

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	S/LC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Sacs	Date	DOM/CDOM
1	24383861	S	2342 Cove AVE	LA		STD	2			7,484/0.1718	\$1,152.60	2169/A	1953/ASR	7,484/0.1718			05/31/24	36/36
2	PW24069645	S	3743 W 10th ST	ING	102	STD	2	\$45,600	3	\$903,000	\$561.92	1607	1958/PUB	6,021/0.1382	N	2	05/31/24	13/13
3	SB24046105	S	4843 W 104th ST	ING	105	STD	2	\$28,800		\$780,000	\$459.91	1696	1942/ASR	6,301/0.1447	N	2	05/29/24	47/47
4	CV23228541	S	10619 Felton AVE #A-B	ING	105	STD	2	\$0		\$1,650,000	\$469.02	3518	2023/OTH	5,450/0.1251	N	4	05/31/24	85/85
5	DW24055082	S	15542 S Loralle	GR	115	STD	2	\$102,000	8	\$1,150,000	\$296.24	3882	1960/APP	5,476/0.1257	N	2	05/30/24	24/24
6	PW24094707	S	119 40th ST	MANH	142	STD	2	\$78,000		\$2,275,000	\$1,465.85	1552	1988/ASR	1,353/0.0311	N	4	05/30/24	12/12
7	SB24076888	S	428 25th ST	HMB	148	STD	2	\$0		\$1,885,000	\$1,469.21	1283	1940/ASR	1,745/0.0401	N	0	05/30/24	11/11
8	SB24095428	S	1331 W Pangette St St	WILM	196	STD	2	\$0		\$550,000	\$399.71	1376	1948/ASR	6,549/0.1503	N	1	05/29/24	2/2
9	24382905	S	3025 St George ST	LA	637	STD	2			\$2,108,000	\$1,113.58	1893	1925/OTH	7,049/0.1618	N	3	05/30/24	32/32
10	WS24041589	S	1700 College View DR	MP	641	STD	2	\$60,660		\$1,234,340	\$526.60	2344	1968/ASR	7,653/0.1757	N	4	05/30/24	17/17
11	PW24083612	S	6236 Greta AVE	WH	670	STD	2	\$0		\$905,000	\$721.12	1255	1930/ASR	5,123/0.1176	N	2	05/31/24	10/10
12	CV24059846	S	847 N Currier ST	POM	687	STD	2	\$28,152		\$569,000	\$383.42	1484	1952/ASR	6,333/0.1454	N	2	05/30/24	20/20
13	WS24011711	S	651 Loranne AVE	POM	687	STD	2	\$38,400		\$700,000	\$410.32	1706	1956/PUB	6,223/0.1429	N	3	05/30/24	51/51
14	RS24075202	S	6019 Converse AVE	LA	699	STD	2	\$0		\$520,000	\$433.33	1200	1921/ASR	7,185/0.1649	N	1	05/29/24	10/10
15	PW24057334	S	1506 S Duncan AVE	COM	699	STD	2	\$0		\$860,000	\$659.51	1304	1932/PUB	6,340/0.1455	N	4	05/29/24	15/15
16	PW24036331	S	331 S Pecan ST	LA	BOYH	STD	2	\$11,184		\$612,250	\$450.18	1360	1924/ASR	3,338/0.0766	N	0	05/28/24	47/47
17	IV24068238	S	1756 W 45th ST	LA	C16	STD	2	\$5,300		\$849,000	\$495.62	1713	1924/PUB	6,305/0.1447	N	2	05/28/24	10/10
18	24343137	S	1236 S Redondo BLVD	LA	C19	REO	2			\$875,000	\$355.69	2460		6,239/0.1432			05/30/24	11/11
19	24368011	S	1249 S Ridgely DR	LA	C19	STD	2			\$1,950,000	\$490.20	3978	1933	6,736/0.1546	N	3	05/30/24	42/42
20	DW24037498	S	1402 Alessandro ST	LA	671	STD	2	\$96,000		\$2,250,000	\$1,187.96	1894	1940/ASR	4,502/0.1034	N	2	05/31/24	68/68
21	NP24018088	S	6101 S Wilton Pl	LA	C34	STD	2	\$3,400		\$530,000	\$306.71	1728	1954/ASR	4,805/0.1103	N	0	05/30/24	92/92
22	WS23086842	S	436 68th ST	LA	C34	STD	2	\$0		\$680,000	\$449.74	1512	1920/ASR	4,560/0.1047	N	0	05/29/24	247/247
23	PW24043444	S	6800 Denver AVE	LA	C34	STD	2	\$0		\$690,000	\$628.42	1098	1923/ASR	5,402/0.124	N	0	05/31/24	9/9
24	PW23196780	S	212 W W 109th ST	LA	C34	STD	2	\$57,000		\$940,000	\$403.78	2328	2014/ASR	5,323/0.1222	N	2	05/31/24	137/137
25	24362881	S	1301 W 36th ST	LA	C34	STD	2			\$1,150,000	\$641.38	1793	1905	6,804/0.1562	N	0	05/28/24	81/81
26	CV23177383	S	648 E 82nd ST	LA	C37	TRUS	2	\$41,880		\$635,000	\$472.47	1344	1925/ASR	5,103/0.1171	N	2	05/31/24	215/215
27	24376659	S	710 W 55th ST	LA	C42	STD	2			\$710,000	\$413.75	1716/A	1929/ASR	5,402/0.124	N	2	05/31/24	25/25
28	PW24080985	S	8531 Cole ST	DOW	D4	STD	2	\$57,600		\$1,173,000	\$598.16	1961	1956/ASR	9,321/0.214	N	2	05/31/24	7/7
29	SR24076068	S	642 642 W Vancouver AVE	LA	ELA	STD	2	\$0		\$980,000	\$526.88	1860	1937/OTH	4,877/0.112	N	0	05/31/24	6/6
30	RS24060146	S	122 E Tichenor ST	CMP	RN	STD	2	\$0		\$650,000		2	1956/ASR	6,414/0.1472	N	2	05/31/24	1/1
31	DW23156329	S	2205 Saturn AVE	HNPk	T5	STD	2	\$72,000		\$865,000	\$381.90	2265	1947/ASR	7,117/0.1634	Y	1	05/30/24	209/209
32	AR24064803	S	2696 Fair Oaks AVE	ALTA	604	STD	3	\$5,500		\$625,000	\$390.62	1600	1947/ASR	2,967/0.0681	N	0	05/27/24	27/27
33	MB24036910	S	319 Roads End ST	GD	628	STD	3	\$0		\$1,075,000	\$531.13	2024	1924/PUB	6,139/0.1409	N	2	05/28/24	29/29
34	PI-16412	S	4912 Malta ST	HDPK	632	STD	3	\$35,136	2	\$910,000			1928/ASR	6,250/0.1435	N	3	05/31/24	36/36
35	PI-15576	S	1746 Atchison ST	PAS	646	TRUS	3	\$72,204		\$1,180,000	\$461.03	2592	1957/PUB	8,994/0.2065	N	0	05/29/24	215/215
36	DW24059030	S	7016 Pellet ST	DOW	699	STD	3	\$84,000		\$1,445,000	\$331.95	4353	1989/ASR	17,193/0.3947	N	6	05/29/24	2/2
37	PW23195592	S	501 S Lorena ST	LA	BOYH	STD	3	\$6,750		\$940,000	\$427.27	2200	1906/ASR	4,250/0.0976	N	0	05/31/24	129/129
38	24378759	S	2505 14th ST	SM	C14	STD	3		4	\$1,720,000	\$951.85	1807	1940	6,431/0.1476	N	0	05/28/24	48/48
39	RS23222163	S	1144 W 85th ST	LA	C16	STD	3	\$0		\$825,000	\$398.55	2070	1928/OTH	5,585/0.1282	N	0	05/28/24	78/78
40	DW23222312	S	914 E 49th Pl	LA	C37	PRO	3	\$2,240		\$620,000	\$295.80	2096	1934/EST	6,011/0.138	N	0	05/31/24	110/110
41	23267413	S	1513 E 106th ST	LA	C37	STD	3			\$699,000	\$195.03	3584	1916	7,312/0.1679	N	0	05/29/24	262/262
42	24360479	S	6662 Satsuma AVE	NHLW	NHO	STD	3			\$1,532,625	\$519.53	2950	1957	7,356/0.1689	N	0	05/28/24	81/81
43	SR24039636	S	38448 10th Pl E	PDL	PLM	STD	3	\$54,984		\$725,000	\$270.52	2680	1949/ASR	44,055/1.0114	N	2	05/31/24	67/67
44	IV23196283	S	10972 McKinley	LA	WATT	NOD,PRO	3	\$27,000		\$473,000	\$286.32	1652	1923/PUB	4,800/0.1102	N	0	05/29/24	154/154
45	PV24033694	S	922 S Cedar AVE	ING	101	STD,TRUS	4	\$86,820	6	\$1,025,000	\$391.37	2619	1952/ASR	12,907/0.2963	N	4	05/30/24	39/39
46	24379661	S	630 Howland DR	ING	101	STD	4			\$1,267,500	\$251.49	5040	1956	6,952/0.1596	N	4	05/28/24	40/40
47	PV24058205	S	1246 Manhattan Beach BLVD	MANH	147	STD	4	\$128,700		\$2,625,000	\$711.00	3692	1960/ASR	5,076/0.1165	N	4	05/31/24	16/16
48	SB24048667	S	1079 W 25th ST	SP	180	STD	4	\$106,800	6	\$1,250,000	\$351.52	3556	1968/ASR	5,000/0.1148	N	0	05/31/24	35/35
49	SB24041985	S	391 19th	SP	193	STD	4	\$60,480		\$899,000	\$374.58	2400	1921/PUB	5,404/0.1241	N	0	05/30/24	45/45
50	CV24059854	S	865 N Currier ST	POM	687	STD	4	\$58,668		\$569,000	\$191.71	2968	1952/ASR	13,348/0.3064	N	4	05/30/24	20/20
51	24373393	S	2314 Crenshaw BLVD #4	LA	C16	STD	4			\$1,510,000	\$291.28	5184/A	1926/ASR	7,959/0.1827	N	4	05/31/24	59/59
52	24394733	S	328 N Marijosa AVE	LA	C17	STD	4			\$1,150,000	\$198.89	5782	1923	8,405/0.193	N	0	05/29/24	9/9
53	23341215	S	3958 Brighton AVE	LA	C34	STD	4			\$835,000	\$320.66	2604	1922	4,361/0.1001	N	0	05/28/24	159/159
54	CV24070494	S	509 S Almansor ST	ALH	601	STD	5	\$100,320		\$1,661,000	\$399.66	4156	1958/ASR	7,625/0.175	N	3	05/31/24	3/3
55	PI-15332	S	705 S Chicago ST	LA	BOYH	STD	5	\$78,148	5	\$950,000	\$311.00	3135	1912/PUB	5,719/0.1313	Y	2	05/31/24	234/234
56	24373413	S	3719 Artesia BLVD	TORR	132	STD	7			\$1,855,000	\$375.81	4936	1958	6,251/0.1435	N	0	05/31/24	64/64
57	SB24085299	S	707 W 20th ST	SP	181	STD	7	\$130,396	5	\$1,730,000	\$352.63	4906	1966/PUB	6,789/0.1559	N	6	05/31/24	3/3
58	24373889	S	10634 Holman AVE	LA	C05	STD	8		4	\$3,300,000	\$343.00	9621	1969	8,762/0.2011	N	0	05/30/24	37/37
59	24360576	S	2610 S Bundy DR	LA	WLA	STD	9		5	\$2,385,000	\$304.79	7825	1970	6,667/0.1531	N	0	05/28/24	51/51
60	24370458	S	3625 Regal Pl	LA	C03	STD	14		2	\$4,500,000	\$364.17	12357	1964	11,763/0.27	N	0	05/31/24	74/74
61	SR24057941	S	1366 S Burnside AVE	LA	C19	STD	16	\$159,456	4	\$1,920,000	\$228.57	8400	1928/ASR	6,099/0.14	N	0	05/31/24	46/46

