- Appliances: None

**Exterior**

- Lot Features: 0-1 Unit/Acre

- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01928821
- 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	5	3	1	Unfurnished	\$0	\$0	\$0
2:	1	5	3	2	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• C36 - Metropolitan Southwest area</li> <li>• Los Angeles County</li> <li>• Parcel # 6031006021</li> </ul> |
|---|--|

**Michael Lembeck**

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 Cell Phone: 714-742-3700

**Re/Max Property Connection**

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



**Closed •****205 W 54th St • Los Angeles 90037****2 units • \$274,950/unit • 1,811 sqft • 5,414 sqft lot • \$308.12/sqft •****Built in 1909****Broadway**List / Sold: **\$549,900/\$558,000** ↑**145 days on the market****Listing ID: MB20252028**

Perfect property for INVESTORS. Nice duplex bottom unit with 3 bedrooms with 1 bath upstairs unit 3 small bedrooms with 1 bath. Both units seems to be in good condition with plenty of parking space, good size lot where you can fit a ADU . Desirable location near by shopping area, with easy access to fwy's entrance. 10 min. from Down town LA.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$549,900
- 1 Buildings
- 0 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

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

- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,740	\$1,740	\$2,000
2:	1	3	1	0	Unfurnished	\$1,030	\$1,030	\$1,700

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5101033028

**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: MB20252028

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**Closed •**List / Sold: **\$559,000/\$599,000** ↑**8 days on the market****8230 Compton Ave • Los Angeles 90001****2 units • \$279,500/unit • 1,192 sqft • 4,448 sqft lot • \$502.52/sqft •****Built in 1923****Listing ID: DW21071411****Compton Ave & Nadeau St**

Recently Remodeled 2 on a lot ~ Duplex sits on a corner lot ~ Unit 8230 Compton Ave is 2 bed/2 bath. Unit 1503 E 82nd Pl is 1 bed/1 bath. Beautiful kitchens with granite countertops, updated bathrooms, Tile flooring in Living Rooms, Kitchens, Hallway's and Baths, New Carpet in Bedrooms. Freshly painted interior and exterior. Uncovered parking in rear. On Title subject is 3 Bed/2 Bath. This is a must see!

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$559,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

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

### Exterior

- Lot Features: Front Yard
- Fencing: None
- Sewer: Public Sewer



**Annual Expenses**

- Total Operating Expense: \$1,102
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01524271
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6028009011

**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: **\$639,999/\$650,000** ↑**6 days on the market****1570 E 41st St • Los Angeles 90011****2 units • \$320,000/unit • 1,576 sqft • 5,460 sqft lot • \$412.44/sqft •****Built in 1923****Listing ID: MB21049920****On 41st street between Compton Ave and Long Beach Ave**

This residential income property has two houses and a detached two car garage which is split so each home has it's own one car garage. The front house is a 3 bedroom 1 bath home with granite counter tops in the kitchen, ceiling fans, laminate and tile flooring and a laundry room. The house in the rear is a 1 bedroom 1 bath home with tile counter top in the kitchen, carpet and tile flooring. These homes are close to the park, schools and public transportation.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$639,999
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Washer Hookup
- \$32176 Gross Scheduled Income
- \$24546 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry

### Exterior

- Lot Features: Front Yard, Level, Near Public Transit, Park
- Sewer: Public Sewer
- Nearby, Sprinklers In Front

**Annual Expenses**

- Total Operating Expense: \$7,630
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$589
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,556
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5116012009

**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: **\$800,000/\$825,000** ↑**4 days on the market****Listing ID: SB21074516****326 W 70th St • Los Angeles 90003****2 units • \$400,000/unit • 3,008 sqft • 5,143 sqft lot • \$274.27/sqft •****Built in 2011****W Florence Ave & S Broadway Ave**

Fantastic opportunity to own this high-yielding 2-unit property built in 2011. Property consists of one 5-bedroom / 3-bath unit and one 4-bedroom / 2-bath unit. It also has a two-car detached garage, which the new owner may decide to convert into an Accessory Dwelling Unit, significantly increasing the value of the property. Quiet neighborhood with easy access to transportation, shopping, schools, etc. Both units are occupied by Section 8 tenants who currently are on month-to-month leases. Property will be delivered occupied. Both units are individually metered for electricity and gas but owner pays for water and trash. Property is conveniently located right off the 110 Freeway and is about 5 miles from downtown LA. \*PLEASE DO NOT DISTURB TENANTS. TENANTS ARE NOT AWARE THAT THE PROPERTY IS LISTED FOR SALE. DRIVE BY ONLY\*

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$800,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$83652 Gross Scheduled Income
- \$68852 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 0-1 Unit/Acre

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$14,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01291391
- Gardener:
- Licenses:

- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	1	Unfurnished	\$3,171	\$3,171	\$3,200
2:	1	5	3	1	Unfurnished	\$3,800	\$3,800	\$3,800

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 2</li> <li>• Gas Meters: 2</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6012011037

**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 •****1217 E 23Rd St • Los Angeles 90011****2 units • \$324,500/unit • 1,470 sqft • 5,007 sqft lot • \$445.58/sqft •****Built in 1988****I-10 exit Central Ave.**List / Sold: **\$649,000/\$655,000** ↑**0 days on the market****Listing ID: 21727796**

This is a great opportunity to call this newly remodeled home...yours. It's also a great chance to add as an investment property portfolio. Zoned as a duplex, this recently redesigned home has incredible upside. Use this value add opportunity to further boost your rental income in your portfolio. Minutes from USC and DTLA do not miss out on this well priced home. The home will be shown in 20 minute intervals Saturday 4/10 from 12-2pm. Please submit your PEAD form and adhere to all local Covid guidelines when viewing this home.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$649,000
- 1 Buildings
- Heating: Forced Air
- Laundry: Inside
- \$34200 Net Operating Income

### Interior

- Rooms: Recreation, Bonus Room
- Floor: Tile

### Exterior

### Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$0	\$0	\$2,700
2:	1	1	1		Unfurnished	\$0	\$0	\$1,150
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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5131015026

### 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: 21727796

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**Closed** •List / Sold: **\$575,000/\$610,000** ↑**20 days on the market****9607 Avalon Blvd** • County - Los Angeles 90003**2 units** • **\$287,500/unit** • **1 sqft** • **4,050 sqft lot** • **No \$/Sqft data** •**Built in 1986****Listing ID: DW21047943****E. 97th Street and Avalon Blvd.**

Great property for first time buyer or investors. Each unit has 3 bedrooms 1 bath with a good size lot to park up to 6 cars. Great location Close to freeways. Don't miss out on this great opportunity!

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$575,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Common Area
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02136152
- Gardener:
- Licenses:

- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,800	\$0	\$0
2:	1	3	1	0	Unfurnished	\$0	\$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
- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 6052029024

**Michael Lembeck**

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**Re/Max Property Connection**

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

**Closed •**List / Sold: **\$800,000/\$870,000** ↑**15 days on the market****2906 Jeffries Ave • Los Angeles 90065****2 units • \$400,000/unit • 1,941 sqft • 7,083 sqft lot • \$448.22/sqft •****Built in 1908****Listing ID: DW21076224****Figueroa st./ Cypress ave.**

Perfect for First Time Home Buyer! Duplex located in Cypress Park. Craftsman style 3 bedrooms and 1 bath with second detached unit 1 bedroom 1 bath. Near shopping centers, freeways and Dodger Stadium. Will not last!

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$800,000
- 1 Buildings
- 0 Total parking spaces
- Laundry: Inside
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

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

- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

## Unit Details

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

### # Of Units With:

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

## Additional Information

- Standard sale
- Rent Controlled
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5446008020

## 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: DW21076224

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**Closed •**List / Sold: **\$695,000/\$675,000** ↓**20 days on the market****8130 Priscilla St • Downey 90242****2 units • \$347,500/unit • 1,536 sqft • 5,781 sqft lot • \$439.45/sqft •  
Built in 1937****Listing ID: DW21067225****Downey Ave west on Priscilla**

Back on the market! Buyer could not perform! Seller says sell!!!! Best priced duplex for this slight fixer!!Two separate homes on a lot! Two 2 bedroom 1 bath homes. Both have separate yards. Front house was built in 1937 and has 816 sq ft. It has large galley kitchen with granite counters and laminate wood floor in kitchen and dining area. Laundry hookups on porch. Rear unit was built in 1957 and has 720 sq. ft. It has laminate flooring in the living room. Laundry hook ups in kitchen. Rear unit has alley access and uses single car garage. Perfect first time investment with lots of potential to upgrade or increase monthly income. Needs some TLC!

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside, Outside
- \$37200 Gross Scheduled Income
- \$21098 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate
- Appliances: Disposal
- Other Interior Features: Granite Counters

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$13,702
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01259783
- Gardener:
- Licenses:
- Insurance: \$1,037
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$1,900
2:	1	2	1	0	Unfurnished	\$1,550	\$1,550	\$1,900

**# Of Units With:**

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

**Additional Information**

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6260002050

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed • Duplex**List / Sold: **\$959,000/\$1,000,000** ↑**4 days on the market****4245 SW Arlington Ave • Los Angeles 90008****2 units • \$479,500/unit • 2,552 sqft • 6,501 sqft lot • \$391.85/sqft •****Listing ID: RS21069871****Built in 1926****Going South Arlington Ave W of Martin Luther King Jr**

BEAUTIFUL ,POTENCIAL DUPLEX. BOTH UNITS WILL DELIVERY VACATE. BIG LOTE 6501, LIVING SFT (2552) The two level Unit, 4 bedrooms and 3 bathrooms 2 living rooms, dinning rooms, laundry area, dishwasher. The other unit , 2 bedrooms. 1 bathroom, living rooms, dinning rooms, laundry area, private porch. Electric gate, Electric Garage. LONG DRIVEWAY. Two cars garage. Very nice front yard. Big Back Patio and yard, with fruits trees and grass. THE SMAL UNIT 2 BEDROOMS , 1 BATH, IS ALREADY VACATED ; THE OTHER UNIT IS OWNER OCCUPIED,WILL BE VACATED AT CLOSE OF ESCROW.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$959,000
- 1 Buildings
- 10 Total parking spaces
- Laundry: Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher
- Other Interior Features: Ceiling Fan(s), Two Story Ceilings

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01819125
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$191
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	3	2	Unfurnished	\$0	\$0	\$2,900
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,800

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5022022004

### Michael Lembeck

State License #: 01019397  
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### Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21069871

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**Closed •****16619 Virginia Ave • Paramount 90723****2 units • \$349,500/unit • 1,449 sqft • 4,500 sqft lot • \$496.89/sqft •****Built in 1948****Off of Virginia and Flower**List / Sold: **\$699,000/\$720,000** ↑**5 days on the market****Listing ID: 21719864**

Welcome Home!! This Duplex is perfect starter home with rental income or great investment property. FRONT UNIT has 3 bed 1 bath and BACK UNIT - 1 bed 1 bath. Ready to move in, 2 Brand fully remodeled units. Walking distance to Downtown Paramount, Iceland and close to freeways. Location, Location, Location!! 2 new kitchens, 2 new bathrooms, ALL New Windows, New appliances, Front Unit has a Brand New HVAC, Back unit has a brand new wall heater, New Flooring in both units, New Electrical Panel, Wiring and Outlets in Both Units. All new paint, design, doors, hardware and lighting. This is perfect to rent out or move in one and rent the other. Don't miss out!!

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$699,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: In Kitchen

### Interior

- Floor: Vinyl
- Appliances: Microwave

### 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	\$2,650	\$2,650	\$2,650
2:	2	1	1		Unfurnished	\$1,750	\$1,750	\$1,750
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
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 7103028014

### 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: 21719864

Printed: 05/30/2021 7:20:57 PM

**Closed •**List / Sold: **\$750,000/\$750,000****0 days on the market****12118 Wilson Ave • Lynwood 90262****2 units • \$375,000/unit • 2,100 sqft • 9,558 sqft lot • \$357.14/sqft •  
Built in 1959****Listing ID: DW21080659****From Atlantic Ave turn left on Clark St, and then turn left on Wilson Ave.**

2 unit income property. Large 3 bedroom 2 bath and a 2 bedroom 1 bath. Units have been upgraded throughout the years. Updated windows and paint. Large lot with R3 zoning. Both units have attached garages. Tenant occupied.

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$750,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: Outside
- \$42000 Gross Scheduled Income
- \$42000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

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

- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,600	\$19,200	\$2,100
2:	1	3	2	2	Unfurnished	\$1,900	\$22,800	\$2,600

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 2</li> <li>• Gas Meters: 2</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• RM - Lynwood area</li> <li>• Los Angeles County</li> <li>• Parcel # 6188016004</li> </ul> |
|---|--|

**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****14140 Daubert St • San Fernando 91340****2 units • \$412,500/unit • 1,660 sqft • 8,496 sqft lot • \$496.99/sqft •  
Built in 1940****cross streets: Daubert St and O'Melveny Ave**List / Sold: **\$825,000/\$825,000****11 days on the market****Listing ID: SR21039966**

Wow! This is the one everyone has been waiting for 2 houses on 1 lot each with its own private address and electric meter located in San Fernando. If location, convenience, and access to amenities are important to you, this beautiful property is certainly worth consideration. Maximizing abundant natural light, the residence has been upgraded to meet the highest standards of modern family living. The 816 sqft main unit is a 3 bedroom 2 bath home featuring carport parking, central heat and air, laundry area, new custom kitchen cabinets, & 2 beautifully remodeled bathrooms. The 844 sqft second unit 3 bedroom 2 bath ADU features central heat & air, a carport for parking, and its own private patio. Both units feature new paint inside & out, recessed lighting, wood laminate floors, its own private patio, entrance & address. Additional features include 2 electric meters, brand new roof on both units including carport and patio cover, lots of space to park many vehicles & over a 8496 sqft lot. It is conveniently located minutes from public transport, restaurants, shopping, schools & minutes from the 5 and 118 freeway! This home is perfect for investors & will go fast, don't wait!

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 12 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Individual Room, Inside
- \$64800 Gross Scheduled Income
- \$55313 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$9,487
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$470
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$3,465
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- SF - San Fernando area
- Los Angeles County
- Parcel # 2616013017

**Michael Lembeck**

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**Re/Max Property Connection**

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





**Closed •****1137 E 65th St • Los Angeles 90001****2 units • \$257,500/unit • 4,727 sqft • 4,727 sqft lot • \$105.78/sqft •****Built in 1923****Between E. Gage and S. Central Ave.**List / Sold: **\$515,000/\$500,000 ↓****11 days on the market****Listing ID: DW21063574**

Great Property located near Downtown Los Angeles! also located minutes from LAX, it is near new LA Stadiums. You can also use it as a Live in one unit and rent the other. Property will not last long! This is a Must look! Contact Listing agent for more details.

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$515,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: See Remarks
- \$39500 Gross Scheduled Income
- \$1950 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$700
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01525011
- Gardener:
- Licenses:

- Insurance: \$250
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,200
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,750

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6010001024

**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: **\$549,000/\$575,000** ↑**20 days on the market****Listing ID: OC21015780****218 E 81st St • Los Angeles 90003****2 units • \$274,500/unit • 1,482 sqft • 5,065 sqft lot • \$387.99/sqft •****Built in 1962****Off 110 freeway exit Manchester between Main St and San Pedro St**

218-20 E. 81st is nice duplex opportunity located in the city of Los Angeles, Ca. This 2 unit property has a front 2/1 single family home with a separate 2/1 unit in the rear just became vacant. There is also rear shed that has ADU potential or used for additional storage. This property allows potential for an owner-occupier to live in the rear unit and continue to collect rent from the front tenant. Or, an investor can come and remodel the rear unit and achieve market rents for a better return. This building was built in 1962 with a total size of 1,482sf sitting on 5,065sf of R2 zoned land. Convenient Location off 110 Freeway close to USC, DTLA, Huntington Park, South Gate, Inglewood, Local Parks & Recreation, and Restaurants & Shops.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$525,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Laminate
- Other Interior Features: Ceiling Fan(s)

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	2	1	0	Unfurnished	\$979	\$979	\$2,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6030006005

**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****2709 Michigan Ave • Los Angeles 90033****2 units • \$329,950/unit • 2,001 sqft • 5,399 sqft lot • \$344.83/sqft •****Built in 1908****EAST CESAR CHAVEZ**List / Sold: **\$659,900/\$690,000** ↑**14 days on the market****Listing ID: DW21023840**

**\*\*BACK ON THE MARKET! GREAT INCOME PROPERTY\*\* BACK VACANT UNIT!!!** Live in one and rent the other! These detached units are located to all amenities of life close to parks, schools, shopping centers, restaurants, church, transportation stations, El Mercadito, and freeways. First unit is a 2 bedroom and 1 bath, with a spacious, living room, spacious dining area, open kitchen, and bonus room/storage. Less than year it has been updated with a brand new kitchen, granite counter tops, brown cabinets, stainless steel kitchen fan range, interior paint, new bathroom vanity, new laminated wood floors in both bedrooms, interior doors, ceiling fans, and new heating wall unit (no laundry hook ups nor parking for front unit). Back unit is 3 bedrooms and 1 bath with spacious balcony and an attached garage that can be converted to an ADU. The last 2 years unit has had some updates, laminated wood floor in bedrooms, some bathroom updates, spacious living room and kitchen, attached garage has been converted to living space, and outside laundry hook ups. Back unit has alley access and own entry way. Both units have had some minor electrical and plumbing work. Don't miss out.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$659,900
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- Laundry: Outside
- \$50000 Gross Scheduled Income
- \$47300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior**

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$12,176
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,850	\$1,850	\$1,850
2:	1	3	1	2	Unfurnished	\$0	\$0	\$2,350

**# 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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5180017029

**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:  
**\$1,299,000/\$1,300,000** ↓

28 days on the market

Listing ID: PV21048289

## Closed • Triplex

**1748 W 168th St # A-C • Gardena 90247**

**3 units • \$433,000/unit • 4,163 sqft • 7,456 sqft lot • \$312.27/sqft •  
 Built in 1985**

**Cross street: Hobart**



Great investment opportunity with this triplex situated on a large corner lot in the heart of Gardena. Spacious three bed, two bath front unit with direct garage access; other two units have two bed, one bath and detached two-car parking. Each unit has their own electric and gas meters.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: In Garage
- \$78000 Gross Scheduled Income
- \$46400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$31,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,000
- Cable TV:
- Gardener:
- Licenses: 100
- Insurance: \$3,000
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,800
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,000
2:	1	2	1	2	Unfurnished	\$1,650	\$1,650	\$1,650
3:	1	2	1	2	Unfurnished	\$1,500	\$1,500	\$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

- Standard sale
- Rent Controlled
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6106003033

### 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: PV21048289

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List / Sold: **\$1,200,000/\$1,200,000****Closed • Triplex****21 days on the market****985 W 9Th St • San Pedro 90731****Listing ID: SB18192872****3 units • \$400,000/unit • 3,917 sqft • 5,008 sqft lot • \$306.36/sqft •  
Built in 1964****Western Ave. to 9Th St**

Opportunity is knocking on this 3 unit pristine 'Vista del Oro' neighborhood building. This property shows great pride of ownership with many beautiful up grades and meticulously planned details. The front unit #985 offers a spacious 3 bedroom 2 bath, a grand formal living room, AC, wood flooring, an ample kitchen with beautiful custom designed solid wood cabinetry and built-in's. The kitchen is conveniently adjacent to the dining room/family room, which is absolutely perfect for entertaining. A move-in bonus for this unit includes the refrigerator, stove, micro wave and dishwasher. This property has been immaculately maintained on the interior and exterior. The building offers custom shutters through-out, upgraded double pane windows, rain gutters, recent paint, wrought-iron doors, exterior well maintained stucco and paint. Unit #3 is a 2 bedroom and 1 bath with new paint, new carpet with 4 inch padding, new kitchen flooring, stove and micro wave to remain. Unit #2 currently occupied with similar features as unit #3. This stunning building boasts beautiful oak entry doors, a newer roof, double car garage may be shared by tenants, one paved parking space, two laundry areas, a lovely private yard with Terra Cotta tile that you will truly appreciate. This is a rare opportunity to own such a beautifully maintained building. Live in the front unit and collect rent from the two other units! Properties like this do not come around often.

## Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Common Area, Gas Dryer Hookup, Individual Room, Outside, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

- Cooling: Central Air
- Heating: Wall Furnace, Forced Air

**Interior**

- Rooms: Converted Bedroom, Den, Kitchen, Laundry, Living Room, Main Floor Bedroom, See Remarks
- Floor: Carpet, Vinyl, Wood
- Appliances: Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water Heater
- Other Interior Features: Balcony, Built-in Features, Ceiling Fan(s), Ceramic Counters, Copper Plumbing Full, Recessed Lighting, Tile Counters

**Exterior**

- Lot Features: 2-5 Units/Acre, Front Yard, Landscaped, Park Nearby, Paved, Rocks, Walkstreet, Yard
- Sewer: Public Sewer
- Other Exterior Features: Awning(s), Barbecue Private, Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$1,435
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00820175
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$135
- Other Expense Description: License

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$0	\$0	\$2,650
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,125

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7458007004

**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:** SB18192872

Printed: 05/30/2021 7:20:57 PM

**Closed •****3333 Barnes Ave • Baldwin Park 91706****3 units • \$266,333/unit • 1,936 sqft • 11,565 sqft lot • \$408.06/sqft •****Built in 1942****Easy to find**List / Sold: **\$799,000/\$790,000 ↓****24 days on the market****Listing ID: AR21057935**

Great Income Property now available for sale, hurry up!!! Convenient location. 3 units have individual laundry places. Parking space is plenty and cars can be in and out freely without inconvenience. 3 electric panels, 2 gas meters, and 1 water meter. Landlord pays trash fee, and water bill is shared by each person at subject property.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$799,000
- 3 Buildings
- Levels: One
- 10 Total parking spaces
- Laundry: Washer Hookup
- \$3080 Gross Scheduled Income
- 3 electric meters available
- 2 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard, Rectangular Lot, Value In Land, • Sewer: Public Sewer Yard

### Annual Expenses

- Total Operating Expense: \$60
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01983717
- Gardener:
- Licenses:

- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,530	\$1,530	\$2,500
2:	1	3	2	0	Unfurnished	\$1,550	\$1,550	\$2,500
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 3</li> <li>• Gas Meters: 2</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• 608 - Baldwin Pk/Irwindale area</li> <li>• Los Angeles County</li> <li>• Parcel # 8550018018</li> </ul> |
|---|--|

**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****1028 W Angeleno Ave** • Burbank 91506**3 units** • **\$416,667/unit** • **2,175 sqft** • **7,030 sqft lot** • **\$595.40/sqft** • **Built in 1948****Olive Avenue, south on Virginia Avenue, east on Angeleno Avenue**

List / Sold:

**\$1,250,000/\$1,295,000** ↑**8 days on the market****Listing ID: BB21080143**

Excellent opportunity to own a triplex in highly sought after Burbank. Built in 1948, this multi-family investment contains 2,175 sf of living area on a 7,030 sf lot. The subject property features three (3) well maintained and charming ground floor units consisting of two (2) 1 BR/1 BA units and one (1) 2 BR/1 BA unit. All three units contain central air & heat, ceiling fans, exposed hardwood floors, tiled kitchen and bathroom floors, separate water heaters, and private front and rear entry doors. The rear two-bedroom unit (Unit C) was updated in 2006 and contains a granite countertop and breakfast bar, formal dining room, and private rear patio. Two of the three units contain dishwashers and garbage disposals. A three-car garage is located at the rear of the property and allows for three additional off-street parking spaces. The property has a common area laundry room with coin-operated Maytag washer and dryer (owned and will convey with sale). Two tenants are currently month-to-month with the third tenant (Unit B) and lease extending until October 2021. Exceptional rental and conveniently located in close proximity to studios, freeways, Burbank Town Center, Empire Center, Costco, Downtown Burbank Metrolink Station, and George Izay/Olive Park.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Laundry: Common Area, Dryer Included, Individual Room, Washer Included
- Cap Rate: 3.37
- \$64500 Gross Scheduled Income
- \$42080 Net Operating Income
- 4 electric meters available

- Heating: Forced Air

- 4 gas meters available
- 1 water meters available

**Interior**

- Rooms: Galley Kitchen, Laundry, Living Room
- Floor: Tile, Wood

- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s), Ceramic Counters, Formica Counters, Granite Counters, Tile Counters

**Exterior**

- Lot Features: Front Yard, Landscaped, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Sprinkler System, Sprinklers Timer, Utilities - Overhead
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$21,385
- Electric: \$360.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV:
- Gardener:
- Licenses:

- Insurance: \$1,750
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,790	\$21,480	\$1,850
2:	1	1	1	0	Unfurnished	\$1,675	\$20,100	\$1,750
3:	1	2	1	2	Unfurnished	\$1,910	\$22,920	\$2,000

**# Of Units With:**

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher: 2
- Disposal: 2
- Drapes:
- Patio: 1
- Ranges: 3
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2446029005

**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:** BB21080143

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**Closed •**List / Sold: **\$849,000/\$955,000** ↑**6 days on the market****Listing ID: CV21083037****540 N Valencia Pl • Covina 91723****3 units • \$283,000/unit • 2,668 sqft • 10,440 sqft lot • \$357.95/sqft •****Built in 1930****N/San Bernardino Ave, E/Hollenbeck Ave**

Located in the heart of Covina, this lovely 3-unit property is a great investment for a first-time investor or a seasoned investor seeking solid returns! Front single unit and rear duplex, each with 2 bedrooms, 1 bathroom and 1 carport space. Front house offers a living room, dining room, light-filled breakfast nook off the kitchen, pantry, laundry area, and hardwood and carpet floors. Both rear units feature a living room, dining area, kitchen, and access to the nice sized backyard. Just a stroll away from Downtown Covina, shops, restaurants, park, and Farmers Market. Buyer to complete their own due diligence in regards to all aspects of the property, including income, expenses and potential rents.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$849,000
- 2 Buildings
- 3 Total parking spaces
- Laundry: Inside
- Cap Rate: 5.54
- \$61740 Gross Scheduled Income
- \$47064 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Back Yard

- Sewer: Unknown

**Annual Expenses**

- Total Operating Expense: \$14,676
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$936
- Cable TV: 02021933
- Gardener:
- Licenses:

- Insurance: \$1,116
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$936
- 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	\$1,900
2:	1	2	1	0	Unfurnished	\$0	\$0	\$1,780
3:	1	2	1	0	Unfurnished	\$1,465	\$1,465	\$1,465

**# Of Units With:**

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

**Additional Information**

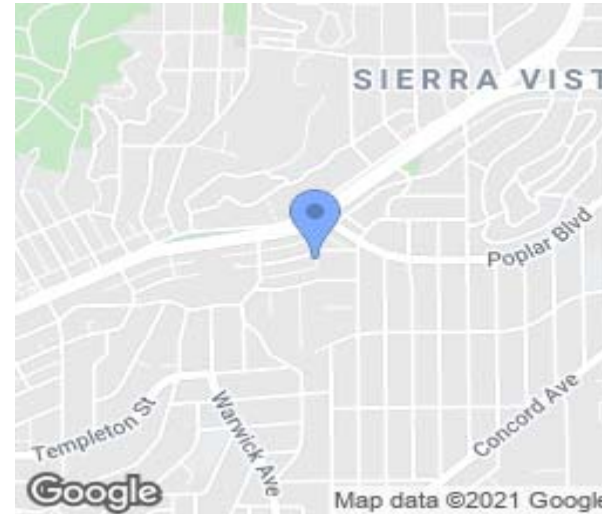
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• 614 - Covina area</li> <li>• Los Angeles County</li> <li>• Parcel # 8431017014</li> </ul> |
|---|--|

**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: **\$783,000/\$930,000** ↑**12 days on the market****Listing ID: 21713818****5356 Oakland St • Los Angeles 90032****3 units • \$261,000/unit • 2,386 sqft • 7,555 sqft lot • \$389.77/sqft •****Built in 1928****Follow your feet to El Sereno!**