Closed •

2342 Cove Ave • Los Angeles 90039

2 units • \$1,240,000/unit • 2,169 sqft • 7,484 sqft lot • \$1152.60/sqft • Built in 1953

From Silver Lake Blvd, take Cove Ave to the top of the street. Property is located up private drive, no parking on site.

List / Sold:

\$2,480,000/\$2,500,000 ↗

36 days on the market

Listing ID: 24383861



Presenting Historic Cultural Monument 868 - The O'Neill Duplex No. 1 by Rodney Walker in Silver Lake. Rodney Walker contributed Residences #16-18 in the Case Study House Program after studying under RM Schindler. Having shunned formal AIA licensing throughout his career, he considering himself a builder and craftsman, taking an active, physical role in the building and construction of his homes. This single level, side-by-side duplex originally built for Virginia O'Neill in 1953 is enveloped in a serene natural setting, oriented with views from every room toward the sparkling Silver Lake Reservoir, Hollywood sign, and the Griffith Observatory. Each unit offers a flexible floorplan of 2 bedrooms and 2 bathrooms, with expansive floor-to-ceiling walls of glass opening to private yard spaces that seamlessly blends indoor/outdoor living. The property is uniquely intact with low pitched gabled rooflines and exposed beams, wood paneling, louvered windows, built-in cabinetry and combed plywood exterior siding. Both units have undergone sensitive restoration work to retain its original integrity in design and materials. Sited up a private driveway, with 4 parking spaces, EV charging station and fully gated, secure entry for residents. Photographed by Julius Shulman in 1954, Duplex No. 1 and Duplex No. 2, both built for the original owner, are sited across two adjacent graded lots, the latter of which has since been sold and converted into a single family home. Owners currently enjoy significant yearly tax savings with enrollment in the Mills Act Tax Credit Program. An exclusive offering set amidst a hillside replete with some of the most rare mid century architecture in the world - the cause celebre of Silver Lake.

- Facts & Features
- Sold On 05/31/2024
 - Original List Price of \$2,480,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:

- Laundry: Dryer Included, Washer Included
 - Cap Rate: 4.93
 - \$124216 Net Operating Income

- Interior
- Appliances: Dishwasher, Refrigerator

Exterior

- Annual Expenses
- Total Operating Expense: \$12,939
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:

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

Unit Details		UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	2	2		Unfurnished	\$5,460	\$5,460	\$7,000
2:		1	2	2		Unfurnished	\$0	\$0	\$5,800

- # Of Units With:
- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher:
 - Disposal:

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

- Additional Information
- Standard sale
 - Buyer Agency Compensation: 2.500%

- Los Angeles County
 - Parcel # 5422005034

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Closed

• Duplex

3743 W 110th St

• Inglewood 90303

2 units • \$464,500/unit • 1,607 sqft • 6,021 sqft lot • \$561.92/sqft • Built in 1958

Listing ID: PW24069645

List / Sold: \$929,000/\$903,000

13 days on the market

Imperial Hwy/ S. Prairie Ave: North on Prairie, right on W. 110th St, Property is located on left hand side.



Beautifully maintained and updated duplex in Inglewood! 2-units sit on a deep lot on a tree lined street. The front unit has updated laminate and tile flooring, 2 bedrooms, 1 bathroom, and a kitchen/ laundry area. The rear unit is also 2 bedrooms and 1 bathroom, and sits at the end of the long driveway leading to a 2-car garage. Outside are two well manicured yard spaces as well as a covered patio area, A block wall, hedges and a wrought iron fence and gate secure the front yard. This property offers close proximity to 405 freeway, SOFI, Forum, LAX, schools and shopping. With the chance to have two properties to call your own, don't miss this great investment opportunity.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$929,000
 - 2 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$526 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - Cap Rate: 3.15
 - \$45600 Gross Scheduled Income
 - \$29232 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Galley Kitchen, Laundry, Living Room
 - Floor: Laminate, Tile
- Appliances: Range Hood, Water Heater
 - Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Front Yard
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Block, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,000
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01897136
 - Gardener:
 - Licenses:
- Insurance: \$10,000
 - 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	\$1,300	\$1,300	\$1,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4033006004

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed

• Duplex

4843 W 104th St

• Inglewood 90304

2 units

• \$400,000/unit

• 1,696 sqft

• 6,301 sqft lot

• \$459.91/sqft

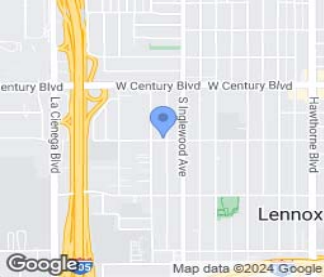
• Built in 1942

On the corner of S Burl Avenue and W 104th Street.

List / Sold: \$800,000/\$780,000

47 days on the market

Listing ID: SB24046105



We are pleased to present 4843 W 104th St, Inglewood. This property consists of two large homes on a 6,301 SF corner lot. The first house is a 2-bed/1-bath with 832 SF of living area and the second house is a slightly larger 2-bed/1-bath with 864 SF of living area. Both houses have their own front yard and washer/dryer hookups, and one house has a 2-car garage. Located in close proximity to LAX, SoFi Stadium & Hollywood Park, and The Inuit Dome, this is an ideal investment opportunity for an owner-user to live in one house and collect rental income from the other in a rapidly gentrifying area

Facts & Features

- Sold On 05/29/2024
 - Original List Price of \$800,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,892 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
 - \$28800 Gross Scheduled Income
 - \$10452 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,908
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00648439
 - Gardener:
 - Licenses:
- Insurance: \$1,102
 - Maintenance: \$864
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$1,600
 - Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$950	\$950	\$2,500
2:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$2,500

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
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 105 - Lennox area
 - Los Angeles County
 - Parcel # 4038018026

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:

\$1,695,000/\$1,650,000 ↓

85 days on the market

Listing ID: CV23228541

10619 Felton Ave # A-B • Inglewood 90304

2 units • \$847,500/unit • 3,518 sqft • 5,450 sqft lot • \$469.02/sqft •

Built in 2023

E/La Cienega, S/Century



New Construction - Final Construction sign off 3/15/24. It's a Duplex - 10 Bedroom/6 Bathrooms** (5bedrooms/3Bathrooms (**2.75) each). Roof top Solar System is included & paid for; 10 FeetHigh Ceilings lower unit & 9 Feet High Ceilings upper unit; 4 car detached garage in rear. Possible ADU potential; Separate interior areas; Tankless Water Heating systems; LAX is nearby along with Green line train, Sofi Stadium, Intuit Dome can be seen from top unit. Seller to review offers starting 3/17/24

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$1,695,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Central Air
 - Heating: Central, Solar
 - \$9,999 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,999
 - Electric: \$9,999.00
 - Gas: \$9,999
 - Furniture Replacement:
 - Trash: \$9,999
 - Cable TV: 00993495
 - Gardener:
 - Licenses:
- Insurance: \$9,999
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$9,999
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
 - Buyer Agency Compensation: 2.25%
- 105 - Lennox area
 - Los Angeles County
 - Parcel # 4038007005

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Citivist Realty Services, Inc

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

Closed • Single Family Residence

List / Sold:

\$1,150,000/\$1,150,000

24 days on the market

Listing ID: DW24055082

15542 S Loralla • Gardena 90248

2 units • \$575,000/unit • 3,882 sqft • 5,476 sqft lot • \$296.24/sqft • Built in 1960

San Pedro and 157th St



Perfect for a large family or FAMILIES this could be 2 UNITS, a portion of the house could be divided as a 2 bedrooms 1 bath with a separate entrance, while the remaining porting could remain as a 5 bedrooms 2 baths HOUSE. Records show 5 bedrooms 3 baths, not counting an Oversized room over the garage, a Family Den behind the garage and a Loft on the second floor. Laminate dark oak floors, solid wood cabinets, granite counter tops including the kitchen island. Stainless appliances. Upgraded copper plumbing. On demand water heater. All Vinyl Double Pane Windows. Jacuzzi jets like tub in master bath. Walking TERRACE on master bedroom with a view. Big closets and Lots of storage. Finished attic with pulldown stair case. Parties, bbq's, entertaining ready back yard. 2 air units in the backyard. Turn around driveway. Very nice neighborhood. DID I MENTIONED PAY-OFF SOLAR PANNELS? Buyers and buyer's agent to verify all information with any and all agencies to satisfy themselves of all information.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,150,000
- 1 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- Cap Rate: 8
- \$102000 Gross Scheduled Income
- \$98500 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,500
- Cable TV: 01259783
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 1.5%
- 115 - North Gardena area
- Los Angeles County
- Parcel # 6129023031

Michael Lembeck

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

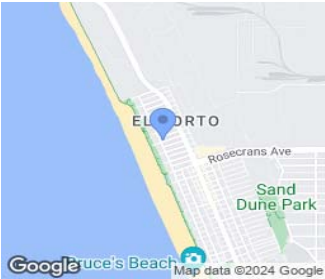
Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$2,150,000/\$2,275,000
12 days on the market
Listing ID: PW24094707