A rare opportunity - hot investment spot in El Sereno! You found your home + income or you're an investor interested in expanding your portfolio with a 5.53% CAP or 12.13 GRM Spanish compound. Either way, this one is a jackpot! The property boasts an uber charming restored/renovated main house 5356 Oakland (1,168 sq Ft) you'll have to tour to appreciate. Don't miss the little room off the kitchen overlooking mature fruit trees or the easy-to-understand floor plan. A lovely 2 bedrooms + 1 bathroom on a gated 7,500 Sf Ft lot. If that isn't enough, how about, we throw in two additional income doors? The middle unit 5356 1/4 Oakland (858 Sq Ft) is another 2 bedrooms + 1 bathroom, and finally, the rear unit 5356 1/2 Oakland (360 Sf Ft) is a single studio. All three are stand-alone units with private entrances- no shared walls. The property is perfect for multi-generational living or tenants will pay the lion's share of your mortgage. Limitless possibilities and centrally located near trendy Highland Park, Downtown LA, South Pasadena, Glendale, Metro stations, parks, shops, museums. VR Walkthrough: <https://my.matterport.com/show/?m=zZAEu3XKmQ9&title=0&brand=0>

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$783,000
- 3 Buildings
- \$46502 Net Operating Income

### Interior

### Exterior

- Security Features: Gated Community

### Annual Expenses

- Total Operating Expense: \$17,098
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,500
2:	2	2	1		Unfurnished	\$2,025	\$2,025	\$2,200
3:	3	0	1		Unfurnished	\$725	\$725	\$1,750
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
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5219006015

### 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: 21713818

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**Closed • Triplex**List / Sold:  
**\$1,250,000/\$1,035,000 ↓****31 days on the market****Listing ID: SR21052717****240 Chester St • Glendale 91203****3 units • \$416,667/unit • 1,993 sqft • 6,745 sqft lot • \$519.32/sqft •  
Built in 1925****N. Wilson & E. San Fernando**

Don't miss out on this great 3 unit property in desirable Glendale area, the charming 3 unit consist of single family dwelling in front 3Br and 2 Ba, the rear building consist of 1Br and 1 Ba also a studio and 3 car garages and one open space, situated on 6745 SQFT GLR4 lot hat will allow new owner to build larger building. property to be sold in as is condition, all tenants are on month to month, it will be the buyer responsibility to vacate tenants if desired after close of escrow. The motivated seller upgraded the plumbing, windows and the roof approximately 2 years ago.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$50460 Gross Scheduled Income
- \$40135 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Fencing: Average Condition, Block, Vinyl

- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$10,325
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,741
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,119	\$2,119	\$2,119
2:	1	1	1	1	Unfurnished	\$1,177	\$1,177	\$1,177
3:	1	0	1	1	Unfurnished	\$909	\$909	\$909

#### # Of Units With:

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

### Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5638019035

### Michael Lembeck

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

### Re/Max Property Connection

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

**Closed** •List / Sold:  
**\$3,050,000/\$3,000,000** ↑

295 days on the market

Listing ID: 20581300

**20 ANCHORAGE St** • Marina del Rey 90292**3 units** • **\$1,016,667/unit** • **2,901 sqft** • **No lot size data** • **\$1034.13/sqft** • **Built in 1921****On Anchorage Street between Pacific Ave and Speedway**

Charming triplex located on quiet walk street half a block to the beach! All 3 units have been remodeled. There is a 3 bed/2.5 bath house in front and a 1 bed/1 bath & 2 bed/1 bath units in the rear of the property. The house in front has heating and air conditioning, soap stone counters in the kitchen, white shaker cabinets, hardwood floors throughout, private patio, and balcony with fireplace off master bedroom. The 1 bedroom unit features tile flooring throughout, white Corian countertops, and recessed lighting. The 2 bedroom unit features hardwood flooring throughout, white Corian countertops, private deck, and classic claw foot tub in bath. Each unit comes with 1 garage parking space and 1 offsite parking space. All units have laundry inside.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$2,900,000
- 2 Buildings
- Heating: Central
- \$170994 Net Operating Income

### Interior

- Appliances: Dishwasher, Refrigerator

### Exterior



### Annual Expenses

- Total Operating Expense: \$7,710
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- 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	\$7,500	\$90,000	\$7,500
2:	2	1	1		Unfurnished	\$2,892	\$34,704	\$2,892
3:	3	2	1		Unfurnished	\$0	\$0	\$4,500
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
- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4225001040

### 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: 20581300

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**Closed •**List / Sold:  
**\$1,399,000/\$1,372,000 ↓****66 days on the market****Listing ID: 21676680****10756 Woodbine St • Los Angeles 90034****3 units • \$466,333/unit • 2,839 sqft • 5,374 sqft lot • \$483.27/sqft •  
Built in 1960****West of Overland between Rose Avenue and Lawler Street**

Exceptional Property in convenient westside neighborhood on a wide street. Single Family 2 bed/2bath home with private backyard and a duplex with two 2 bed/1bath units with patio. Great home for owner with the duplex paying the mortgage! Property is zoned LAR3 for future condominium development. Exempt from soft story retrofit.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Natural Gas
- Laundry: Individual Room
- \$46217 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

### Interior

- Rooms: Atrium, Sun
- Floor: Wood, Vinyl, Tile, Carpet
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Convection Oven
- Other Interior Features: Recessed Lighting

### Exterior

- Lot Features: Back Yard, Corners Marked, Lawn, Rectangular Lot, Utilities - Overhead
- Security Features: Fire and Smoke Detection System, Window Bars, Carbon Monoxide Detector(s), Smoke Detector(s)

- Sewer: Sewer Paid, Other

**Annual Expenses**

- Total Operating Expense: \$12,467
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01022772
- 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	\$1,027	\$1,027	\$2,200
2:	1	2	1		Unfurnished	\$1,751	\$1,751	\$2,200
3:	1	2	2		Unfurnished	\$2,079	\$2,079	\$3,000
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4254025033

5/30/2021

Matrix

**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:** 21676680

Printed: 05/30/2021 7:20:57 PM

**Closed •****5331 Carlin St • Los Angeles 90016****3 units • \$319,667/unit • 2,009 sqft • 4,830 sqft lot • \$467.89/sqft •  
Built in 1960****Near Hauser and Adams**List / Sold: **\$959,000/\$940,000 ↓****44 days on the market****Listing ID: SB21042537**

Two Units May be delivered Vacant! Detached front unit 2 bed 1 bath feels much bigger than it actually is! The back units consist of a down stairs updated 1 bedroom 1 bath; and an upstairs 2 bed 1 bath! The back units also have access to a back yard that is perfect for storage, pets of BBQ's. The property also has a private laundry area for all tenants. Amazing property for a first time buyer or a seasoned investor. The Mid Wilshire area is thriving! With easy access to freeways, metro systems, shopping centers and schools. New construction in this area is booming because how central to Los Angeles it is, very easy to get the beach, the valley or downtown.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$959,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: See Remarks
- Laundry: Common Area, See Remarks
- \$43086 Gross Scheduled Income
- \$39126 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre, Lawn

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$15,365
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,760
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,591	\$1,591	\$3,000
2:	1	2	1	0	Unfurnished	\$999	\$999	\$3,000
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5043010024

**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: **\$3,999,999/\$3,999,999****Closed** •**76 days on the market****6361 Selma Ave • Los Angeles 90028****Listing ID: 21677494****3 units • \$1,333,333/unit • 3,250 sqft • 3,250 sqft lot • \$1230.77/sqft •  
Built in 1925****East of N Cahuenga Blvd between Hollywood Blvd and Sunset Blvd.**

High profile, stand-alone, full-building in the opportunity zone off Selma Ave & Cahuenga Blvd, the most trendy intersection in Hollywood. Both floors of the two-story brick building are available for a four-year sublease (longer term may be available). Ground floor is mostly open, currently used as retail and performance space. Second floor has open space with private offices built out along the perimeter. Both floors have been used as recording studios in the past. Podcasting and studio needs of all kinds are applicable. The building's rooftop has wonderful South, East, and West facing views, and is easily accessible by stairs. The building's roof is not included in the square footage advertised. The building's Western side is sharing in the pedestrian-friendly EaCa ("East Cahuenga") Alley, possessing direct, ground-floor doorway access to the alley, outside seating, neighbors and friendly commotion

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$3,999,999
- 1 Buildings

### Interior

### Exterior



**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5546008010

**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: 21677494

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**Closed •**List / Sold: **\$829,000/\$830,000** ↑**63 days on the market****4151 Woodlawn Ave • Los Angeles 90011****3 units • \$276,333/unit • 3,804 sqft • 6,751 sqft lot • \$218.19/sqft •****Built in 1910****Listing ID: PF21027603****Off of 110Fwy going MLK East, Right on Woodlawn Ave.**

Back On Market -Buyer didn't perform, Subject to cancellation of previous escrow \*\* PRIME LOCATION! \*\* FASTEST GROWING - HIGHLY DESIRABLE - GREAT DEMAND RENTAL AREA \*\* Terrific Opportunity to own a \*\* Over 3,800 sf. 3-UNIT Income Property on a Street to Street(Alley) CORNER LOT in the Heart of Los Angeles. \*\*Occupied by long-term tenants, Generating over \$5,000/Mo. Gross Income \*\* This Gated Triplex offers 6 Designated Parkings w/ 2 Car Garage, Extra Storage, Covered Balcony \*\* Units consist of 5bd/2ba, 2bd/1ba, 1bd/1ba. \*\* Separate Gas/Electric Meters(Tenants Pay) \*\* Need some TLC, Huge upside potential in the value and increase in rental income \*\* Conveniently located near Schools, Shops, Parks, Fwy Access, Minutes away from DTLA, USC Village, the Coliseum, BoC Stadium, EXPO line Property is being sold AS-IS present condition \*\* PLEASE DO NOT WALK ON PROPERTY OR DISTURB TENANTS!

## Facts & Features

- Sold On 05/26/2021
- Original List Price of \$829,000
- 1 Buildings
- 6 Total parking spaces
- \$60521 Gross Scheduled Income
- \$40225 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

## Interior

## Exterior

- Lot Features: Corner Lot, Walkstreet

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$19,660
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01521930
- Gardener:
- Licenses:

- Insurance: \$2,148
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$7,150
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	2	Unfurnished	\$2,235	\$26,820	\$36,000
2:	1	2	1	2	Unfurnished	\$1,567	\$18,804	\$26,400
3:	1	1	1	2	Unfurnished	\$1,241	\$14,892	\$21,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C23 - Metropolitan area
- Los Angeles County
- Parcel # 5113031001

**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: **\$739,900/\$740,000** ↑**26 days on the market****210 E 68th St • Los Angeles 90003****3 units • \$246,633/unit • 2,530 sqft • 5,410 sqft lot • \$292.49/sqft • Built in 2009****Listing ID: DW21024717****Head north on Main street and turn right on 68th street**

Looking for a CASH COW? This income producing property is legally a Duplex and has a BONUS studio as a 3rd unit. Neighborhood located where there is NO RENT CONTROL. Front unit was built in 2009, large two story home with 4 Bedrooms and 3.5 Bath that is ideal for a large family. Living room is perfect for spending quality time with loved ones and it features a closet where you will find washer/dryer as well as a bathroom. Adjacent to living room is the spacious dining area that connects to large Kitchen with granite counter tops and wooden kitchen cabinets. Guest bedroom with its own bath is downstairs which is perfect for visitors or for elderly family members. 2 Bedrooms in 2nd floor have access to balcony overlooking DTLA. Master suite with master bath located on 2nd floor as well with a lot of closet space. Back unit is a 1 Bed/1 Bath that has been recently updated. PLUS an extra opportunity for MORE CASH FLOW, the garage was converted to a studio without permits and also has had updates recently. Minutes away from the 110, 105 and 10 fwy. Great for families who work near DTLA who can obtain a solid cash flow. Nearby LA Memorial Coliseum, LAFC's new Banc of California Stadium & the Staples Center/DTLA makes it a great location for investment & continued appreciation over the coming years.

## Facts & Features

- Sold On 05/26/2021
- Original List Price of \$739,900
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- \$62400 Gross Scheduled Income
- \$49800 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

**Interior**

- Rooms: Kitchen, Laundry, Living Room, Loft, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Laminate, Tile
- Other Interior Features: 2 Staircases, Balcony, Crown Molding, Granite Counters, High Ceilings, Pantry, Recessed Lighting

**Exterior**

- Lot Features: Back Yard, Garden, Rectangular Lot, Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$12,600
- Electric: \$50.00
- Gas: \$30
- Furniture Replacement:
- Trash: \$50
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$50
- 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	4	3	0	Furnished	\$0	\$0	\$3,850
2:	1	1	1	0	Furnished	\$800	\$800	\$1,700
3:	1	0	1	0	Furnished	\$700	\$700	\$1,000

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6011004016

**Michael Lembeck**  
 State License #: 01019397

**Re/Max Property Connection**  
 State License #: 01891031

5/30/2021

Matrix

Cell Phone: 714-742-3700

26371 Crown Valley Pkwy, #180  
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW21024717

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**Closed** •List / Sold:  
**\$1,099,000/\$1,089,000** ↓**8 days on the market****Listing ID: DW20246330****1502 W 80th St • Los Angeles 90047****3 units • \$366,333/unit • 0 sqft • 6,859 sqft lot • No \$/Sqft data •  
Built in 2020****Corner of Halldale Avenue and W. 80th Street**

Newer construction. 3 units. Each unit consists of 3 bedrooms, 2 baths. Modern flooring, kitchen and bathrooms. Spacious living room with open floor plan. Secured with gates is great for multiple families to enjoy their privacy. Each unit has its own electrical and gas meters. Close to major freeways, commercial area and schools.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Inside
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

## Unit Details

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

### # Of Units With:

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

## Additional Information

- Real Estate Owned sale
- Rent Controlled
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6034006013

## 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: DW20246330

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**Closed • Triplex**List / Sold: **\$550,000/\$565,000** ↑**1 days on the market****131 E 25th St • Los Angeles 90011****3 units • \$183,333/unit • 1,954 sqft • 7,488 sqft lot • \$289.15/sqft •****Listing ID: DW21041043****Built in 1893****Main Street and Maple Ave.**