119 40th St • Manhattan Beach 90266
2 units • **\$1,075,000/unit** • **1,552 sqft** • **1,353 sqft lot** • **\$1465.85/sqft** •
Built in 1988
4 Parcels from the strand



119 40th Street presents a rare opportunity in the Sand Section, less than a block from the beach. This duplex offers (2) 2-Bed/1-Bath units, each showcasing stunning ocean views from living rooms and balconies. The property also features a spacious (4) car garage w/ storage compartments + (2) driveway spots, plus the convenience of on-site laundry. Currently at 1.96% CAP with a 4.42% Market CAP, this property promises potential appreciation and rental upside with interior remodel. Short Term Rental Permits are also available for this property. According to Air DNA, the #1 platform for STR Data, The short-term yearly rental income is \$196.5K. With its location, configuration, and upside - 119 40th St is an ideal asset for any Beach Cities investor or owner-user.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$2,150,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$2,141 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area
 - \$78000 Gross Scheduled Income
 - \$42225 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,435
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Insurance: \$1,940
 - Maintenance: \$2,340
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense: \$1,600
 - Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$3,250	\$3,250	\$5,500
2:	1	2	1	2	Unfurnished	\$3,250	\$3,250	\$5,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 142 - Manhattan Bch Sand area
 - Los Angeles County
 - Parcel # 4137009036

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,795,000/\$1,885,000 
11 days on the market
Listing ID: SB24076888

428 25th St • Hermosa Beach 90254
2 units • \$897,500/unit • 1,283 sqft • 1,745 sqft lot • \$1469.21/sqft •
Built in 1940
West on Artesia/Gould/27th St., South on Manhattan Ave, East on on 25th Street



Welcome to this charming Hermosa beach duplex that has undergone an extensive renovation! Located just 5 short blocks from the ocean on a quiet street, this property features two one bed one bath units. The lower unit boasts a brand new kitchen with new appliances including a refrigerator, washer/dryer, dishwasher, microwave, and range/oven. It also includes a built-in custom bedroom closet and a 3/4 bath. The upper unit offers new kitchen cabinets, microwave, washer/dryer. Also included are range/oven, refrigerator, and dishwasher. Additionally, it features a fully renovated full bath and a large bedroom with a balcony off the living room. Both units come with their own exterior patio, one of which includes an outdoor fireplace area. The property also showcases extensive landscaping, new fencing, upgraded electrical, and plumbing. Don't miss out on this exceptional opportunity to own a beautiful duplex in a prime Hermosa beach location!

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,795,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Wall Furnace
- \$490 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range

Exterior

- Lot Features: Garden
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4182015001

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

1331 W Papeete St St • Wilmington 90744

2 units • \$262,450/unit • 1,376 sqft • 6,549 sqft lot • \$399.71/sqft • Built in 1948

PCH - Figueroa

List / Sold: \$524,900/\$550,000 ⬆

2 days on the market

Listing ID: SB24095428



Opportunity Knocks! A one-of-a-kind investor's dream duplex in Wilmington! This property boasts two units, each featuring 2 bedrooms and 1 bath, offering great curb appeal potential. With a spacious yard spanning 6,549 sqft, plus a garage and a lengthy driveway accommodating up to 8 vehicles, this gem is perfect for investors. Conveniently situated within walking distance to Harbor College, with easy access to freeways, shopping, and local restaurants. Don't let this opportunity slip away.

Facts & Features

- Sold On 05/29/2024
 - Original List Price of \$524,900
 - 2 Buildings
 - 1 Total parking spaces
 - \$317 (Estimated)
 - SellerConsiderConcessionYN:
- 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 196 - East Wilmington area
 - Los Angeles County
 - Parcel # 7415017020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

3025 St George St • Los Angeles 90027

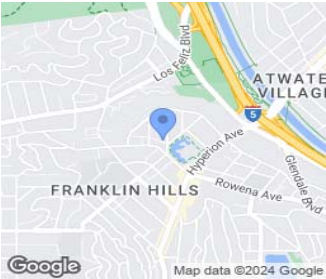
2 units • \$1,050,000/unit • 1,893 sqft • 7,049 sqft lot • \$1113.58/sqft • Built in 1925

Google Maps

List / Sold:
\$2,100,000/\$2,108,000 ➡

32 days on the market

Listing ID: 24382905



Welcome to this stunning Oasis in the heart of the prime Los Feliz neighborhood. This Spanish modern duplex offers an ideal living arrangement with head-on views of the Rowena Reservoir. The property features two beautifully updated units, providing the perfect opportunity for an owner-occupant to enjoy one unit while generating income from the other. The first unit boasts 2 bedrooms and 1 bathroom, while the second unit offers 1 bedroom and 1 bathroom, both beautifully updated throughout. Each unit welcomes you with a spacious living room flooded with natural light, complemented by a huge picture window that frames the front patio and showcases breathtaking views of the reservoir. The kitchens in both units have been tastefully updated, featuring ample storage, a center island with a cooktop, and an open flow that is perfect for entertaining. Additionally, each unit is equipped with its own laundry facilities, adding convenience to daily living. Parking is a breeze with plenty of off-street options, including a 2-car garage, a 1-car garage, and a gated carport that provides 2 additional parking spots. Additionally with a generous lot size of over 7,000 square feet, this property offers endless possibilities. This duplex is move-in ready, presenting a myriad of opportunities for the discerning buyer. Whether you're looking for a stylish residence with income potential or a savvy investment in a sought-after location, this home is a must-see. Don't miss out on the chance to experience the best of Los Feliz living in this remarkable property.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- 2 Total carport spaces
- SellerConsiderConcessionYN:
- Laundry: In Kitchen

Interior

- Rooms: Center Hall, Living Room, Workshop
- Appliances: Dishwasher
- Other Interior Features: Storage

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$5,995
2:	2	1	1		Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5434019031

Michael Lembeck

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

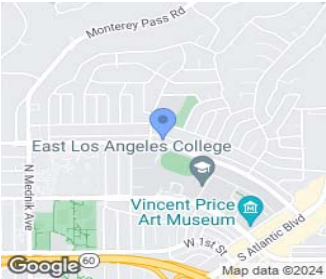
Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:
\$1,100,000/\$1,234,340
17 days on the market
Listing ID: WS24041589

1700 College View Dr • Monterey Park 91754
2 units • **\$550,000/unit** • **2,344 sqft** • **7,653 sqft lot** • **\$526.60/sqft** •
Built in 1968
Hillside St & College View Dr



Looking for a multi-family property in sought-after Monterey Park? This is the one! It's a GOOD DEAL for investors! The property includes a 3bed/2bath main house, along with a 2bed/1bath apartment above the garage. Rent out both units to get more income, or test out the short-term rental market. The 1544 sq ft main house is a single-level rancher with a big front porch and double entry doors. The layout is great, it only needs minor cosmetic upgrades to attract tenants in 2024. Just steps away from the kitchen, you'll find a covered back patio that spans the entire length of the house. You have plenty of room for alfresco dining & entertaining, and there's a fenced-in yard for Fido, too. The isolated primary bedroom includes access to the patio as well. BONUS: This property sits at the edge of a hill, so no back neighbors! The garage layout is unique, as it allows the owner to access 3 bays, while the tenant has a separate driveway & 1-car garage at the back. The 800-sq ft garage apartment has a private back entrance and a covered patio with tree-top views. The interior was updated in 2020, with new floors and appliances. The corner windows bring in lots of natural light, and the kitchen has tons of cabinet & counter space. The large bedrooms share the updated hallway bathroom, complete with a custom-tiled tub surround. This house lives up to its street name, as the backyard overlooks the campus of East Los Angeles College. Since the school is across the street, you will always have tenants lined up to live this close to campus. There are lots of shopping & dining options along Atlantic Ave., which is within a 15-min walk or 3-min drive. Hop on the 60 Fwy or the 710 in no time at all! Two blocks away from Brightwood elementary school. Now is the time to invest in fast-growing Monterey Park! Or you could live in one & rent out the other for extra income.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$1,100,000
 - 2 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$694 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$60660 Gross Scheduled Income
 - \$58395 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

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: 02113604
 - 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	3	Unfurnished	\$33,120	\$2,760	\$29,220
2:	1	2	1	1	Unfurnished	\$27,540	\$2,295	\$25,140

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
 - Buyer Agency Compensation: 2.5%
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5252029037

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

6236 Gretna Ave

• Whittier 90601

2 units • \$437,450/unit • 1,255 sqft • 5,123 sqft lot • \$721.12/sqft • Built in 1930

Whittier Blvd and Gretna

List / Sold: \$874,900/\$905,000

10 days on the market

Listing ID: DW24083612



Turnkey duplex in the City of Whittier! Here is your chance to own two tastefully remodeled Craftsman style units which includes a 3 bedroom 1 bath, 1bedroom 1bath and detached 2 car Garage. These eye catching Craftsman style homes both have many upgrades and eye catching features. Upgrades include fresh interior/exterior paint, New Luxury Vinyl flooring, Upgraded Kitchens, Spacious open floor plans, Recessed lighting, Remodeled restrooms, indoor laundry hook-ups, electrical/plumbing upgrades and much more. Each unit has their own side yard and the backyard has new artificial grass and new pea gravel landscaping. The front unit is approximately 895 sq ft with 3bed & 1bath. The back unit is approximately 360 sq ft with 1beds & 1bath. There is a detached 2 car garage and driveway which can be accessible through the alley. The detached garage has great potential for ADU garage conversion to make a 3rd unit for more supplemental income. The electrical and gas meters are separated and the water meter is shared. You will love the vibes of these homes as soon as you step in. Perfect opportunity for two families or a first time buyer looking to live in one unit and rent the other. Uptown Whittier, grocery stores, restaurants, parks, schools and freeway access just a short drive away! Make your appointment to see these homes today

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$874,900
 - 3 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: See Remarks
 - Heating: Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
 - Floor: Vinyl
- Appliances: Gas Oven
 - Other Interior Features: Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02182130
 - 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	2	Unfurnished	\$0	\$0	\$3,500
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: 2
- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8140005005

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

•

Apartment

List / Sold:

\$625,000/\$569,000

847 N Currier St

•

Pomona 91768

20 days on the market

2 units

•

\$312,500/unit

•

1,484 sqft

•

6,333 sqft lot

•

\$383.42/sqft

•

Listing ID: CV24059846

Built in 1952

South of I-10, East of CA-71; Near the Intersection of W Wilson St & Laurel Ave

Welcome to this charming investment opportunity nestled in a desirable residential area! This property features two well-appointed 2-bedroom/1-bathroom units, each offering comfortable single-story living spaces. The single-story construction adds to the appeal, providing convenience and accessibility for tenants. Residents appreciate the convenience of individual garages, providing secure parking for their vehicles, along with two open-space parking spots per unit for additional parking options. With separately metered gas and electricity, management and billing are streamlined, offering convenience for both landlord and tenants. Each unit also offers washer/dryer hookups adding another amenity for the tenants. Situated on a spacious 6,000+ square foot lot, this property offers ample outdoor space for relaxation and recreation. Whether it's enjoying a morning coffee on the patio or hosting a barbecue with friends, tenants can make the most of the outdoor amenities. For investors seeking versatility, the buyer has the option to purchase this duplex individually for \$625,000 or choose to buy both this duplex and the adjacent duplex at a discounted rate. Choosing both units offers a significant 12% discount, with a total purchase price of \$1,100,000, providing investors with the opportunity to maximize their investment and increase potential rental income. Whether you're a seasoned investor or exploring your first investment property, this duplex offers tremendous potential and exceptional value.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$625,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- \$511 (Estimated)
- SellerConsiderConcessionYN:

- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$28152 Gross Scheduled Income
- \$12812 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$14,496
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01264629
- Gardener:
- Licenses:

- Insurance: \$1,500
- Maintenance: \$1,912
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,662
- Other Expense: \$300
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,173	\$1,173	\$1,995
2:	1	2	1	1	Unfurnished	\$1,173	\$1,173	\$1,995

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%

- 687 - Pomona area
- Los Angeles County
- Parcel # 8357004020

Michael Lembeck

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

Citivist Realty Services, Inc

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

CUSTOMER FULL: Residential Income

LISTING ID: CV24059846

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Closed

• Duplex

651 Loranne Ave

• Pomona 91767

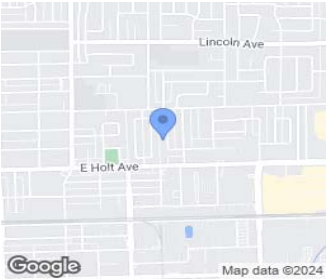
2 units • \$337,500/unit • 1,706 sqft • 6,223 sqft lot • \$410.32/sqft • Built in 1956

Closest Intersection is Loranne Ave & Kinsley

List / Sold: \$675,000/\$700,000

51 days on the market

Listing ID: WS24011711



Amazing Investment Opportunity in the heart of Pomona! This charming duplex offers two well maintained units each with 2 bedrooms and 1 bathroom. Each unit individually metered for gas and electricity. There is ample parking entering from the alley with garage and open driveway parking. The 3 car garage can be converted into an Additional Dwelling Unit (ADU). Conveniently located near shops, restaurants, schools with ease of access to the 10 freeway. Please do not disturb tenants or walk on property.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$675,000
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Heating: Wall Furnace
 - \$534 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area
 - \$38400 Gross Scheduled Income
 - \$35573 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,827
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$852
 - Cable TV: 01900207
 - Gardener:
 - Licenses:
- Insurance: \$1,115
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$860
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,600	\$1,600	\$1,900
2:	1	2	1			\$1,600	\$1,600	\$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
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8323011015

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$499,999/\$520,000 ⬆

6019 Converse Ave • Los Angeles 90001

10 days on the market

2 units • \$250,000/unit • 1,200 sqft • 7,185 sqft lot • \$433.33/sqft • Built in 1921

Listing ID: RS24075202

East Compton Ave and North of Gage Ave



Two units 1-2 bdms and 1-1 bdm sitting on a big lot. Property needs work, but has a lot of potential. Close to shopping centers and public transportation. Ideal for investors, property to be sold in its as is condition and cash offer is more preferable for the seller.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$499,999
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,075 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 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: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02206549
- 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	\$1,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6008043021

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

1506 S Duncan Ave

• Commerce 90040

2 units • \$399,500/unit

• 1,304 sqft • 6,340 sqft lot • \$659.51/sqft

• Built in 1932

Triggs St. to S Duncan

List / Sold: \$799,000/\$860,000

15 days on the market

Listing ID: PW24057334



Looking for a home with potential for income? Nestled in a nice community in the city of Commerce is this stylish duplex boasting a total of 3 bedrooms and 2 full bathrooms spread across two spacious units, this property offers versatility and convenience for both homeowners and investors alike. 1506 S. Duncan has 2 bedrooms/1bath, large laundry room, a spacious living area adjacent to the dining room with abundant natural lighting. 1508 S. Duncan has 1 bedroom/1bath, a living area that is been used as a bedroom. You can live in one and rent the other. There are also two large detached car garages and in between the back of the homes and the garages is a private outdoor space perfect for entertainment. One of the garages has a bathroom and pedestrian door and can be used as a game room? Office? or possibly turn into an ADU? (check with the city) many possibilities for these two large garages. The larger property has been recently painted and it's ready for a new owner. The smaller second unit is currently rented but renter is aware of the sale and is fully cooperating. Close proximity to a park and shopping areas and fwy access. Don't miss out on the chance to make this gem your own.

Facts & Features

- Sold On 05/29/2024
 - Original List Price of \$799,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - \$634 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
 - Floor: Tile
- Appliances: Gas Oven
 - Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02071517
 - 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	2	Furnished	\$0	\$0	\$0
2:	1	1	1	2	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

- Standard sale
 - Buyer Agency Compensation: 2%
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5244004002

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

Citivist Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Duplex

331 S Pecan St

• Los Angeles 90033

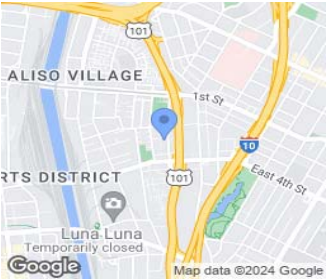
2 units • \$299,500/unit • 1,360 sqft • 3,338 sqft lot • \$450.18/sqft • Built in 1924

North of 4th St, South of 3rd St, West of 101 Freeway

List / Sold: \$599,000/\$612,250

47 days on the market

Listing ID: PW24036331



Great investment opportunity, perfect for first time buyers and investors! Two homes for the price of One! This fantastic property is conveniently located in the Eastside Historic Boyle Heights area, near Downtown LA, the new 6th LA Bridge, Cal State LA, Schools, Restaurants, Parks, with quick access to the freeways, only half of block from the Dolores Mission andDolores Catholic Church. The front Unit has three bedrooms, one bath and half and it will be delivered with tenants. Seller will credit to buyers for the front tenants relocation fee at the close of escrow. The back Unit has two beds, one bath and it will be delivered vacant. Both units with enclosed yard and with their own laundry, both units have separate addresses and separate water, electrical and gas meters. Both units have full copper plumbing. Be the proud owner of this fantastic property! Call Today!

Facts & Features

- Sold On 05/28/2024
 - Original List Price of \$599,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$219 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$11184 Gross Scheduled Income
 - \$10284 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: \$900
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01914184
 - Gardener:
 - Licenses:
- Insurance: \$500
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$932	\$11,184	\$3,300
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5172023012

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

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

1756 W 45th St • Los Angeles 90062

10 days on the market

2 units • \$424,500/unit • 1,713 sqft • 6,305 sqft lot • \$495.62/sqft • Built in 1924

Listing ID: IV24068238

45TH Close to Western



****This is a must see DUPLEX in the Heart of Los Angeles**with TWO charming homes on a spacious lot**** The front house features 3 bedrooms and 1 bathroom, freshly painted, new flooring, and a spacious dining area for gatherings with family and friends, a separate laundry area with plenty of space, an updated bathroom, spacious bedrooms and new windows. The back house features 1 bedroom and 1 bathroom, making it an ideal space for guests, extended family, or as a rental unit. With a detached 2 car garage you maybe able to turn into an additional unit (ADU). The back yard has a huge iron fence for privacy and alley access. There's a front and back yard carport, with two separate long driveways on either side of the lot and a secured fenced-in yard, providing plenty of parking space. Plus plenty of space on the back yard for kids to play. This is perfect for a growing family or rental income. The new metro rail station is just a few minutes away, commuting to downtown Los Angeles and other popular destinations is a breeze. Whether you're an investor looking for a fantastic income opportunity or a homeowner seeking extra rental income, this must-see duplex! Don't miss out on this unique chance with incredible income potential in a prime location.The photographer had no access to the back unit bedroom**Pictures will be updated soon** <http://www.1756west45thstreet.com>

Facts & Features

- Sold On 05/28/2024
 - Original List Price of \$849,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Forced Air
 - \$338 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$5300 Gross Scheduled Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Laminate, Tile
- Other Interior Features: Granite Counters, Laminate Counters, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Privacy, Security, See Remarks
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$80
 - Cable TV: 01733215
 - Gardener:
 - Licenses:
- Insurance: \$1,900
 - 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	3	1	2	Unfurnished	\$2,800	\$0	\$3,400
2:	1	1	1	0	Unfurnished	\$1,200	\$0	\$1,900

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5016006014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold: **\$849,900/\$875,000** ↓

1236 S Redondo Blvd • Los Angeles 90019

114 days on the market

2 units • \$424,950/unit • 2,460 sqft • 6,239 sqft lot • \$355.69/sqft •
Built in

Listing ID: 24343137

S San Vicente Blvd to Redondo Blvd



Calling all ambitious investors! Prime investment opportunity. Occupied Duplex situated in the heart of the highly sought-after Beverly Center-Miracle Mile neighborhood. Conveniently located to world-class dining, shopping at the Beverly Center, and cultural attractions such as the Los Angeles County Museum of Art (LACMA). The central location also ensures easy access to major highways and public transportation. The property is sold as-is, fully occupied, and sight-unseen/no interior access. Drive by only. Do not disturb. Cash offers only. Buyer to sign "Occupied Property Addendum" with contract.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,128,750
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
 - Buyer Agency Compensation: 3.000%
- C19 - Beverly Center-Miracle Mile area
 - Los Angeles County
 - Parcel # 5084030027

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

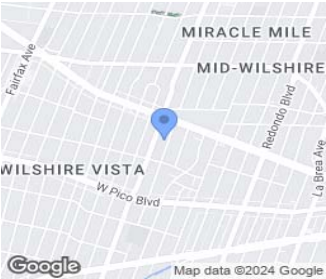
List / Sold:

\$1,949,000/\$1,950,000 ⬆

42 days on the market

Listing ID: 24368011

1249 S Ridgeley Dr • Los Angeles 90019
2 units • \$974,500/unit • 3,978 sqft • 6,736 sqft lot • \$490.20/sqft •
Built in 1933
South of San Vicente Blvd, North of Packard Street and East of Hauser Blvd



California Comfy Gem! Great central Los Angeles location. Two very spacious, and bright 3-bedroom units with matching floor plans. Move your family in or use as a long term investment. Enjoy the private front lawn area with a retractable awning or the cozy back patio. Gated, with a private driveway leading to three separate garages, a perfect place to add an ADU. As a bonus there is a detached and secluded lounge/office located at the rear of the property. The bottom unit will be delivered vacant upon closing. The top unit is being leased for \$3,900 a month.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,949,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- \$40000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Center Hall, Living Room, Primary Bathroom
- Floor: Wood
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Front Yard, Landscaped, Utilities - Overhead
- Security Features: Automatic Gate, Fire and Smoke Detection System, Gated Community, Smoke Detector(s)
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$2,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01920782
- 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	\$4,000
2:	2	3	2		Unfurnished	\$3,900	\$3,900	\$3,900

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
- Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085017027

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:

\$2,250,000/\$2,250,000 ➡

68 days on the market

Listing ID: DW24037498

1402 Allesandro St • Los Angeles 90026
2 units • \$1,125,000/unit • 1,894 sqft • 4,502 sqft lot • \$1187.96/sqft •
Built in 1940

Alvarado to Montana house is on the corner of Allesandro and Montana



Welcome to 1402 Allesandro St, Los Angeles, CA 90026! This stunning property presents a unique opportunity to indulge in the epitome of contemporary living. Fully rehabbed and meticulously crafted, this residence boasts a wealth of upscale features and modern amenities. Upon stepping inside, you'll be greeted by brand-new light oak hardwood flooring that seamlessly flows throughout the space, exuding warmth and sophistication. The smooth stucco exterior lends a sleek and modern curb appeal, setting the tone for what awaits inside. Comprising of 2 units, this property offers a total of 4 bedrooms and 3 bathrooms, providing ample space for comfortable living arrangements. The new custom kitchen is a culinary enthusiast's dream, showcasing new cabinetry with a stunning waterfall island, perfect for both meal preparation and casual dining. Brass fixtures adorn the space, adding a touch of elegance and luxury. The primary bathroom is a true retreat, featuring custom designer tiles and custom light fixtures that create an ambiance of relaxation and refinement. Meanwhile, the hallway bath impresses with designer tiles, terrazzo tile flooring, and custom light fixtures, adding a contemporary flair to the space. Enjoy peace of mind with the assurance of a new roof, new windows throughout, and a new garage door, providing both aesthetic appeal and functionality. The exterior has been thoughtfully landscaped with artificial grass and lush greenery, offering a low-maintenance oasis for outdoor enjoyment. Situated in a prime location, this residence offers captivating downtown Los Angeles views and is conveniently located near Sunset Blvd, granting easy access to an array of dining, shopping, and entertainment options. With an open concept layout, this home is perfect for entertaining guests or simply relaxing in style. Don't miss out on the opportunity to make this exquisite property your own and experience the pinnacle of Los Angeles living. Schedule your private tour today!

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,898,888
- 2 Buildings
- 2 Total parking spaces
- \$239 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$96000 Gross Scheduled Income
- \$95000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01856858
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$5,500	\$5,500	\$5,500
2:	1	2	1	1	Unfurnished	\$3,850	\$3,850	\$3,850

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5424028001

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

6101 S Wilton Pl

• Los Angeles 90047

2 units • \$299,500/unit • 1,728 sqft • 4,805 sqft lot • \$306.71/sqft • Built in 1954

near gage and western

List / Sold: \$599,000/\$530,000

92 days on the market

Listing ID: NP24018088



Check out this duplex with a front house that has 2 bedrooms and 1 bath. There is a nice front yard area for those summer evenings. The back house has 3 bedrooms and 2 baths. The two buildings are separated with a breezeway in between which leaves enough room for the back house to have a small front patio as well as a rear yard. Plenty of parking in the driveway for four cars. Just waiting for the new owner to do a little rehab for best rents...

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$599,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$316 (Estimated)
 - SellerConsiderConcessionYN:
- \$3400 Gross Scheduled Income
 - \$3300 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

Exterior

- Lot Features: Front Yard, Rectangular Lot, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01844594
 - Gardener:
 - Licenses:
- Insurance: \$100
 - 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	\$1,568	\$1,568	\$2,700
2:	1	3	2	0	Unfurnished	\$1,829	\$1,829	\$3,400

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6001011019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

436 68th St

• Los Angeles 90003

2 units

• \$375,000/unit

• 1,512 sqft

• 4,560 sqft lot

• \$449.74/sqft

• Built in 1920

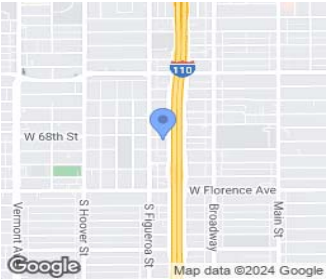
North of West Florence Ave

List / Sold:

\$750,000/\$680,000

247 days on the market

Listing ID: WS23086842



Convenience location two units on a lot. Close to school, shopping, restaurant and freeway. Both units are recently remodeled with the finest details. New paint, new kitchen with all stainless steel appliances, granite counter top and modern cabinets, new flooring. All furniture are included. Don't miss this great opportunity to live in one and collect rent on the other or just for 1031 exchange or investment. Broker/agent does not guarantee accuracy of square footage, lot size, ordinances, zoning, rent control, permits, school district and other information concerning the condition or features of the property. Buyer/agent are advised to verify the accuracy of all information.

Facts & Features

- Sold On 05/29/2024
 - Original List Price of \$895,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$0 (Seller)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,360
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$960
 - Cable TV: 01124679
 - Gardener:
 - Licenses:
- Insurance: \$1,000
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Negotiable	\$0	\$0	\$2,600
2:	1	2	1	0	Negotiable	\$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
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013026019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

6800 Denver Ave

• Los Angeles 90044

2 units

• \$345,000/unit

• 1,098 sqft

• 5,402 sqft lot

• \$628.42/sqft

• Built in 1923

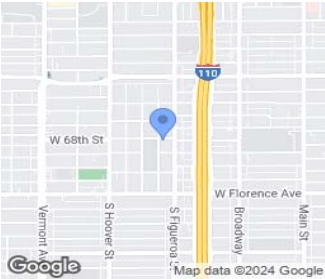
GPS

List / Sold:

\$690,000/\$690,000

0 days on the market

Listing ID: PW24043444



DUPLEX TO BE DELIVERED VACANT! Live in one rent the other. buyer to satisfy themselves with all aspects of the property including but not limited to area.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$690,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$345 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02078798
 - 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	2	1	0	Unfurnished	\$0	\$0	\$2,250

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 1.25%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6013019009

Michael Lembeck
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Citivist Realty Services, Inc
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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Duplex

212 W W 109th St

• Los Angeles 90061

2 units • \$477,500/unit • 2,328 sqft • 5,323 sqft lot • \$403.78/sqft • Built in 2014

SouthWest Los Angeles - Major Cross Street: S. Broadway

List / Sold: \$955,000/\$940,000

137 days on the market

Listing ID: PW23196780



Offering 212 & 214 W 109th St., Location, Location!!! Minutes from everywhere you want to be; the ocean, downtown LA, and all sporting venues. This is it! 2 Units on a Lot, constructed in 2014, and ready for new owners! The front unit is a two story, 4 bedroom 2 1/2 bath, beautiful kitchen cabinets with granite counters & stainless-steel sinks, tile floors in kitchen & bath, gorgeous & modern wood laminate in living room, vinyl floors in bedrooms, sprinkler system through the house, an attached 2 car garage with entrance to the house through kitchen. The Rear unit was also remodeled in 2014, a spacious 3 bedroom + 2 bath, laminate wood flooring in living area, beautiful modern & new kitchen cabinets with granite counters, remodeled baths with new tile flooring and tiled tub surround, LED recessed light fixtures, and upgraded windows.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$940,000
 - 2 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - Heating: Central
 - Land Lease Amount of \$1,750.00
 - Land Lease Frequency: Monthly
 - \$610 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, Washer Hookup
 - \$57000 Gross Scheduled Income
 - \$55585.64 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Up, Family Room, Kitchen, Living Room, Primary Bathroom
 - Floor: Concrete, Laminate, Vinyl
- Appliances: Water Heater
 - Other Interior Features: Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Masonry, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,414
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$605
 - Cable TV: 02078798
 - Gardener:
 - Licenses:
- Insurance: \$1,428
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$809
 - 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	\$3,700
2:	1	3	2	0	Furnished	\$1,750	\$1,750	\$2,500

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
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6074014005

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,250,000/\$1,150,000 ↓

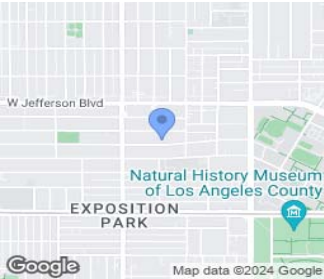
81 days on the market

1301 W 36th St • Los Angeles 90007

2 units • \$625,000/unit • 1,793 sqft • 6,804 sqft lot • \$641.38/sqft • Built in 1905

Listing ID: 24362881

Head west on W Jefferson Blvd toward Kenwood Ave. Turn left onto Normandie Ave. Turn left onto W 36th St.



PRIME Developer Investor Opportunity in well sought after USC area!!! This 2 on a lot boasts 3 bedrooms and 1 bathroom, while the rear house features 1 bedroom and 1 bathroom. Currently used as rental income property. Excellent for new development and investors in search of prime Los Angeles property suitable for new multi-unit construction, condos, or ADUs. or leave as is and collect rents. This centrally located property, just minutes from USC, Los Angeles City College, Trade Tech, The Coliseum, Downtown L.A., shopping centers, and entertainment venues, offers 6,802 Sq. Ft. lot zoned as LARD1.5. Situated adjacent to its sister property. (Seller is selling the adjacent property (Triplex) also at 1302 west 35th street directly behind this property. Both properties together have a lot size totaling 13,601 Sq. Ft.)

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry:
- \$27984 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01525011
- 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	\$1,278	\$1,278	\$4,500
2:	2	1	1		Unfurnished	\$1,054	\$1,086	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040006019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Duplex

648 E 82nd St

• Los Angeles 90001

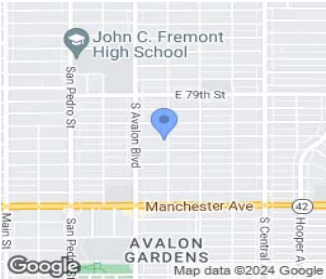
2 units • \$337,500/unit • 1,344 sqft • 5,103 sqft lot • \$472.47/sqft • Built in 1925

East of Avalon Bl / North of Manchester AV /West of Central AV

List / Sold: \$675,000/\$635,000

215 days on the market

Listing ID: CV23177383



Cozy duplex. Investment Opportunity! This is a duplex with a long-term tenant in place. Each Unit is addressed with a separate number. Each Unit has One Bedroom and one Bathroom. Very nice size living room and kitchen. Each unit has its own detached garage. Gated rear yard for privacy and entertainment. This property is in the heart of South Los Angeles--Near the 110 Harbor Freeway and Minutes from Downtown Los Angeles. This property is located close to Shopping areas and neighborhood restaurants.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - \$272 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$41880 Gross Scheduled Income
 - \$20940 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,104
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02216655
 - Gardener:
 - Licenses:
- Insurance: \$1,086
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,736
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,745	\$1,745	\$2,000
2:	1	1	1	2	Unfurnished			\$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

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6029016022

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Closed •

List / Sold: \$690,000/\$710,000 ↑

710 W 55th St • Los Angeles 90037

25 days on the market

2 units • \$345,000/unit • 1,716 sqft • 5,402 sqft lot • \$413.75/sqft • Built in 1929

Listing ID: 24376659

N. of Slauson & E. of Hoover



2 detached homes on a lot. Perfect to live in one & collect rent from the other unit to help with mortgage. Front house is being used as a 3 br, 2 bath and rear house is a 2 br, 1 bath. Gated driveway and front yard. Detached 2 car garage located between the homes. Plenty of off street parking on lot. All utilities are separately metered & there are 2 water meters present for billing each units use.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$690,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Floor: Tile
- Appliances: None

Exterior

- Security Features: Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01451173
- 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	\$3,000	\$3,000	\$3,000
2:	2	2	1		Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5001022007

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed

• Duplex

8531 Cole St

• Downey 90242

2 units

• \$487,950/unit

• 1,961 sqft

• 9,321 sqft lot

• \$598.16/sqft

• Built in 1956

from 105 fwy, North Lakewood, left Imperial, Right Brookshire, Right Cole

List / Sold: \$975,900/\$1,173,000

7 days on the market

Listing ID: PW24080985



Rare Opportunity in Highly Desired Area of Downey! This duplex offers TWO standalone houses plus a bonus potential standalone studio—all nestled in the highly sought-after area of Downey. Immediate Occupancy: Ready to move in and make it your own! Whether you're eager to settle into your new home or start generating rental income right away, this property is available for immediate occupancy—no waiting required. Two Standalone Houses: The front house is currently configured as a 2 bed, 2 bath (with the option to convert back to a 3 bedroom prior to close), boasting approximately 1,333 square feet of living space. With amenities like an inside laundry area, new A/C unit, cozy fireplace, and covered patio, this will make for a great home or investment. The back house is a charming 1 bed, 1 bath retreat with approximately 606 square feet of living space. Featuring granite countertops, laminate flooring, another inviting fireplace, and inside laundry, it's perfect for tenants or extended family members seeking privacy and comfort. Spacious Lot: Situated on a large lot, this property offers ample space and endless possibilities. With a 2-car garage, covered patio, and expansive grass area, there's plenty of room for outdoor entertaining, gardening, or simply soaking up the California sunshine. Bonus Potential Studio: Need a space for your creative pursuits or possibly more rent? It's a potential bonus standalone studio, offering approximately 200 square feet of versatile space you can potentially bring to life. Convenient Location: Close to shopping, freeway access, and all the amenities Downey has to offer, this property combines the tranquility of suburban living with the convenience of city life. Don't Miss Out! Seize this rare opportunity to own a piece of Downey's vibrant real estate market. Schedule your showing today and discover why this duplex is the perfect place to call home—or the smartest investment you'll make all year!

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$975,900
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Forced Air
 - \$672 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$57600 Gross Scheduled Income
 - \$53615 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom
 - Floor: Carpet, Laminate
- Other Interior Features: Ceiling Fan(s), Granite Counters

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 6500-9999, Level
- Fencing: Block
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01961007
 - 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	2	Unfurnished	\$0	\$0	\$3,000
2:	1	1	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
 - Buyer Agency Compensation: 2%
- D4 - Southeast Downey, S of Firestone, E of Downey area
 - Los Angeles County
 - Parcel # 6258010048

Michael Lembeck

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Duplex

642 642 1/2 S Vancouver Ave

• Los Angeles 90022

2 units

• \$475,000/unit

• 1,860 sqft

• 4,877 sqft lot

• \$526.88/sqft

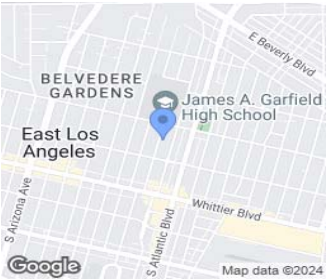
• Built in 1937

C/S 6th Street

List / Sold: \$950,000/\$980,000

6 days on the market

Listing ID: SR24076068



Welcome Home to Your Remodeled Single Family Residence with a New Permitted ADU! This beautifully remodeled single-family residence offers the perfect blend of modern comfort and classic charm, complemented by the convenience of a brand-new permitted ADU (Accessory Dwelling Unit). Step inside to discover a thoughtfully renovated interior boasting modern upgrades throughout. From updated flooring to contemporary fixtures, every detail reflects quality craftsmanship. Enjoy generous living spaces designed for both relaxation and entertainment. The main residence features 3 bedrooms and 2 bathrooms, offering ample room for your family's needs. Spacious kitchen showcasing sleek granite countertops, custom cabinets. Whether preparing daily meals or hosting gatherings, this kitchen is sure to impress, also features a separate Dinning area. ADU features 2 bedroom 2 Bath, the added benefit of a new permitted ADU provides flexibility and potential for rental income, extended family living, or a private home office/studio space. The possibilities are endless! Step outside to a beautifully landscaped yard, perfect for outdoor dining, gardening, or simply enjoying the sunshine. The ADU also offers its own private outdoor space for added convenience. Ideally located in East Los Angeles, you'll enjoy easy access to nearby amenities such as schools, parks, shopping centers, and transportation options. It's a vibrant community offering the best of urban living. With all the renovations and upgrades completed, this home is move-in ready, allowing you to start enjoying your new lifestyle right away. Don't miss this opportunity to own a stunning remodeled home with the added bonus of a new permitted ADU. Schedule a showing today and envision the possibilities of your new chapter in this wonderful property!

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$950,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$800 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: Kitchen, Laundry
 - Floor: Laminate, Tile
- Appliances: Vented Exhaust Fan
 - Other Interior Features: Open Floorplan, Recessed Lighting, Unfurnished

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Sprinkler System
- Fencing: Block, Wood, Wrought Iron
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01425560
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 5240016028

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

Citivest Realty Services, Inc
State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Closed

• Duplex

122 E Tichenor St

• Compton 90220

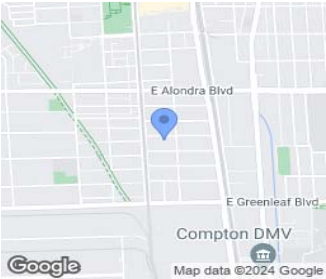
2 units • \$325,000/unit • 2 sqft • 6,414 sqft lot • No \$/Sqft data • Built in 1956

Use Google

List / Sold: \$650,000/\$650,000

1 days on the market

Listing ID: RS24060146



Welcome to Compton! Property is in good condition, can use some work to get the most value. 2 unit property, 2 bed 1 bath is the front unit. 1 bed 1 is the rear, 2 car garage is attached to rear unit. Garage can be converted to ADU or use for more square footage on the sec unit. Lot size has lots of space for your personal creativity. Property shows well, close to fwys, Compton shopping centers, City Hall and public transportation (blue line). Property can be delivered vacant, rear unit will be at close of escrow. Easy to show with the proper qualifications. Make your appointment today and begin to invest in income property. Thank you for reading!

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$650,000
 - 2 Buildings
 - 2 Total parking spaces
 - \$1,297 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Outside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01935934
 - 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	\$3,500	\$3,500	\$3,800
# Of Units With:								
• Separate Electric: 2 • Gas Meters: 2 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal:					• Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC:			

Additional Information

- Standard sale
 - Buyer Agency Compensation: \$1
- RN - Compton N of Rosecrans, E of Central area
 - Los Angeles County
 - Parcel # 6163019027

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

Closed • Duplex

2205 Saturn Ave • Huntington Park 90255

2 units • \$432,500/unit • 2,265 sqft • 7,117 sqft lot • \$381.90/sqft • Built in 1947

Cross Street: Albany St

List / Sold: \$865,000/\$865,000 ↗

209 days on the market

Listing ID: DW23156329



Great Duplex Opportunity with POOL!!! Investor dream property located in a highly sought after rental location. Do not let this property pass you by! This duplex was built in 1947 and it has been renovated in 2020 with new windows, interior paint, kitchen counter tops and more. This property is NOT subject to Los Angeles Rent Control Laws (RSO) and is located in a family neighborhood close to schools, churches, shopping centers and easy 710,110 and 105 freeway access. This property has iron gated fence and consists of three bedrooms/ 1 bath front house with spacious living room, kitchen and inside laundry.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$820,000
 - 2 Buildings
 - 1 Total parking spaces
 - Heating: Floor Furnace
 - \$937 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Kitchen
 - \$72000 Gross Scheduled Income
 - \$66640 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Library, Living Room
 - Floor: Carpet, Tile
- Other Interior Features: Ceiling Fan(s), Pantry, Quartz Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,360
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$360
 - Cable TV: 01993356
 - Gardener:
 - Licenses:
- Insurance: \$1,400
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 3%
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
 - Los Angeles County
 - Parcel # 6321025010

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

2696 Fair Oaks Ave

• Altadena 91001

3 units • \$248,333/unit • 1,600 sqft • 2,967 sqft lot • \$390.62/sqft • Built in 1947

Exit Fair Oaks from 210 Freeway and head North

List / Sold: \$745,000/\$625,000

27 days on the market

Listing ID: AR24064803



Zoning is Commercial / "Mixed Use". Front of building is zoned for retail but has been used as 3 bedroom | 1 bath rental. Rear of property with access from alley has 2 rental units available; both 1 bed | 1 bath. 3 unique units perfect for an investor looking to expand their portfolio. Its strategic location ensures convenient access to amenities, schools, and transportation, promising high rental demand. Easy Access to the 2 back units from the alley behind the property.