**GREAT INVESTOR OPPORTUNITY!** This is an Investor Developer Dream!!! Triplex- Multi-Family home in Los Angeles, this property is a fixer property. This is a cash only sale. These 1,954 square foot multi-family home sits on a 7,488 square foot lot. Front structure offers 2 units 1 bedroom and 1 bathroom each. Rear unit has 3 bedrooms and 1 bathroom. Gated driveway with a detached garage and patio area in the back yard. Property records indicate two units but currently used as 3 units. Each unit has their own gas meter. Sellers have not lived on the property since 1990. Buyer's to do their due diligence on zoning, living square feet, etc. This property is subject to LA City rent control. Property to be sold "AS IS" PRESENT CONDITION. DRIVE BY ONLY DO NOT DISTURB OCCUPANTS. Property is located close to Harbor freeway and just 9 miles from Downtown LA. Short distance to grocery stores and restaurants. Schools nearby include San Pedro Street Elementary School, Los Angeles Trade Technical College and Santee Education Complex.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$550,000
- 2 Buildings
- 0 Total parking spaces
- Laundry: Individual Room, Inside
- \$2000 Gross Scheduled Income
- \$1500 Net Operating Income
- 1 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$8,740
- Electric: \$2,000.00
- Gas:
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5127034006

**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 •****12013 Walnut St • Norwalk 90650****3 units • \$348,333/unit • 2,861 sqft • 8,398 sqft lot • \$353.02/sqft •  
Built in 1954****Pioneer North to San Antonio North, Right on Walnut**

List / Sold:

**\$1,045,000/\$1,010,000 ↓****46 days on the market****Listing ID: RS21052687**

Beautiful home on a lot with duplex in rear for a lucky investor/owner-occupant. The front house has a large driveway on the side, and a stable long term residents in place. The rear duplex structure has parking in the rear for 4+ cars, and a small yard for each unit. Rents are low, and the units have received very nice improvements over the years. Residents are all great on-time payers, and this property will operate nicely for the future owner.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- Cap Rate: 4.3
- \$67380 Gross Scheduled Income
- \$44878 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

### Interior

### Exterior

- Lot Features: 2-5 Units/Acre

- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$20,513
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$554
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$1,071
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,260
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$2,175	\$2,175	\$2,400
2:	1	2	1	0	Unfurnished	\$1,725	\$1,725	\$2,000
3:	1	2	1	0	Unfurnished	\$1,715	\$1,715	\$2,000

#### # Of Units With:

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

### Additional Information

- Standard sale
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8056023009

### 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: **\$995,000/\$960,000** ↓**1 days on the market****9854 Rose St • Bellflower 90706****3 units • \$331,667/unit • 2,072 sqft • 18,577 sqft lot • \$463.32/sqft •****Built in 1932****Listing ID: RS21078927****Cross Streets: Bellflower Blvd**

Great investment opportunity in the heart of Bellflower! Three individual houses on a massive 18,577 sq.ft. lot. The two front houses feature two bedrooms and 1 bathroom. Both have a spacious living room and a good-sized kitchen. The rear house has one bedroom and one bathroom. Each with its own garage with plenty of on-site parking. Two separate driveways. Please check with the city for potential ADU add-ons. Don't miss out on this great opportunity.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$995,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Common Area
- \$5100 Gross Scheduled Income
- \$5100 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

### Interior

### Exterior

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

**Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01876446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,500
2:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,500
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 7161017034

**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 • Condominium****6117 Alamo Ave • Maywood 90270****3 units • \$425,000/unit • 4,452 sqft • 7,637 sqft lot • \$278.53/sqft • Built in 2009****Alamo Ave south of 61st Street**

List / Sold:

**\$1,275,000/\$1,240,000 ↓****14 days on the market****Listing ID: SB21059927**

3 unit building that has already been subdivided into condos. This newer construction building was designed as a small 3 unit condo complex. Separate water meters, gas meters, and electric meters. Very strong rental area with upside potential on the rents. Each unit has 3 bedrooms and 2 1/2 bathrooms. Each unit has an attached 2 car garage. Each unit has an upstairs balcony and a patio. Granite counters in the kitchen, upgrades throughout each unit.

**Facts & Features**

- Sold On 05/25/2021
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Closet, Upper Level
- Cap Rate: 4.03
- \$66600 Gross Scheduled Income
- \$48360 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

**Interior**

- Rooms: All Bedrooms Up
- Floor: Carpet, Stone
- Appliances: Dishwasher, Gas Oven, Gas Water Heater
- Other Interior Features: Balcony, Copper Plumbing Full, Granite Counters



**Exterior**

- Lot Features: Landscaped
- Fencing: Block
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$18,240
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

**Unit Details**

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

**# Of Units With:**

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

**Additional Information**

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6315011033

**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****6508 Hazeltine Ave • Van Nuys 91401****3 units • \$299,967/unit • 2,492 sqft • 6,479 sqft lot • \$333.07/sqft •  
Built in 1944****North of Victory on Hazeltine Ave**List / Sold: **\$899,900/\$830,000 ↓****22 days on the market****Listing ID: SR21021292**

Great investment opportunity. Property is located in the heart of Van Nuys. Centrally located to all amenities, close proximity to Van Nuys Metrolink station as well as MTA's Orange Line. Three (3) 2 bedroom 1 bath units, each has newer dual paned windows, newer window A/C units. The property also has newer composition shingle roof, copper plumbing.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$899,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$27300 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile

### Exterior

- Lot Features: Lot 6500-9999
- Fencing: None

- Sewer: Public Sewer

### Annual Expenses

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

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$750	\$750	\$1,850
2:	1	2	1	1	Unfurnished	\$775	\$775	\$1,850
3:	1	2	1	1	Unfurnished	\$750	\$750	\$1,850

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2238021019

### 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****10147 Fern Ave • El Monte 91733****3 units • \$293,333/unit • 2,808 sqft • 4,995 sqft lot • \$249.29/sqft •  
Built in 1963****Between Merced Ave and Santa Anita Ave**List / Sold: **\$880,000/\$700,000 ↓****198 days on the market****Listing ID: DW20168711**

Calling ALL INVESTORS! Great LOW maintenance investment! Three nice townhouse style units with a great floor plan. Each unit has updated kitchen with granite counter-tops, living room with tiled floors, powder room, and laundry area downstairs. Upstairs has laminate wood flooring, two spacious bedrooms and full bathroom. Convenient located in the City of El Monte, close to Garvey, shops, markets, public transportation. Six assigned parking spaces. Lots of upside potential! Drive by only.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Inside
- \$47760 Gross Scheduled Income
- \$39600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

### Interior

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

### Exterior

- Lot Features: Flag Lot

- Fencing: Wrought Iron
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$17,160
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,360
- Cable TV: 01978349
- Gardener:
- Licenses:

- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,410	\$1,410	\$1,600
2:	1	2	2	0	Unfurnished	\$1,270	\$1,270	\$1,600
3:	1	2	2	0	Unfurnished	\$1,300	\$1,300	\$1,700

#### # Of Units With:

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

### Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8103028022

### 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****1356 E Harvard St** • **Glendale 91205****3 units** • **\$425,000/unit** • **2,214 sqft** • **6,300 sqft lot** • **\$573.62/sqft** •  
**Built in 1926****Off of S Verdugo Rd and E Harvard St**

List / Sold:

**\$1,275,000/\$1,270,000** ↓**21 days on the market****Listing ID: CV21070386**

LOVELY SPANISH UNITS ARE NOW AVAILABLE. The 3 unit cottages are turnkey & perfect for tenants that want the simplicity of home VS the apartment environment. The long-term tenants enjoy the quietness of the community with many benefits such as the laundry facilities, patio porch, & beautiful Norfolk Island Pine Trees. One of the front units has Granite Countertops in the Kitchen & Bathroom sink, with Wooden Custom-made Cabinets, skylights in the kitchen and bathroom, and offers Central Air & Heating. Unit 2 has Mirrored Closet Doors, Refurbished Wood Flooring throughout, Tile flooring in the kitchen & bathroom, Built-In Shelves in the living room with a Fireplace Mantel. The Kitchen has a Built-In Breakfast Nook, wall-mounted Air Conditioner. The third unit has a Tile entry step flooring with a Gated Metal Door. Along with the house, you will find a Vegetable Garden with a brick walkway that leads to the back of the units. The garden has a Papaya tree, Peachtree, and Tomatoes. The 3rd unit has Bamboo flooring throughout with Spanish Tile flooring in the Kitchen and Bathroom. Custom White Kitchen Cabinets and Island Table for six people. Mounted-Wall Air Conditioner with a Ceiling Fan. The bathroom has a Shower/Tub. Tenants are on a month-to-month basis. Located in a Prime location Colorado St and Verdugo Rd, Near Americana Outdoor Mall, Eagle Rock Plaza, Pasadena, 210 Freeway, and adjacent to the Glendale (2) Highway.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,275,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Laundry: Common Area, Gas Dryer Hookup, Outside
- \$43200 Gross Scheduled Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Electric, Solar

**Interior**

- Rooms: Kitchen, Living Room, Master Bedroom
- Floor: Bamboo, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood
- Other Interior Features: Built-in Features, Ceiling Fan(s), Granite Counters

**Exterior**

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

**Annual Expenses**

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

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,134
2:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,134
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,712

**# 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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5680006007

**Michael Lembeck**

**Re/Max Property Connection**

5/30/2021

Matrix

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: CV21070386

Printed: 05/30/2021 7:20:58 PM



**Closed • Apartment**List / Sold:  
**\$1,399,000/\$1,400,000 ↑****46 days on the market****Listing ID: DW21006633****10228 Doty Ave • Inglewood 90303****4 units • \$349,750/unit • 4,158 sqft • 6,460 sqft lot • \$336.70/sqft •  
Built in 1963****Take the Prairie Ave exit from I-105W, Left on Prairie, Right on 104th St and Left on Doty Ave**

Less than 2 blocks from The Forum, New NFL Stadium, New Metro Station and LAX. The Hollywood Park Today project redeveloping approximately 238-acres and to include the New NFL (RAMS & L.A. CHARGES) Stadium in addition to a Remodeled Pavilion/Casino gaming facility, and Construction of a New mixed-use Development including aprox. 300 room Hotel, Retail, Commercial and Residential. One block walking distance from "The Village At Century Plaza." Also, per city of Inglewood news, the LA Clippers is Zoning in on Inglewood for New Arena. Per city news, the basketball team and the City of Inglewood have entered into a three-year exclusive negotiating agreement to explore building a new stadium, training facilities and team offices on a 20-acre site opposite the future Rams stadium and the best of it is that it will be 1 block distance from this property. This is a huge opportunity for any investor looking for a great return. This property features a 4 units, 2-story building, (4)units 2bed/1bath. Great for Investors or new owner to live in 1 unit and rent the rest. This great addition to your real estate portfolio will not disappoint. This investment property won't last !! Back on the market!!

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Heating: Wall Furnace
- Laundry: Common Area
- Cap Rate: 5.6
- \$105600 Gross Scheduled Income
- \$78374 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

**Interior**

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Carpet, Laminate, Tile, Vinyl
- Appliances: Gas Range
- Other Interior Features: 2 Staircases, Balcony, Ceiling Fan(s), Granite Counters, Tile Counters, Unfurnished

**Exterior**

- Lot Features: Back Yard, Front Yard, Rectangular Lot, Near Public Transit, Park Nearby, Paved, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$27,226
- Electric: \$264.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,440
- Cable TV: 02007164
- Gardener:
- Licenses:
- Insurance: \$4,602
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,752
- Other Expense: \$960
- Other Expense Description: GAS

**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	\$1,125	\$1,125	\$2,200
3:	1	2	1	1	Unfurnished	\$1,105	\$1,105	\$2,200
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

**# Of Units With:**

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

**Additional Information**

- Probate Listing sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4032006046

**Michael Lembeck**

**Re/Max Property Connection**

5/30/2021

Matrix

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: DW21006633

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**Closed •**List / Sold: **\$3,100,000/\$3,100,000****0 days on the market****323 34th St • Manhattan Beach 90266****4 units • \$775,000/unit • 3,024 sqft • 2,686 sqft lot • \$1025.13/sqft •****Built in 1968****Listing ID: SB21063659****south of Rosecrans, East of Highland****Facts & Features**

- Sold On 05/28/2021
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$101700 Gross Scheduled Income
- \$54350 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

**Interior****Exterior**

- Lot Features: Level, Near Public Transit, No Landscaping
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$47,350
- Electric: \$3,500.00
- Insurance: \$1,200
- Maintenance:

- Gas: \$600
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01972083
- Gardener:
- Licenses:

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,925	\$1,925	\$1,925
2:	1	1	1	1	Unfurnished	\$1,850	\$1,850	\$1,850
3:	1	2	1	1	Unfurnished	\$2,750	\$2,750	\$2,750
4:	1	1	1	1	Unfurnished	\$1,950	\$1,950	\$1,950

### # 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
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4175018027

## 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:  
**\$2,099,000/\$2,300,000** ↑

3 days on the market

Listing ID: SB21073485

**Closed** •

**517 N Francisca Ave • Redondo Beach 90277**

**4 units • \$524,750/unit • 5,332 sqft • 5,976 sqft lot • \$431.36/sqft •  
 Built in 1971**

**PCH, west on Beryl, right on Francisca**



Four large townhouse style units west of PCH in prime Redondo Beach location. Close to beach, shopping and many amenities. Front unit 3 bedroom, 2 1/2 bath with laminate style wood flooring, private patio and rooftop deck. The other three units are two bedroom, 1 1/2 bath with private balconies and access to rooftop decks, one with an ocean view. Coin laundry on site. Shared garages.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$2,099,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: Community
- \$120120 Gross Scheduled Income
- \$72072 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$45,855
- Electric: \$920.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,166
- Cable TV: 01932742
- Gardener:
- Licenses:
- Insurance: \$3,565
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,699
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$3,400	\$3,400	\$3,400
2:	1	2	2	1	Unfurnished	\$2,400	\$2,400	\$2,400
3:	1	2	2	0	Unfurnished	\$1,850	\$1,850	\$2,400
4:	1	2	2	1	Unfurnished	\$2,360	\$2,360	\$2,400

#### # Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7503011034

### 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**

**868 N Summit Ave** • Pasadena

**4 units** • **\$268,750/unit** • **sqft** • **9,001 sqft lot** • **No \$/Sqft data** • **Built in 1956**

**Just south of Moutain**



List / Sold:

**\$1,075,000/\$1,030,000** ↑

**91 days on the market**

**Listing ID: P1-1856**

A fantastic income producing opportunity in one of the best cities in So Cal. This NW Pasadena 4plex is primed for long term investment opportunity perfect for 1st time investors. Mixed combo of units made up of a front unit w/3bd+1ba, middle unit with 2bd+1ba and attached smaller units with 1bd+1ba each. Lots of original detail surround this property and an expanded lot, each unit having plenty of secured parking spaces. With Pasadena's growth in commerce, transportation, population, and popularity this will definitely be a profitable long term investment.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$995,000
- 3 Buildings
- Levels: One
- 12 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$50100 Gross Scheduled Income
- \$35927 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Floor: Laminate, Wood
- Appliances: None

### Exterior



- Lot Features: Sprinklers None

- Fencing: Block, Security
- Sewer: Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$5,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$450
- Cable TV: 01904054
- Gardener:
- Licenses:

- Insurance: \$2,246
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1	0	Unfurnished	\$1,725	\$1,725	\$1,725
2:		1	2	0	Unfurnished	\$1,400	\$1,400	\$1,400
3:		1	1	0	Unfurnished	\$1,050	\$1,050	\$1,050
4:		1	1	0	Unfurnished			
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725012016

**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: P1-1856

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List / Sold: **\$2,225,000/\$2,225,000****Closed** • **Quadruplex****9 days on the market****148 S Madison Ave** • **Silver Lake 90004****4 units** • **\$556,250/unit** • **4,258 sqft** • **6,240 sqft lot** • **\$522.55/sqft** •  
**Built in 2021****Listing ID: BB21067320****On Madison Ave, North of 3rd Street**

148 S Madison is a premium 2021 construction fourplex with the lowest price tag of any fourplex that's sold in this area for over 2 years! Deals as low as \$2,225,000 don't exist, so ACT FAST! This sleek, expertly designed property is made up of two modern duplexes containing a 4 bed/3 bath unit, a 3 bed/2 bath unit, a 2 bed/2 bath unit and a 1 bed/1 bath unit. This diverse unit mix will allow for quick and easy leasing! The property is located in prime Rampart Village location, moments from Koreatown, Virgil Village, Silver Lake, Echo Park, and Downtown Los Angeles. This fully-loaded triplex boasts: washer & dryers, stainless steel appliances, large balconies, open floorplans, European kitchen cabinets, high ceilings, convenient built-in storage, and spacious, open floorplans. Plus, enjoy NO RENT CONTROL, a 1 year builder's warranty, minimal maintenance, and separate meters for gas, water & electric!

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$2,225,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- \$148752 Gross Scheduled Income
- \$112484 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

**Interior**

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom
- Floor: Laminate
- Appliances: Dishwasher, Freezer, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Open Floorplan, Recessed Lighting

**Exterior**

- Lot Features: Cul-De-Sac, Landscaped, Level, Near Public Transit, Sprinklers Drip System
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$31,805
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$1,703
- 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	4	3	2	Unfurnished	\$0	\$0	\$3,999
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,499
3:	1	2	2	2	Unfurnished	\$0	\$0	\$2,599
4:	1	1	1	1	Unfurnished	\$0	\$0	\$2,299

**# 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
- 671 - Silver Lake area
- Los Angeles County
- Parcel # 5501015025

**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: BB21067320

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**Closed •****5847 Ernest Ave • Los Angeles 90034****4 units • \$348,750/unit • 3,210 sqft • 5,000 sqft lot • \$311.53/sqft • Built in 1924****Located on Ernest Ave**

List / Sold:

**\$1,395,000/\$1,000,000 ↓****141 days on the market****Listing ID: SB20226162**

5847 Ernest Ave is a well maintained 4-unit building located in the sought-after Palms/Culver community. Built in 1924, the property is comprised of (4) 1-bed/1-bath units, totaling 3,210 SF of living space on a 5,000 SF lot. Located on a quiet residential street, the property features (1) 2-car garage with ample street parking. 5847 Ernest Ave is an excellent opportunity for a potential buyer to obtain 30-year fixed residential financing while rates are at a historical low, and enjoy top of the market rental income as either an owner-user or an investor.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,450,000
- 1 Buildings
- 0 Total parking spaces
- \$86400 Gross Scheduled Income
- \$55960 Net Operating Income
- 4 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

## Annual Expenses

- Total Operating Expense: \$26,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,284
- Maintenance: \$2,592
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,200
- Other Expense Description: Utility

## Unit Details

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

### # Of Units With:

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

## Additional Information

- Standard sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5065020021

## 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: SB20226162

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**Closed** • **Quadruplex**

**1429 S Orange Dr** • Los Angeles 90019

**4 units** • **\$381,250/unit** • **4,930 sqft** • **6,850 sqft lot** • **\$295.13/sqft** •  
**Built in 1928**

**Pico / Orange Drive**



List / Sold:

**\$1,525,000/\$1,455,000** ↓

**139 days on the market**

**Listing ID: DW20242784**

1429 S Orange Drive is located in the rapidly growing Picfair Village neighborhood of Mid-City. The offering consists of (4) large 2+1 units measuring 1,232 SF each. The building boasts charming Spanish architecture and sits on a large 6,850 SF lot with (5) 1-Car garages in a detached structure. The property is delivered with 1 unit not leased. There is potential to convert the garage into an ADU unit (Buyer to verify). Additionally, a Buyer has the potential to convert these rental units into "For Sale" product (TIC Conversion).

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.78
- \$121800 Gross Scheduled Income
- \$88142 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Rooms: Family Room, Kitchen, Laundry
- Other Interior Features: High Ceilings

### Exterior



- Lot Features: 2-5 Units/Acre, Front Yard, Value In Land, Yard
- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$30,004
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$986
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,972
- Maintenance: \$5,612
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$986
- Other Expense: \$400
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,239	\$1,239	\$1,239
2:	1	2	1	1	Unfurnished	\$1,240	\$1,240	\$1,240
3:	1	2	1	1	Unfurnished	\$2,500	\$0	\$2,500
4:	1	2	1	1	Unfurnished	\$864	\$864	\$864

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5070017031

**Michael Lembeck**

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

**Re/Max Property Connection**

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

**Closed •**List / Sold:  
**\$1,349,000/\$1,335,000 ↓****34 days on the market****Listing ID: BB21058387****1254 N Kenmore Ave • Hollywood Hills East 90029**  
**4 units • \$337,250/unit • 3,151 sqft • 6,626 sqft lot • \$423.68/sqft •**  
**Built in 1923****West of Virgil, South of Sunset**

Welcome to the trendy and ever popular East Hollywood area that is so close to Silverlake and the local studios. This beautiful Spanish style property consists of two separate buildings on a corner lot. The property is zoned R-3 and is ripe for development. There are several building projects in the area as the area has improved dramatically in the last few years. The front building faces Fountain Avenue and consists of two large 1 bedroom apartments with formal dining rooms and laundry rooms. The dining room in one of these units is being used as a 2nd bedroom and the other one has the original Hollywood murphy bed in the living room. The front unit has access to the large, gated front yard and has a lovely front porch. Both of these units are rented with one car garages. The rear building consists of 2 side by side 1 bedroom units. Each has a front porch with views of the Hollywood sign and they share a large back patio. They both have updated kitchens and laundry rooms. The electrical panel for all units has been updated and there has been substantial upgrading to the exterior of the building, hardscape and landscaping. The property is walking distance to all three of the major hospitals, shops and dining and very close to the local studios. There are very long term tenants in three of the units.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$1,349,000
- 2 Buildings
- 2 Total parking spaces
- Laundry: Individual Room
- \$73944 Gross Scheduled Income
- \$53166 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Lot 6500-9999

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$20,778
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:

- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,820	\$1,820	\$2,800
2:	1	1	1	1	Unfurnished	\$1,268	\$1,268	\$2,800
3:	1	1	1	0	Unfurnished	\$1,750	\$1,750	\$2,700
4:	1	1	1	0	Unfurnished	\$1,324	\$1,324	\$2,700

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 4</li> <li>• Gas Meters: 4</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal: 4</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• C30 - Hollywood Hills East area</li> <li>• Los Angeles County</li> <li>• Parcel # 5540010001</li> </ul> |
|--|--|

**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: BB21058387

Printed: 05/30/2021 7:20:59 PM

List / Sold:  
**\$2,000,000/\$1,800,000** ↓

77 days on the market

Listing ID: DW21025465

**Closed** •

**908 W 66th St • Los Angeles 90044**

**4 units • \$500,000/unit • 5,199 sqft • 7,151 sqft lot • \$346.22/sqft •  
 Built in 2020**

**North On Hoover, West on 66th St.**



LAJOMA PROPERTIES ONE OF L.A.s MOST REPUTABLEIS BUILDERS IS PROUD TO PRESENT THIS BEAUTIFUL NEW CONSTRUCTION 4-UNIT PROPERTY. 2-UNITS ARE 3/BED 2/BATH, 2- UNITS ARE 4/BED 3/BATH, 2-SEPARATE BUILDINGS 2-UNITS IN EACH BUILDING WITH ONE CAR GARAGE ATTACHED, TWO STORIES, TOP AND BOTTOM, UNITS HAVE OPEN FLOOR PLAN GREAT FOR LARGE FAMILIES, MASTER BEDROOMS IN EACH UNIT, WITH WALK-IN CLOSETS, PLENTY OF CLOSET STORAGE IN ALL UNITS, CLEAN FRESH MODERN LOOK, CUSTOM CABINETS THROUGHOUT IN EACH UNIT, BEAUTIFUL QUARTZ COUNTER TOPS IN ALL UNITS, DECORATIVE GLASS BACKSPLASH THROUGHOUT EACH UNIT, VERY CLEAN MODERN LOOK ANTI SCRATCH FLOORING IN ALL UNITS, CUSTOM WINDOW BLINDS ON ALL WINDOWS, STAINLESS STEEL APPLIANCES IN ALL UNITS, CONTEPORARY CUSTOM COLORS, HVAC SYSTEM IN ALL UNITS, LOW VOLTAGE LED LIGHTING LED FOR ENERGY SAVINGS, LAUNDRY ROOMS IN ALL UNITS WITH WASHER & DRYERS, TANKLESS WATER HEATER FOR INSTANT HOT WATER THROUGHOUT, CERTIFIED GREEN DROUGHT RESISTANT LANDSACPING FOR WATER SAVINGS, AUTOMATIC FIRE SPRINKLER SYSTEM IN ALL UNITS, THIS BUILDING IS WELL SECURE WITH AUTOMATIC DRIVEWAY GATE AND EXTERIOR SECURITY CAMARAS, EACH COMES WITH INDIVIDUAL METERS, DECORATIVE PAVERS FOR AN ATTRACTIVE LOOK TO THE PROPERTY, THIS IS A NO RENT CONTROL PROPERTY, PROEPRTY IS COMPLETLY FINISH AND READY TO BE SOLD, THESE UNITS ARE EXTREMELY EASY TO BE LEASED OUT! SO ENJOY THE FREEDOM, PROFIT AND PEACE OF MIND THAT COMES COMES WITH HIGH MARKET RENTS WHEN YOU PURCHASE THESE BEAUTIFUL BUILDINGS.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$2,000,000
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Gas Dryer Hookup, In Closet, Stackable, Washer Hookup, Washer

- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air, ENERGY STAR Qualified Equipment, High Efficiency
- Heating: Central, Forced Air, ENERGY STAR Qualified Equipment, High Efficiency

- Included
- Cap Rate: 5.6
  - \$144000 Gross Scheduled Income
  - \$113260 Net Operating Income
  - 4 electric meters available
  - 4 gas meters available
  - 4 water meters available

**Interior**

- Rooms: Master Bedroom, Walk-In Closet
- Floor: Laminate, Vinyl

- Appliances: ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas & Electric Range, Microwave, Refrigerator, Tankless Water Heater

**Exterior**

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Closed Circuit Camera(s), Fire Sprinkler System, Security Lights, Smoke Detector(s)

- Fencing: Brick, Electric, Excellent Condition, Redwood, Security, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$29,390
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 02030113
- Gardener:
- Licenses: 90

- Insurance: \$2,500
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$1,500
- Other Expense Description: MISC

**Unit Details**

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

**# Of Units With:**

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

### Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6013009019

### 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: DW21025465

Printed: 05/30/2021 7:20:59 PM

**Closed •**List / Sold: **\$999,995/\$970,000** ↓**51 days on the market****935 S Ferris Ave • East Los Angeles 90022****4 units • \$249,999/unit • 3,067 sqft • 6,458 sqft lot • \$316.27/sqft •****Built in 1972****Listing ID: MB20260116****Cross Streets Whittier Blvd. & Verona St.**

Beautiful 4-Plex Each 2 Bedrooms, 1 Bathroom With A Carport. Located Between Whittier Blvd. and Olympic Blvd. Conveniently Located to The 5, 710, & 60 FWY. Walking Distance to Shopping, Close to Citadel Outlets, Los Angeles Downtown and Transportation. Buyer(s) to Cooperate With Sellers In A 1031 Exchange At No Buyer(s) expense.

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$999,995
- 1 Buildings
- 4 Total parking spaces
- \$69792 Gross Scheduled Income
- \$53442 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$16,350
- Insurance: \$850



- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,442	\$1,442	\$1,442
2:	1	2	1	0	Unfurnished	\$1,442	\$1,442	\$1,442
3:	1	2	1	0	Unfurnished	\$1,542	\$1,542	\$1,542
4:	1	2	1	0	Unfurnished	\$1,390	\$1,390	\$1,390

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 4</li> <li>• Gas Meters: 4</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• ELA - East Los Angeles area</li> <li>• Los Angeles County</li> <li>• Parcel # 5246027008</li> </ul> |
|---|--|

**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:

**\$2,099,000/\$1,970,000** ↓

148 days on the market

Listing ID: SR20237294

**Closed** • **Quadruplex**

**13573 Moorpark St** • Sherman Oaks 91423  
**4 units** • **\$524,750/unit** • **3,132 sqft** • **10,466 sqft lot** • **\$628.99/sqft** •  
**Built in 1948**

**North Of Ventura Blvd, East Of Woodman Ave, Corner Of Moorpark & Ventura Canyon**



This immaculate fourplex, secured and gated apartment building on over 10,000 Sq Ft corner lot in highly desirable location in the heart of Sherman Oaks very one block from Ventura Blvd. Convenient to access 101 & 405 freeways, very close distance to restaurants, bars, shops, shopping mall, grocery stores and other entertainment. Each unit boasts 2 bedrooms & 1 Bath with privet build in washer/dryer. Upper units have privet large balconies, bottom units have privet outdoor patio. This newer remodeled and updated building offers dual pane windows, hardwood floors throughout, crown moldings, recessed lights in living room, central AC and heating system. Updated kitchen offers newer cabinets, granite counter tops, tile floors, eating area, stove/oven & refrigerator. Other advantage of this building separately metered for electric & gas and it comes with 2 car assigned parking spaces for each units.

**Facts & Features**

- Sold On 05/27/2021
- Original List Price of \$2,099,000
- 1 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen, Inside
- \$117864 Gross Scheduled Income
- \$78971 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior**

**Exterior**

- Lot Features: Corner Lot, Front Yard, Garden, Landscaped, Lawn, Lot 6500-9999, Rectangular Lot, Level, Sprinklers In Front, Sprinklers Timer
- Sewer: Public Sewer, Sewer Paid

**Annual Expenses**

- Total Operating Expense: \$38,893
- Electric: \$1,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,784
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$5,400
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$2,600
2:	1	2	1	0	Unfurnished	\$2,496	\$2,496	\$2,600
3:	1	2	1	0	Unfurnished	\$2,126	\$2,126	\$2,600
4:	1	2	1	0	Unfurnished	\$2,600	\$2,600	\$2,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- SO - Sherman Oaks area
- Los Angeles County
- Parcel # 2360004004

**Michael Lembeck**

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**Re/Max Property Connection**

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



**Closed** • **Quadruplex**

**6028 Otis Ave** • **Huntington Park 90255**

**4 units** • **\$221,250/unit** • **2,590 sqft** • **8,235 sqft lot** • **\$341.70/sqft** •  
**Built in 1952**

**SOUTH OF SLAUSON & WEST OF ATLANTIC**

List / Sold: **\$885,000/\$885,000** ↓

**44 days on the market**

**Listing ID: PW21053426**



Fourplex with nice curb appeal located on a not a through street. Great opportunity for investor or owner-user. All units are 1 bed & 1 full bath. Upstairs units have vaulted ceilings creating an open feel. Each unit has a 1 car garage plus additional onsite parking. Newer roof and windows. Close to 710 & 5 Freeway.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$900,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Individual Room
- \$72000 Gross Scheduled Income
- \$55580 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

- Floor: Carpet, Tile

### Exterior

- Lot Features: Cul-De-Sac
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$16,420
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,620
- Cable TV: 01340891
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,500
2:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,500
3:	1	1	1	1	Unfurnished	\$1,089	\$1,089	\$1,500
4:	1	1	1	1	Unfurnished	\$0	\$0	\$1,500

#### # Of Units With:

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

### Additional Information

- Standard sale
- Rent Controlled
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6317005015

### 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****2125 Saturn Ave • Huntington Park 90255****4 units • \$224,750/unit • 3,000 sqft • 4,982 sqft lot • \$309.33/sqft •  
Built in 1957****North of Florence Ave. and West of Santa Fe Avenue**List / Sold: **\$899,000/\$928,000** ↑**12 days on the market****Listing ID: WS21059145**

Good income property, great investment opportunity to own 4-units in City of Huntington Park. Each unit 2 bedrooms and 1 bathroom with 4-unit parking space. All units have tile flooring and granite counter tops! Double pane windows! Two units have washer/dryer hookups! Units are near new shopping center on Florence and Alameda.

**Facts & Features**

- Sold On 05/25/2021
- Original List Price of \$899,000
- 1 Buildings
- 4 Total parking spaces
- Laundry: See Remarks
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior****Exterior**

- Lot Features: Corner Lot
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$0
- Electric: \$0.00
- Insurance: \$0
- Maintenance:

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

- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,950
2:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,950
3:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,950
4:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,950

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 4</li> <li>• Gas Meters: 4</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• T1 - Vernon, Maywood, Hunt Pk &amp; Bell, N of Florenc area</li> <li>• Los Angeles County</li> <li>• Parcel # 6321028007</li> </ul> |
|---|--|

**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****846 W 40th Pl • Los Angeles 90037****4 units • \$175,000/unit • 2,530 sqft • 5,908 sqft lot • \$284.58/sqft • Built in 1923****S. W Martin Luther King Jr Blvd / S. Hoover St**List / Sold: **\$699,999/\$720,000** ↓**56 days on the market****Listing ID: DW21027531**

Location, Location! These 4 units are located just minutes away from USC and just south of Exposition Park and Colosseum. All units are 1 bedroom and 1 bath. Back unit has 1 car garage. Property is in LA Rent Control Area. It is also near the new LA Football Club Stadium, the Metro Link, and 110 FWY.

**Facts & Features**

- Sold On 05/25/2021
- Original List Price of \$749,900
- 2 Buildings
- 1 Total parking spaces
- \$41100 Gross Scheduled Income
- \$27309 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

**Interior****Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$10,791
- Insurance: \$1,956

- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01907077
- Gardener:
- Licenses: 328

- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$754	\$754	\$1,400
2:	1	1	1	0	Unfurnished	\$754	\$754	\$1,400
3:	1	1	1	0	Unfurnished	\$754	\$754	\$1,400
4:	1	1	1	1	Unfurnished	\$1,164	\$1,164	\$1,500

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 4</li> <li>• Gas Meters: 4</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• 699 - Not Defined area</li> <li>• Los Angeles County</li> <li>• Parcel # 5019002029</li> </ul> |
|--|---|

**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**

**3959 S St Andrews Pl** • Los Angeles 90062

**4 units** • **\$275,000/unit** • **3,604 sqft** • **8,217 sqft lot** • **\$284.41/sqft** •  
**Built in 1923**

**West of MLK. / North of St Andrew Pl.**



List / Sold:

**\$1,100,000/\$1,025,000** ↓

**14 days on the market**

**Listing ID: PW21053899**

Excellent investment opportunity located minutes away from Downtown. Property is being sold in current "As-Is" conditions, dont let this opportunity pass you by!!! Please drive-by only. Do NOT disturb the tenants, interior viewing after offer acceptance. Buyer/Buyers Agent to do their due diligence in investigating the property

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$82800 Gross Scheduled Income
- \$66600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$16,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00899496
- Gardener:
- Licenses:

- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense: \$0
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,500
3:	1	1	1	0	Unfurnished	\$899	\$899	\$1,500
4:	1	2	1	0	Unfurnished	\$2,100	\$2,100	\$2,100

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 4</li> <li>• Gas Meters: 4</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• 699 - Not Defined area</li> <li>• Los Angeles County</li> <li>• Parcel # 5035010001</li> </ul> |
|--|---|

**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**2039 242nd St** • Lomita 90717**5 units** • **\$458,000/unit** • **4,118 sqft** • **40,697 sqft lot** • **\$485.67/sqft** • **Built in 1919****East of Narbonne on 242nd St**

List / Sold:

**\$2,290,000/\$2,000,000** ↓**139 days on the market****Listing ID: PV20254624**

RESIDENTIAL DEVELOPMENT OPPORTUNITY. This property may be purchased "as-is" vacant at closing. This .93 ACRES total parcel of 2 parcels being sold together only. This property is suitable for residential development. It is presently used as a Church and several residential out-buildings and is Lomita Zoned A1 for residential use.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$2,290,000
- 5 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- 1 electric meters available
- 1 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: 01345054
- 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:	5	3	5	0	Unfurnished	\$0	\$0	\$0

**# Of Units With:**

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

**Additional Information**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Standard sale</li> </ul> | <ul style="list-style-type: none"> <li>• 121 - Lomita area</li> <li>• Los Angeles County</li> <li>• Parcel # 7374018016</li> </ul> |
|---|--|

**Michael Lembeck**

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**Re/Max Property Connection**

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

**Closed • Apartment****14503 Chevalier Ave • Baldwin Park 91706****5 units • \$175,000/unit • 2,090 sqft • 7,885 sqft lot • \$430.62/sqft •  
Built in 1945**List / Sold: **\$875,000/\$900,000** ↑**140 days on the market****Listing ID: CV20183801****Next to Baldwin park police station. Corner lot. Main house is on Chevalier and other 4 units are on downing**

Great Investment Opportunity to own 5 unit income property in good area of Baldwin Park. Units include: 2BR/1BA House and 4 - 1 bedroom Units. This investment opportunity is situated on a corner lot, All units currently occupied. The House on the corner is a charming, well maintained 2 Bedroom / 1 Bath home, fenced yard, private. The other 4 Units have upgrades. Separately metered for electric, the property has very low expenses with potential Rents upside. These units are conveniently located near schools, shopping, entertainment and transportation. Amazing location directly next door to police station and metro link.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$895,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Individual Room
- Cap Rate: 5.21
- \$59340 Gross Scheduled Income
- \$46632 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$14,425
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,416
- Cable TV: 01931743
- Gardener:
- Licenses:
- Insurance: \$958
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$864
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$1,600
2:	1	1	1	0	Unfurnished	\$905	\$905	\$1,100
3:	1	1	1	0	Unfurnished	\$975	\$975	\$1,100
4:	1	1	1	0	Unfurnished	\$995	\$995	\$1,100
5:	1	1	1	0	Unfurnished	\$870	\$870	\$1,100

**# Of Units With:**

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8554010018

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**Re/Max Property Connection**

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



**Closed •**

**1760 S Bentley Ave • Los Angeles 90025**  
**5 units • \$619,000/unit • 5,825 sqft • 6,500 sqft lot • \$525.32/sqft •**  
**Built in 1964**  
**Bentley & Santa Monica**

List / Sold:  
**\$3,095,000/\$3,060,000 ↓**

**17 days on the market**

**Listing ID: 21718268**



We are proud to present these five units located at 1760 S Bentley Avenue in Los Angeles, California. This 1964 built property sits on 6,499 square feet of land with 5,825 square feet of rentable area and consists of (1) 1-Bed/1-Bath, (1) 2-Bed/1.5-Bath, (1) 2-Bed/2-Bath, and (2) 3-Bed/2-Bath Units. This 5-unit apartment building will be delivered with four units vacant, allowing savvy investors the opportunity to hedge their bet against the upcoming increased rent control proposition by achieving market rents on nearly all units immediately. We had an architect put together an ADU feasibility study, and you can potentially add 3 ADUs to this building. Since the proposed ADUs are within a mile of public transit, no parking spaces would be required. Also, any lost parking spaces would not have to be replaced due to converting the existing garage space into the attached ADU floor area or the proposed detached ADUs.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$3,095,000
- 1 Buildings
- \$136165 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$602,551
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$2,300	\$2,300	\$2,600
2:	2	2	2		Unfurnished	\$3,300	\$3,300	\$3,300
3:	2	3	2		Unfurnished	\$4,200	\$4,200	\$4,200
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

#### # Of Units With:

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

### Additional Information

- Standard sale
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4323019012

### Michael Lembeck

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### Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21718268

Printed: 05/30/2021 7:20:59 PM

**Closed •**List / Sold:  
**\$8,400,000/\$8,000,000 ↓****15 days on the market****Listing ID: 20673338****668 W 28th St • Los Angeles 90007****5 units • \$1,680,000/unit • 12,269 sqft • 11,247 sqft lot • \$652.05/sqft •  
Built in 1906****From Downtown LA head South on Figueroa St towards Jefferson Blvd. Turn right on W 28th St. Property will be on your right. 668 W 28th St.**

USC Fraternity Row- 668 W 28th St. Best Location in the Area. 12.2K Sqft building on 11.2K Sqft lot. Currently a 4.9% cap on 14.8 GRM. First time on market in over 30 years. Short bike ride from campus, near Galen Center and Village and nearby restaurants and fast food. Minutes from DTLA. Fully remodeled in 2008. Alley access. Covered Parking. Previously utilized as a sorority house and currently a fraternity house with 18 individual rooms and 19 bathrooms. Fraternity is moving into another property in May 2021. Capable of housing up to 70 students. Current amenities include a commercial kitchen and dining area and one upstairs after hour kitchen caf. Washer Dryer room. Interior large meeting areas and outside patios and courts. Heat and AC in all rooms. In the 2008 remodel, the developer stubbed utility lines for individual kitchenettes in each of the 18 rooms and permitted building for 5 separate units with multiple rooms and baths. Please do not bother occupants.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$8,400,000
- 1 Buildings
- Laundry: Inside
- \$409650 Net Operating Income

### Interior

- Appliances: Barbecue

**Exterior**

- Security Features: Fire and Smoke Detection System, Fire Sprinkler System, Gated Community, Carbon Monoxide Detector(s)

**Annual Expenses**

- Total Operating Expense: \$157,350
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947193
- 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	18	19		Unfurnished	\$47,754	\$47,754	\$50,000
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5123013409

5/30/2021

Matrix

**Michael Lembeck**

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State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

**CUSTOMER FULL:** Residential Income **LISTING ID:** 20673338

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**Closed** •**624 W 16th St • San Pedro 90731****5 units • \$240,000/unit • 4,504 sqft • 5,005 sqft lot • \$271.98/sqft • Built in 1969****East of Gaffey St**

List / Sold:

**\$1,200,000/\$1,225,000 ↑****0 days on the market****Listing ID: SB21103936**

5 unit apartment building. Recent exterior paint and landscaping. Four tenants are Section 8.