- Facts & Features
- Sold On 05/27/2024
 - Original List Price of \$750,000
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$791 (Estimated)
 - SellerConsiderConcessionYN:

- Laundry: Gas & Electric Dryer Hookup
 - \$5500 Gross Scheduled Income
 - \$5000 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

- Exterior
- Lot Features: 0-1 Unit/Acre

- Sewer: Public Sewer

- Annual Expenses
- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00616212
 - 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			\$2,500	\$2,500	\$2,700
2:	1	1	1			\$1,295	\$1,295	\$1,500
3:	1	1	1			\$1,300	\$1,300	\$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
 - Buyer Agency Compensation: 2%

- 604 - Altadena area
 - Los Angeles County
 - Parcel # 5835038003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823

4340 Von Karman Ave, #200

Newport Beach, 92660

Closed • Triplex

List / Sold:
\$1,225,000/\$1,075,000 ↓
29 days on the market
Listing ID: MB24036910

319 Roads End St • Glendale 91205
3 units • **\$408,333/unit** • **2,024 sqft** • **6,139 sqft lot** • **\$531.13/sqft** •
Built in 1924
N San Fernando Rd. Drive to Roads End St in Glendale



Great Income Property nicely located in the City of Glendale. Consisting of an attached 319-321 Road Ends St. duplex and detached 320 Madison Way SFR all located on the same lot. Do not disturb the tenants. Easy FWY access, Shopping Center, Restaurants etc.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,225,000
- 3 Buildings
- Levels: One
- 2 Total parking spaces
- \$269 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Outside, See Remarks
- 3 electric meters available
- 3 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$600	\$600	\$2,550
2:	1	1	2	1	Unfurnished	\$1,600	\$1,600	\$2,250
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,550

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5677003005

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

4912 Malta St • Highland Park 90042

3 units • \$299,967/unit • sqft • 6,250 sqft lot • No \$/Sqft data • Built in 1928

From Figueroa Street, go North on Ave 50, make a left on Malta Street.

List / Sold: \$899,900/\$910,000 ⬆

36 days on the market

Listing ID: P1-16412



Vintage triplex in trendy Highland Park. Charming Spanish touches enhance this set of three homes nestled on a 6,259 square foot lot. Built in 1928, each 600 (approximate) square foot home is enhanced by period details like arched entryways, corner windows, beamed and bead boarded ceilings, and wainscoting. Off-street driveway parking and three doored garages complete the fenced property. With two Gold Line stations walking distance away, commuting to Downtown and Pasadena is carless. The address lies just blocks from the burgeoning center of Highland Park along Figueroa and York, with highlights including the gloriously restored 1927 Highland Park Bowl, the retro Lodge Room concert venue, and an array of great restaurants, bars and shops. More nearby attractions include Ernest E. Debs Regional Park, San Pascual Stables and the Arroyo Seco Bike Path.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$899,900
 - 3 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Natural Gas, Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry:
 - Cap Rate: 2
 - \$35136 Gross Scheduled Income
 - \$19386 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Range

Exterior

- Lot Features: Sprinklers None
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,750
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$600
 - Cable TV: 00616212
 - Gardener:
 - Licenses:
- Insurance: \$1,800
 - 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	1	1	1	Unfurnished	\$964	\$11,568	\$1,700
2:	1	1	1	1		\$1,104	\$13,248	
3:	1	1	1	1		\$860	\$10,320	

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5467031019

Michael Lembeck

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

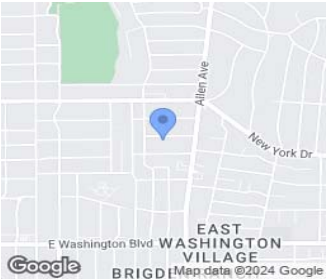
Citivest Realty Services, Inc

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

Closed •

1746 Atchison St • Pasadena 91104
3 units • \$398,333/unit • 2,592 sqft • 8,994 sqft lot • \$461.03/sqft •
Built in 1957
Head North on Allen Ave , and West on Atchison St.

List / Sold:
\$1,195,000/\$1,180,000 ↓
215 days on the market
Listing ID: P1-15576



Great investment opportunity. A Mid-Century modern Triplex on a large lot in Pasadena. Property consists of three units. Each unit has 2 bedrooms and 1 bathroom. a spacious living room, dining area and kitchen. All units have high beamed ceiling and each unit has its own open patio and a private storage room. Units 1746 and 1748 have been recently remodeled and include central AC and newer water heaters. There is a carport parking for three cars. Also a community laundry room. Close to all that Pasadena has to offer including mountain views, Freeways, shops, schools and restaurants.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 3 Total carport spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community
- \$72204 Gross Scheduled Income
- \$65204 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Gas Oven
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), High Ceilings, Laminate Counters, Storage

Exterior

- Lot Features: Patio Home, Sprinklers None
- Fencing: Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,000
- Insurance: \$1,000
- Electric:
- Maintenance:
- Gas:
- Workman's Comp:
- Furniture Replacement:
- Professional Management:
- Trash: \$1,200
- Water/Sewer: \$2,400
- Cable TV: 01814504
- Other Expense: \$1,200
- Gardener:
- Other Expense Description: Laundry and maintenance
- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$2,035	\$2,035	\$2,800
2:	2	2	1		Unfurnished	\$2,800	\$2,800	\$2,800
3:	2	2	1		Unfurnished	\$1,182	\$1,182	\$2,800
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5851014013

Michael Lembeck

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

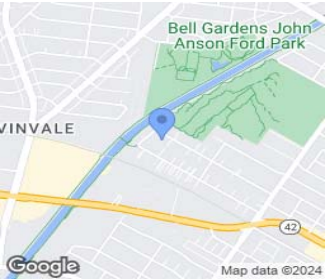
Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:
\$1,425,000/\$1,445,000 
7 days on the market
Listing ID: DW24059030

7016 Pellet St • Downey 90241
3 units • \$475,000/unit • 4,353 sqft • 17,193 sqft lot • \$331.95/sqft •
Built in 1989
Old River School Rd & Pellet Ave



Three homes on a 17,188 sq foot lot with 4,353 sq ft of living area in the beautiful City of Downey! All homes are detached and consist of (2) 3/bedrooms 2/Bathrooms with their own yard and (1) 4/bedrooms 4/Bathrooms with its own private back yard! This property is a must see!

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$1,425,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$84000 Gross Scheduled Income
- \$68562 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,435
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,160
- Cable TV: 01243527
- Gardener:
- Licenses:
- Insurance: \$3,245
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6229016040

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Triplex

501 S Lorena St • Los Angeles 90063

3 units • \$313,333/unit • 2,200 sqft • 4,250 sqft lot • \$427.27/sqft • Built in 1906

South Lorena and the 60 FWY

List / Sold: \$940,000/\$940,000

129 days on the market

Listing ID: PW23195592



Investment opportunity Triplex 3/1 2/1 and 1/1 newly upgraded all through.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$940,000
 - 1 Buildings
 - Levels: Multi/Split
 - 0 Total parking spaces
 - \$0 (Assessor)
 - SellerConsiderConcessionYN:
- \$6750 Gross Scheduled Income
 - \$6400 Net Operating Income
 - 3 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,100
 - Electric: \$1,500.00
 - Gas: \$1,000
 - Furniture Replacement:
 - Trash: \$850
 - Cable TV: 02037316
 - Gardener:
 - Licenses:
- Insurance: \$1,250
 - 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	1	Unfurnished	\$0	\$0	\$3,200
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,550
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5186008002

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

List / Sold:

\$1,748,755/\$1,720,000

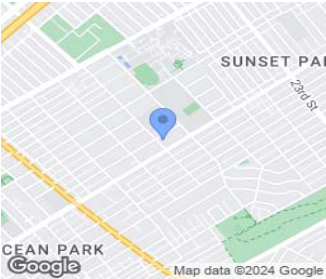
48 days on the market

Listing ID: 24378759

2505 14th St • Santa Monica 90405

3 units • \$582,918/unit • 1,807 sqft • 6,431 sqft lot • \$951.85/sqft • Built in 1940

Cross Streets: Ocean Park Blvd & 14th St



2505 14th Street presents a unique investment opportunity in the highly desirable Sunset Park neighborhood of Santa Monica, just 1 mile from the beach. This triplex, built in 1940, is composed of 2 separate structures consisting of (3) 1 Bed + 1 Bath units, totaling approximately 1,807 square feet on a 6,429 square foot lot Zoned SMR2. With a current cap rate of 4.0% and a market cap rate of 6.0%, this property is an attractive opportunity for investors seeking a location-driven asset with strong upside potential.

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,748,755
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4
- \$69097 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Tile, Vinyl, Wood
- Appliances: Oven
- Other Interior Features: Beamed Ceilings

Exterior

Annual Expenses

- Total Operating Expense: \$29,393
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$2,792	\$8,375	\$8,675

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4284026002

Michael Lembeck

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

Citivist Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: 24378759

Printed: 06/02/2024 9:17:55 AM

Closed

• Single Family Residence

1144 W 85th St

• Los Angeles 90044

3 units

• \$275,000/unit

• 2,070 sqft

• 5,585 sqft lot

• \$398.55/sqft

• Built in 1928

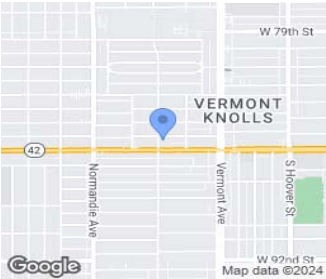
Between Budlong Ave and Kansas Ave.

List / Sold:

\$825,000/\$825,000

78 days on the market

Listing ID: RS23227163



AMAZING WELL KEPT TRIPLEX!. It is a very desirable, income-producing triplex. (UNIT#1 1BED-1BATH) (UNIT#2 2BED-1BATH) (UNIT#3 2BED-1BATH) // Updates have been made to all three units; Visual exterior updates to both front and rear units, new plumbing/ piping, electrical wiring and outlets, updated kitchens, flooring, bathroom vanities, toilets and medicine cabinets, new windows, fresh interior paint job, new thermostats, smoke detectors and carbon monoxide detectors, new water heaters and NEW roof. Perfect starter income property that sits minutes away from Downtown Los Angeles and offers access to all major freeways. PLEASE, DO NOT GO DIRECTLY TO THE PROPERTY, THIS IS TENANT-OCCUPIED. OFFERS ARE TO BE SUBJECT TO INTERIOR INSPECTION.