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cap Rate: 4.59
- \$88296 Gross Scheduled Income
- \$59428 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

### Interior

### Exterior

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

### Annual Expenses

- Total Operating Expense: \$31,331
- Insurance: \$1,576

- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,000
- Cable TV: 01972083
- Gardener:
- Licenses:

- Maintenance:
- Workman's Comp:
- Professional Management: 4700
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	2	1	0	Unfurnished	\$7,358	\$7,358	\$9,250

**# Of Units With:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Separate Electric: 5</li> <li>• Gas Meters: 5</li> <li>• Water Meters: 1</li> <li>• Carpet:</li> <li>• Dishwasher:</li> <li>• Disposal:</li> </ul> | <ul style="list-style-type: none"> <li>• Drapes:</li> <li>• Patio:</li> <li>• Ranges:</li> <li>• Refrigerator:</li> <li>• Wall AC:</li> </ul> |
|---|---|

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Standard sale</li> <li>• Rent Controlled</li> </ul> | <ul style="list-style-type: none"> <li>• 699 - Not Defined area</li> <li>• Los Angeles County</li> <li>• Parcel # 7454031013</li> </ul> |
|--|---|

**Michael Lembeck**

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

CUSTOMER FULL: Residential Income    LISTING ID: SB21103936

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List / Sold: **\$1,850,000/\$1,850,000****Closed •****7 days on the market****535 N Lark Ellen Ave • Covina 91722****Listing ID: 21727694****6 units • \$308,333/unit • 6,048 sqft • 19,048 sqft lot • \$305.89/sqft •  
Built in 1981****North of Badillo and West of Azusa Ave.**

Wonderful, pride of ownership six unit building maintained in great condition. All 6 units are large 3bd/2ba 1,000 sqft. each and come equipped with stove, refrigerator and microwave, forced air heating and individual central A/C units. In unit laundry room for all units as well. The lower units have rear doors leading to a large, beautiful grass yard. The property is located a close 1.3 miles to the Covina Town Square shopping experience and near Downtown Covina, giving tenants quick access to shopping, dining, movies and more. Lots of upside in the rents for a new owner to capitalize on and increase their return. 2 onsite parking spaces per unit plus 2 guest spaces. Separately metered for gas and electric, the owner pays only cold water, trash and outside lights. A perfect investment for the mom and pop investor looking to acquire an easily managed building to add to their portfolio, or the beginner just getting started.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$1,850,000
- 1 Buildings
- 10 Total parking spaces
- Heating: Forced Air
- \$71751 Net Operating Income
- 6 electric meters available
- 6 gas meters available

### Interior

- Floor: Laminate
- Appliances: Microwave, Refrigerator, Gas Oven

**Exterior**

- Lot Features: Back Yard
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)
- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$39,463
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01095183
- 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	\$1,595	\$1,595	\$2,400
2:	1	3	2		Unfurnished	\$1,525	\$1,525	\$2,400
3:	1	3	2		Unfurnished	\$1,522	\$1,522	\$2,400
4:	1	3	2		Unfurnished	\$1,525	\$1,525	\$2,400
5:	1	3	2		Unfurnished	\$1,695	\$1,695	\$2,400
6:	1	3	2		Unfurnished	\$1,595	\$1,595	\$2,400
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- Standard sale
- 614 - Covina area
- Los Angeles County
- Parcel # 8434011005

5/30/2021

Matrix

**Michael Lembeck**

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26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

**CUSTOMER FULL:** Residential Income **LISTING ID:** 21727694

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**Closed •**

**8020 Blackburn Ave • Los Angeles 90048**  
**6 units • \$500,000/unit • 5,535 sqft • 6,250 sqft lot • \$528.46/sqft •**  
**Built in 1960**

**3rd Street to Crescent Heights, turn right and then left onto Blackburn**



List / Sold:

**\$3,000,000/\$2,925,000 ↓****45 days on the market****Listing ID: 21694732**

Excellent 6-unit income property in A+location! The Villas at Blackburn - Six Units in Prime Beverly Grove! 8020 Blackburn Avenue offers today's location driven investor the rare opportunity to purchase a multi-unit investment property located in the heart of the best, most walkable neighborhoods all of Los Angeles - Beverly Grove. Grossing over \$173,000 per year, 8020 Blackburn has the best of everything to offer an investor - an extremely desirable unit mix of 1, 2 and 3 bedroom units, a 95 Walkscore which consistently translates to strong demand, super stable income stream of nearly \$14,500 per month and built-in upside from being located in a highly coveted area that only continues to get stronger! Built in 1960, 8020 Blackburn is a garden-style building totaling 5,535 square feet on a 6,250 square foot lot zoned R3. The property features two 1 bedroom, 1 bath units, two 2 bedroom, 2 bath units and two 3 bedroom, 2 bath units. Most units feature central air and heat, washer/dryers in unit as well as a community laundry facility on-site which is owner-owned. 8020 Blackburn offers a savvy investor the opportunity to purchase a stable, extremely well-located multi-family investment property with possible future re-development potential as it is a 6,250 SF R3 zoned lot. Walk to Sweetgreen, Comoncy, Little Door, Sweetfin, Farmer's Market and The Grove!

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- Cooling: Central Air
- Laundry: Community
- \$118399 Net Operating Income

- Heating: Central

**Interior**

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$50,994
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01963386
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$2,195	\$4,190	\$2,250
2:	2	2	2		Unfurnished	\$2,750	\$4,145	\$2,850
3:	2	3	2		Unfurnished	\$3,150	\$6,108	\$3,250
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 # 5511037011

**Michael Lembeck**

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**Re/Max Property Connection**

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 21694732

Printed: 05/30/2021 7:20:59 PM

**Closed •**

**12654 Vanowen St • North Hollywood 91605**  
**6 units • \$260,000/unit • 6,694 sqft • 8,092 sqft lot • \$224.08/sqft •**  
**Built in 1991**  
**Corner of Vanowen and Bellaire**

List / Sold:

**\$1,560,000/\$1,500,000 ↓****62 days on the market****Listing ID: SR21021895**

Beautiful building with 4.5% cap rate with about 25% upside potential, two story apartment building-Situated in a great STRONG rental area of North Hollywood, In a visible corner intersection. Features 6 apartments. The property sits on a 8,092 square ft. lot and the building structure of 6,694 square ft. Has a great unit mix, very low maintenance, central A/C, tile and hardwood floors. No Covid delinquency, all tenants pay on time. Laundry room on site averaging \$120 per month. Owner/Broker/Agent do not guarantee the accuracy of information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer and their agent are advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.. **BACK ON THE MARKET.**

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,560,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: Community
- \$109368 Gross Scheduled Income
- \$69443 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

### Interior

**Exterior**

- Lot Features: Front Yard
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$39,925
- Electric: \$1,000.00
- Gas: \$1,000
- Furniture Replacement:
- Trash: \$5,880
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$1,795
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	3	Unfurnished	\$1,120	\$1,120	\$1,750
2:	1	3	1	0	Unfurnished	\$1,664	\$1,664	\$2,000
3:	1	2	1	0	Unfurnished	\$1,400	\$1,400	\$1,750
4:	1	1	1	0	Unfurnished	\$1,222	\$1,222	\$1,450
5:	1	2	1	0	Unfurnished	\$1,508	\$1,508	\$1,750
6:	1	5	2	0	Unfurnished	\$2,080	\$2,080	\$2,600

**# Of Units With:**

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

**Additional Information**

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2325002032

**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 •****14763 Sylvan St • Van Nuys 91411****6 units • \$212,500/unit • 3,738 sqft • 8,757 sqft lot • \$325.84/sqft •  
Built in 1953****On Sylvan, between Kester ave and Cedros ave**

List / Sold:

**\$1,275,000/\$1,218,000 ↓****31 days on the market****Listing ID: OC21054808**

**ATTENTION! ATTENTION! ATTENTION!** You are looking at one of the rare investment opportunities that brings extra cashflow and great appreciation in city of Van Nuys. This apartment property includes 6 attractive units with 1 bed, 1 bath, 1 car garage, and 1 electric meter per unit. 2 of 6 units had recently upgraded with brand-new countertop. The property is fully occupied and has generated stable income from long term tenants over many years. Owner had kept the property in a good condition, so it would require very low maintenance cost. Residing in 8,757 sqft lot size, this apartment creates a huge potential for ADU and value appreciation. Hurry up before it is gone. **DO NOT DISTURB TENANTS! DRIVE BY ONLY!**

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$1,275,000
- 1 Buildings
- 6 Total parking spaces
- \$69432 Gross Scheduled Income
- \$58432 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

### Interior

### Exterior

- Lot Features: Lot 6500-9999

- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$11,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,000
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 1000
- Water/Sewer: \$5,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$931	\$931	\$931
2:	1	1	1	1	Unfurnished	\$931	\$931	\$931
3:	1	1	1	1	Unfurnished	\$931	\$931	\$931
4:	1	1	1	1	Partially	\$931	\$931	\$931
5:	1	1	1	1	Partially	\$931	\$931	\$931
6:	1	1	1	1	Unfurnished	\$931	\$931	\$931

**# Of Units With:**

- Separate Electric: 7
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- Rent Controlled
- VN - Van Nuys area
- Los Angeles County
- Parcel # 2241008024

**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: **\$4,795,000/\$4,795,000****Closed •****3 days on the market****Listing ID: 21723798****2250 S Beverly Glen Blvd • Los Angeles 90064****8 units • \$599,375/unit • 7,654 sqft • 6,359 sqft lot • \$626.47/sqft •****Built in 1988****Corner of Beverly Glen and Keswick. Between Olympic and Pico.**

Meticulously maintained 8 unit apartment building built in 1988. Situated on a corner lot facing Keswick Avenue in a prime location near Century City between Olympic and Pico surrounded by luxury condos and single family homes. Good mix of units with great income and low expenses. Two of the 1 bedroom units have additional lofts, perfect for todays live/work lifestyle. All units have been remodeled and feature kitchens with granite counter, custom wood cabinets and stainless-steel appliances. Fully remodeled bathrooms. Major upgrades include newer triple paned doors and windows, newer HVAC systems, newer gutters with leaf filters and newer water boiler. Building amenities include 15 onsite parking spaces, a community laundry room and a storage unit in the garage. The pride of ownership is readily apparent. Great curb appeal with brick facade and beautiful low maintenance succulents. Great rental location with the new Google Office Campus projected to open in the first quarter of 2022.

### Facts & Features

- Sold On 05/27/2021
- Original List Price of \$4,795,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Community
- \$204600 Net Operating Income

### Interior

- Floor: Carpet, Tile

- Appliances: Dishwasher, Microwave, Refrigerator

**Exterior**

**Annual Expenses**

- Total Operating Expense: \$87,000
- 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:	101	1	1		Unfurnished	\$2,750	\$2,750	\$2,750
2:	102	1	1		Unfurnished	\$2,750	\$2,750	\$2,750
3:	103	2	2		Unfurnished	\$0	\$3,200	\$3,200
4:	104	2	2		Unfurnished	\$0	\$3,200	\$3,200
5:	201	1	1		Unfurnished	\$3,000	\$3,000	\$3,000
6:	202	1	1		Unfurnished	\$0	\$3,000	\$3,000
7:	203	2	2		Unfurnished	\$0	\$3,200	\$3,200
8:	204	2	2		Unfurnished	\$0	\$3,200	\$3,200
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
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4315010045

**Michael Lembeck**

**Re/Max Property Connection**

5/30/2021

Matrix

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: 21723798

Printed: 05/30/2021 7:20:59 PM

**Closed** • **Commercial/Residential**

List / Sold:  
**\$2,200,000/\$1,800,000** ↓

709 days on the market

Listing ID: SB19048507

**332 Clemente Ave** • **Avalon 90704**

**9 units** • **\$244,444/unit** • **5,439 sqft** • **5,822 sqft lot** • **\$330.94/sqft** •  
**Built in 1915**

**Take Pebbly Beach Rd. from boat or helicopter, take a left on Clarissa Ave., turn left on Beacon Ave., turn right on Clemente Ave.. Windjammer apartments located halfway down the street on the left.**



Catalina Island 8 unit multifamily property for sale! Windjammer Apartments on the market for the first time in over 20+ years! A unique income property located at 332 Clemente Ave. in the city of Avalon. This 14 bedroom, 9.5 bath building is an oldie but goody! Contemporary style fixer at a great price. Rarely do multi unit properties with this many units come onto the market. Take advantage of this rare opportunity to own a piece of Avalon that provides income as well as other uses like employee housing for the business owner. Housing in Avalon is in short supply and there is high demand for rentals. The Windjammer Apartments offer 3 bedroom, 2 bedroom, 1 bedroom and studio options with a recently rebuild laundry room for all to share. Built in 1915 on a 5,805 +/- sq. ft. lot with an overall living space of 5,439 sq. ft. and hillside views. Recommended upgrade needed. Conveniently located on the East side of town close to restaurants, shopping, and entertainment.

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Electric, Natural Gas
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Washer Hookup, Washer Included
- \$125940 Gross Scheduled Income
- \$62289 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

### Interior

- Appliances: Water Heater
- Other Interior Features: 2 Staircases

### Exterior

- Lot Features: 6-10 Units/Acre, Back Yard, Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

### Annual Expenses

- Total Operating Expense: \$63,651
- Electric: \$7,200.00
- Gas: \$7,200
- Furniture Replacement:
- Trash: \$4,346
- Cable TV: 00971634
- Gardener:
- Licenses:
- Insurance: \$18,195
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$13,782
- Other Expense: \$1,909
- Other Expense Description: Salt Wtr

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$1,900
2:	1	2	1	0	Unfurnished	\$1,420	\$1,420	\$1,750
3:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$1,850
4:	1	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,500
5:	1	0	1	0	Unfurnished	\$900	\$900	\$1,050
6:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,500
7:	1	3	1	0	Unfurnished	\$1,500	\$1,500	\$2,000
8:	1	3	2	0	Unfurnished	\$400	\$400	\$2,250
9:	1	1	1	0	Unfurnished	\$900	\$900	\$1,200

#### # Of Units With:

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

### Additional Information

- Standard sale
- 1C - Catalina area
- Los Angeles County



- Parcel # 7480038005

**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: SB19048507

Printed: 05/30/2021 7:20:59 PM

**Closed •**List / Sold:  
**\$3,250,000/\$2,850,000 ↓**

240 days on the market

Listing ID: 20622050

**12726 Caswell Ave • Los Angeles 90066**  
**9 units • \$361,111/unit • 6,820 sqft • 7,114 sqft lot • \$417.89/sqft •**  
**Built in 1963**



Dont miss this great opportunity for a prime nine unit apartment building with upside potential in the growing neighborhood of Mar Vista. Close to Venice Beach, Abbot Kinney and Main Street Santa Monica, with easy access to the 405 and 10 Freeways. Well maintained, and upgraded units! High Walk-Score neighborhood (85), and good access to transit. Remodeled units, with granite counters, newer cabinetry, hard surface flooring (some with Hardwood) and dishwashers in some units. Good unit mix of One, Two and Three bedroom units attract multiple renter types. Upgraded electrical and heating. Current GRM at 16.61, and CAP at 4.30% at actual income and actual expenses with adjustments for the new tax rate. Potential for 5.37% CAP with units at market rent.

### Facts & Features

- Sold On 05/26/2021
- Original List Price of \$3,500,000
- 1 Buildings
- Laundry: Community
- \$142207 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$59,133
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

### Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	1	1		Unfurnished	\$1,496	\$7,483	\$9,000
2:	1	2	1		Unfurnished	\$2,700	\$0	\$2,700
3:	2	2	2		Unfurnished	\$2,289	\$4,574	\$5,700
4:	1	3	2		Unfurnished	\$2,895	\$0	\$3,000
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
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4236019007

### 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: 20622050

Printed: 05/30/2021 7:20:59 PM

**Closed •****11835 Tennessee Pl • Los Angeles 90064****10 units • \$169,800/unit • 1,387 sqft • 7,459 sqft lot • \$1153.57/sqft • Built in 1941****East of Bundy Drive/ South of Exposition Blvd**

List / Sold:

**\$1,698,000/\$1,600,000 ↓****62 days on the market****Listing ID: SB21016330**

Almost 7,500 sqft of land. Build. Live. Enjoy. The New Metro Expo Line is transforming the Bundy Triangle. Build Townhouses or Small Lots - Build Condos or Apartments. R3-EC Zoning with TOC Tier 3. Build it bigger with TOC allowance. Adjacent to the Bundy Expo Metro Station, Santa Monica and Sawtelle. Perfectly located immediately east of Santa Monica, the Bundy Triangle is growing as a development hub for small lot homes, retail and apartments. The neighborhood is comprised of three new zonings: RAS4, R3-1, and R3-EC, and falls within TOC Tier 3. Build up to 6 units, providing parking for all 6 units. Build up to 10 units under TOC. No parking required 30% of the units, though 1 unit must be low income. Walking distance to the Bundy Expo Station

### Facts & Features

- Sold On 05/24/2021
- Original List Price of \$1,894,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Gravity
- Laundry: In Closet
- Cap Rate: 5.25
- \$285600 Gross Scheduled Income
- \$236100 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Master Bedroom, Office

**Exterior**

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

**Annual Expenses**

- Total Operating Expense: \$49,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01947727
- Gardener:
- Licenses:
- Insurance: \$6,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1	1	Unfurnished	\$3,000	\$3,000	\$3,000
2:	2	1	1	0	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	1	1	0	Unfurnished	\$300	\$300	\$300

**# Of Units With:**

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

**Additional Information**

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4259037003

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed •**List / Sold:  
**\$3,360,500/\$3,360,500 ↑****22 days on the market****Listing ID: 21696224****3926 Gibraltar Ave • Los Angeles 90008****17 units • \$197,676/unit • 12,150 sqft • 13,725 sqft lot • \$276.58/sqft •  
Built in 1958****East of LaBrea Ave, South of Coliseum Street**

Court date is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. 17-unit apartment building with four vacancies. Unit mix is 16 2 bedroom/1 bathroom and 1- 1 bedroom/1 bathroom. The building is 12,150sqft and sited on a 13,725sqft lot with an open courtyard. Located in the ever-growing Baldwin Village, providing access to a plethora of shops, eateries, and a host of other neighborhood amenities. Probate sale, court confirmation required.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$2,495,000
- 1 Buildings
- \$126870 Net Operating Income

### Interior

### Exterior

### Annual Expenses

- Total Operating Expense: \$66,329
- Insurance:



- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01946490
- Gardener:
- Licenses:

- 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:	12	2	1		Unfurnished	\$16,166	\$16,166	\$16,166
2:	1	1	1		Unfurnished	\$1,375	\$1,375	\$1,375
3:	4	2	1		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

**# Of Units With:**

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

**Additional Information**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Probate Listing sale</li> </ul> | <ul style="list-style-type: none"> <li>• PHHT - Park Hills Heights area</li> <li>• Los Angeles County</li> <li>• Parcel # 5030003037</li> </ul> |
|--|---|

**Michael Lembeck**

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

**Re/Max Property Connection**

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



**Closed •**List / Sold:  
**\$3,995,000/\$4,055,000 ↑****1443 N Avenue 47 • Los Angeles 90042****18 units • \$221,944/unit • 11,912 sqft • 15,030 sqft lot • \$340.41/sqft •  
Built in 1963****10 days on the market****Listing ID: 320005039****Cross Streets: Lincoln Avenue**

Excellent opportunity to purchase an 18 unit value-add, multifamily apartment building in the heart of Highland Park; the property consists of 14-1+1, 2-2+1 and 2-2+2; there are 18 parking spaces on site; within the last 3 years, ownership has installed (i) a new roof, (ii) central hot water heater and (iii) sump pump as well as completed the seismic retrofit of the soft-story condition; partially replumbed; there are currently 3 units available which ownership will deliver vacant at close of escrow; please see attached marketing brochure for more information

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$3,995,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cap Rate: 0
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

### Interior

### Exterior

## Annual Expenses

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

## Unit Details

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

### # Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

## Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5474028013

## 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: 320005039

Printed: 05/30/2021 7:21:00 PM

**Closed • Apartment**List / Sold:  
**\$3,499,000/\$3,200,000 ↓****6 days on the market****2966 Clarendon Ave • Huntington Park 90255**  
**18 units • \$194,389/unit • 10,891 sqft • 15,868 sqft lot • \$293.82/sqft •**  
**Built in 1964****Listing ID: ND21068416****Traveling westbound on Gage, Turn right onto Marconi St., Turn left onto Clarendon Ave., it is the third property on the left.**

Las Lomas Apartments is exceptionally well located in the heart of Los Angeles between the 110, 710, 5, and 10 freeways, only 15 minutes from downtown LA. Due to the property's close proximity to major employment hubs of Southern California, the apartments have enjoyed historically low tenant turnover and have had no spells of vacancy even during COVID shut downs. In addition, the property commands the highest rents in its submarket. Las Lomas is close to grocery stores, the Civic Center, schools, major freeways, and high quality jobs. This sort of convenience is usually associated with the hustle and bustle of the city, however to the contrary, Clarendon Ave. is a quiet street in a residential neighborhood consisting of primarily single family homes. The management has built a community of quiet, respectful and responsible residents. The current management has invested over \$250,000 into improvements, and fully renovated most of the units and areas of the property. An additional \$80,000 was spent converting a large portion of the property's plumbing from galvanized piping to copper and abs. Furthermore, management has spent \$7,000 rewiring the electrical. On-Site Manager of 25 years! On-Site Maintenance Person who has done all the construction and maintenance for the last 6 years! This is a perfect opportunity to acquire a well-maintained asset that can continue to develop its upside and place in its market as a premier housing accommodation for years to come!

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$3,499,000
- 3 Buildings
- Laundry: Common Area, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 5.09
- \$316380 Gross Scheduled Income

- Levels: Two
- 23 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas

- \$178271 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

**Interior**

- Floor: Carpet, Tile, Vinyl, Wood

- Appliances: Built-In Range, Self Cleaning Oven, Disposal, Gas Oven, Gas Cooktop, Vented Exhaust Fan, Water Heater Central

**Exterior**

- Lot Features: 16-20 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Level, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Manual, Value In Land, Yard
- Security Features: Carbon Monoxide Detector(s), Gated Community, Resident Manager, Security Lights, Smoke Detector(s)

- Fencing: Block, Chain Link, Security, Stucco Wall, Wood, Wrought Iron
- Sewer: Public Sewer

**Annual Expenses**

- Total Operating Expense: \$127,737
- Electric: \$5,850.00
- Gas: \$3,600
- Furniture Replacement:
- Trash: \$3,600
- Cable TV: 01385866
- Gardener:
- Licenses: 450

- Insurance: \$3,995
- Maintenance: \$18,000
- Workman's Comp:
- Professional Management: 11395
- Water/Sewer: \$6,300
- Other Expense: \$22,200
- Other Expense Description: Various

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	3	Unfurnished	\$2,100	\$2,100	\$2,500
2:	3	2	1	2	Unfurnished	\$1,598	\$4,795	\$1,695
3:	2	1	1	0	Unfurnished	\$1,348	\$2,695	\$1,495
4:	12	0	1	0	Unfurnished	\$1,219	\$14,633	\$1,295

**# Of Units With:**

- Separate Electric: 7
- Gas Meters: 7
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 18
- Drapes:
- Patio:
- Ranges: 18
- Refrigerator:
- Wall AC:

### Additional Information

- Standard sale
- Rent Controlled

- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6319004003

### 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: ND21068416

Printed: 05/30/2021 7:21:00 PM



**Closed •**List / Sold:  
**\$4,300,000/\$3,600,000 ↓****13 days on the market****Listing ID: SB21062972****1300 W 134th St • Gardena 90247****19 units • \$226,316/unit • 117,098 sqft • 34,064 sqft lot • \$30.74/sqft •  
Built in 1951****Western and W. 134th St.**

This property has one single 1bath, one 3 bedroom 1bath, has washer and dryer hookups(Managers Unit) with 2 car garage, two 2 bedrooms 1 bath and fifteen one bedroom 1 bath all units except Managers unit have 1 attached parking space. All units have washer hookups 3 units have gas hookups and have stackable washer and dryer. Property is close to freeways. Is located in manufacturing area.

### Facts & Features

- Sold On 05/25/2021
- Original List Price of \$4,300,000
- 6 Buildings
- Levels: One, Two
- 19 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- Cap Rate: 3.88
- \$229699 Gross Scheduled Income
- \$166067 Net Operating Income
- 19 electric meters available
- 19 gas meters available
- 1 water meters available

### Interior

- Rooms: All Bedrooms Down, Laundry, Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Copper Plumbing Full

**Exterior**

- Lot Features: 16-20 Units/Acre, Front Yard, Lot 20000-39999 Sqft, Rectangular Lot, Level, Paved
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

**Annual Expenses**

- Total Operating Expense: \$37,642
- Electric: \$230.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$6,330
- Cable TV: 01972083
- Gardener:
- Licenses: 204
- Insurance: \$8,878
- Maintenance:
- Workman's Comp:
- Professional Management: 11485
- Water/Sewer: \$10,009
- Other Expense: \$0
- Other Expense Description: 0

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$600	\$600	\$2,000
2:	1	1	1	1	Unfurnished	\$1,045	\$1,045	\$1,300
3:	1	1	1	1	Unfurnished	\$1,025	\$1,025	\$1,300
4:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,300
5:	1	1	1	1	Unfurnished	\$1,040	\$1,040	\$1,300
6:	1	1	1	1	Unfurnished	\$1,050	\$1,050	\$1,300
7:	1	1	1	1	Unfurnished	\$1,040	\$10,409	\$1,300
8:	1	1	1	1	Unfurnished	\$1,090	\$1,090	\$1,300
9:	2	2	1	2	Unfurnished	\$2,300	\$2,300	\$3,600
10:	1	1	1	1	Unfurnished	\$975	\$975	\$1,200
11:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,300
12:	1	1	1	1	Unfurnished	\$975	\$975	\$1,300
13:	6	1	1	6	Unfurnished	\$6,165	\$6,165	\$7,800

**# Of Units With:**

- Separate Electric: 19
- Gas Meters: 19
- Water Meters: 1
- Carpet: 19
- Dishwasher:
- Disposal: 19
- Drapes:
- Patio:
- Ranges: 19
- Refrigerator:
- Wall AC:

**Additional Information**

- Trust sale
- 115 - North Gardena area
- Los Angeles County
- Parcel # 6115004006

**Michael Lembeck**

**Re/Max Property Connection**

5/30/2021

Matrix

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: SB21062972

Printed: 05/30/2021 7:21:00 PM

**Closed •**List / Sold:  
**\$7,500,000/\$7,300,000 ↓****12 days on the market****Listing ID: 21707088****13266 Foothill Blvd • Sylmar 91342****28 units • \$267,857/unit • 28,285 sqft • 23,921 sqft lot • \$258.09/sqft •  
Built in 1985****Foothill & Harding St**

We are pleased to present this 28-unit value-add apartment building located at 13266 Foothill Boulevard, in the 91342 zip code of Sylmar, CA. This pocket of Sylmar is one of the most rapidly improving areas of the East San Fernando Valley and is home to a number of new exciting developments. The most exciting of which being the new East San Fernando Valley LRT (Light Rail Transit) project which will include 14 on-grade stations arranged to easily connect the East and West Valley, and allowing easy connections to Westside cities and DTLA. The subject property also resides within close proximity to numerous retail centers and restaurants, making life easy for tenants to accomplish all of their day-to-day tasks. The vast majority of units have recently undergone significant interior upgrades as well. These upgrades include new A/C units, Kitchen Ranges, Dishwashers, as well as new kitchen countertops in a few. Built in 1985, the subject property offers the new investor a great opportunity to add value by increasing rents 5% + CPI year-over-year per the new California law AB-1482. Additionally, the implementation of the RUBS program would increase the NOI in the future as it would help to minimize the costs associated with LADWP, city trash, and utilities.

### Facts & Features

- Sold On 05/28/2021
- Original List Price of \$7,500,000
- 1 Buildings
- Levels: Multi/Split
- 48 Total parking spaces
- \$307497 Net Operating Income

**Interior**

**Exterior**

- Lot Features: Corners Marked, Lawn, Landscaped
- Sewer: Other

**Annual Expenses**

- Total Operating Expense: \$222,681
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

**Unit Details**

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,352	\$1,352	\$1,575
2:	21	2	2		Unfurnished	\$1,667	\$1,667	\$1,995
3:	1	2	2		Unfurnished	\$1,995	\$1,995	\$1,995
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
- SYL - Sylmar area
- Los Angeles County
- Parcel # 2513026028

5/30/2021

Matrix

**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:** 21707088

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**Closed •**List / Sold:  
**\$9,975,000/\$9,450,000 ↓****30 days on the market****Listing ID: 21685318****980 Menlo Ave • Los Angeles 90006****42 units • \$237,500/unit • 32,139 sqft • 19,201 sqft lot • \$294.04/sqft •  
Built in 1964****Just North on Olympic Boulevard**

## Facts & Features

- Sold On 05/25/2021
- Original List Price of \$9,975,000
- 1 Buildings
- Heating: Central

- \$328121 Net Operating Income

## Interior

## Exterior

## Annual Expenses

- Total Operating Expense: \$328,121
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 00530854
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

## Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	0	1		Unfurnished	\$1,150	\$14,945	\$19,435
2:	26	1	1		Unfurnished	\$1,393	\$36,206	\$46,670
3:	3	2	2		Unfurnished	\$1,825	\$5,476	\$6,600
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

### # Of Units With:

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

## Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5076002027

## 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