Facts & Features

- Sold On 05/28/2024
 - Original List Price of \$825,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$416 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01517786
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 6033014028

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

914 E 49th Pl • Los Angeles 90011

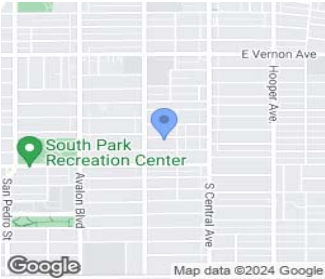
3 units • \$216,667/unit • 2,096 sqft • 6,011 sqft lot • \$295.80/sqft • Built in 1934

W/Central

List / Sold: \$650,000/\$620,000 ↓

110 days on the market

Listing ID: DW23222312



Traditional 1934 craftsman style home with two additional units in the rear to supplement your income. Front house consists of a low-pitched roof with protruding gables and overhanging eaves. The exterior feature intentionally exposed beams with wide, open front porches that is held up by signature thick tapered columns. The interior has an open living and dining room floor plan with a built in cabinetry. Hardwood floors through out. This property has lots of character but needs lots of TLC. Fireplace does not appear to be operable and also appears to have copper plumbing. Waster Heater are fairly new. Great property but again needs lots of upgrading.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$650,000
 - 2 Buildings
 - 0 Total parking spaces
 - \$0 (Other)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$2240 Gross Scheduled Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room
- Appliances: None
 - Other Interior Features: Built-in Features, Copper Plumbing Partial, Open Floorplan

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,008	\$1,008	\$1,008
2:	1	1	1	0	Unfurnished	\$632	\$632	\$632
3:	1	1	1	0	Unfurnished	\$600	\$600	\$600

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5108016007

Michael Lembeck

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

Citivest Realty Services, Inc

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

List / Sold: **\$699,000/\$699,000** ↓
262 days on the market
Listing ID: 23267413

Closed •

1513 E 106th St • Los Angeles 90002
3 units • **\$233,000/unit** • **3,584 sqft** • **7,312 sqft lot** • **\$195.03/sqft** •
Built in 1916

Exit the 105 freeway on S. Wilmington Avenue and head North to E. 108th Street. Turn Left on E. 108th Street and head East to Compton Avenue. Turn right and head North on Compton Avenue to E. 106th Street. Turn Left on E. 106th Street. Property is located the right (North) side of Street.



Seller is ready to make a deal and will follow up on all offers! Property is affixed on a huge lot with parking! Features include washer & dryer hook-up in each unit, copper pipes & laminate flooring. Property is also conveniently located near shopping, schools and public transportation options. Property being sold in as-is condition. Buyer to perform all due diligence. Please do not disturb tenants. Call or email me with any inquiries.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- \$27742 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$6,139
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01514217
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,000	\$2,000	\$2,000
2:	2	2	1		Unfurnished	\$1,522	\$1,522	\$1,522
3:	3	2	1		Unfurnished	\$1,662	\$1,662	\$1,662
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6065016018

Michael Lembeck

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

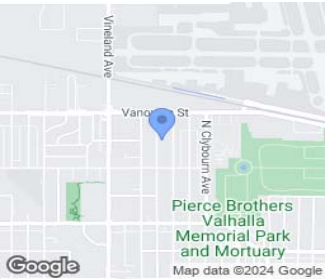
Citivist Realty Services, Inc

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

Closed •

6662 Satsuma Ave • North Hollywood 91606
3 units • \$516,633/unit • 2,950 sqft • 7,356 sqft lot • \$519.53/sqft •
Built in 1957
in between Vanowen and Victory and Clybourn & Vineland

List / Sold:
\$1,549,900/\$1,532,625 ↓
81 days on the market
Listing ID: 24360479



Welcome to 6662 Satsuma! Several units can/will be delivered vacant! All on market rent. A modern design 3 unit income property (Single family residence on title but property features an ADU & JADU) in the heart of vibrant North Hollywood! Great for a savvy investor or owner occupant. Situated in a prime location, this property features a main house with 3 bedrooms and 2 bathrooms spread across approximately 1350 square feet of living space. Additionally, an attached studio apartment (JADU) of approximately 400 square feet. Step into the newly constructed 2-story ADU/Back house spanning around 1200 square feet, complete with 3 bedrooms and 2 1/2 bathrooms. Each unit enjoys its own private backyard, perfect for relaxation or outdoor entertaining. This remarkable property sits on a spacious 7354 square feet lot. Let the pictures and video speak for themselves as you witness the beauty and functionality of this remarkable income property. With a rental income of over \$10,000 per month, this property is not only versatile but also lucrative. Whether you're looking to generate income, live in one unit and rent out the others or seeking a multigenerational living setup, this property offers versatility. The proximity to major studios, entertainment hubs, shopping centers, and restaurants ensures convenience and desirability for tenants or homeowners alike. Adjacent to Burbank, this property benefits from its prime location while maintaining low maintenance requirements and impeccable condition. The property is fully gated and includes side by side parking for 4 cars. Pride of ownership shines through, making this property a fantastic investment opportunity that cannot be overlooked. Don't miss out on your chance to own a piece of North Hollywood's booming real estate market. Schedule a viewing today!

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,575,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$113244 Net Operating Income

Interior

- Rooms: Guest/Maid's Quarters, Living Room, Office
- Floor: Laminate
- Appliances: Dishwasher, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$9,156
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01842605
- 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		Furnished	\$4,500	\$4,500	\$4,500
2:	2	3	3		Unfurnished	\$4,000	\$4,000	\$4,000
3:	3	0	1		Unfurnished	\$1,700	\$1,700	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414023003

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Triplex

38448 10th PI E • Palmdale 93550

3 units • \$265,000/unit • 2,680 sqft • 44,055 sqft lot • \$270.52/sqft • Built in 1949

38451 is accessed off 11th St E. 38448 and 38456 are accessed off 10th PI E.

List / Sold: \$795,000/\$725,000

67 days on the market

Listing ID: SR24039636



Excellent investment/development opportunity. This property consists of 3 detached houses on a street-to-street 1 acre lot, zoned "Mixed Use 2 (MU2)", which is a highly flexible zoning that allows for commercial and multifamily residential development. This property is also located within an opportunity zone, which may provide significant tax benefits. The 3 detached homes each have their own address. 38451 11th St E is a 1,400 sqft, 2 bed (plus a den) 1 bath home with a 2 car detached garage, currently rented at \$1,663/month. 38456 10th PI E is a 2 bed, 1 bath home, currently rented at \$1,995. This unit was rehabbed/remodeled 1 year ago, and it recently received new windows. 38448 10th PI E is a 1 bed, 1 bath home, currently rented at \$924. This unit also recently received new windows. All 3 tenants are on month-to-month leases. This arrangement presents an excellent opportunity for investors with a variety of potential strategies. At the moment, the units produce good monthly cash flow. This cash flow can be increased by raising the rents over time or replacing the existing tenants. The detached garage can potentially be converted to an ADU for additional income. There is ample unused land on this property, which could allow for the construction of additional detached or attached units, while preserving the existing units. Finally, the existing units can be demolished, and a new multifamily and/or commercial project can be constructed. A developer could potentially build an affordable housing community, leverage special affordable housing financing, and stack LIHTC tax credits and opportunity zone tax benefits. In the meantime, while waiting for the project to be approved, the developer can collect rent from the existing tenants and avoid having "dead money" tied up in a vacant lot. This property is a great situation, as it sits on an acre of prime land, while also kicking off monthly income. This is a rare combination and an excellent opportunity.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$850,000
 - 3 Buildings
 - 2 Total parking spaces
 - \$2,035 (Estimated)
 - SellerConsiderConcessionYN:
- \$54984 Gross Scheduled Income
 - \$51615 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 3 water meters available

Interior

Exterior

- Lot Features: Lot Over 40000 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,369
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,184
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Insurance: \$1,291
 - 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	2	Unfurnished	\$1,663	\$1,663	\$2,295
2:	1	2	1	0	Unfurnished	\$1,995	\$1,995	\$1,995
3:	1	1	1	0	Unfurnished	\$924	\$924	\$1,495

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
 - Buyer Agency Compensation: 2.5%
- PLM - Palmdale area
 - Los Angeles County
 - Parcel # 3015005037

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold: \$450,000/\$473,000 ↓

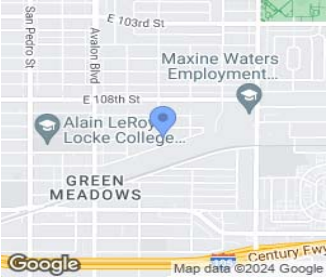
10972 Mckinley • Los Angeles 90059

154 days on the market

3 units • \$150,000/unit • 1,652 sqft • 4,800 sqft lot • \$286.32/sqft • Built in 1923

Listing ID: IV23196283

AVALON AND 109TH



FELL OUT ESCROW ... YOU DO NOT WANT TO MISS THE OPPORTUNITY !!!! MAJOR PRICE REDUCTION... MAKE THIS SOUTH LOS ANGELES COMMUNITY TRIPLEX YOUR NEXT INVESTMENT OR HOME STUDIO UNIT #1 IS A COZY 1 BED 1 BATHROOM , UNIT #2 IS A ONE BEDROOM 1 BATH AND UNIT #3 IS A TWO BEDROOM 1 BATH TOTAL LIVING SQ FT IS 1,652 ON APPROXIMATELY 4,800 SQ .FT LOT * BUYER TO VERIFY INFORMATION PROPERTY WILL BE SOLD AS-IS CONDITION ,DOES NEEDED WORK , THIS IS A PROBATE LISTING COURT CONFIRMATION IS REQUIRED.

Facts & Features

- Sold On 05/29/2024
- Original List Price of \$680,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$27000 Gross Scheduled Income
- \$1500 Net Operating Income
- 2 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02187306
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$600	\$600	\$600
2:	1	1	1	1	Unfurnished	\$775	\$775	\$775
3:	1	2	1	1	Unfurnished	\$875	\$875	\$875

Of Units With:

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

Additional Information

- Notice Of Default, Probate Listing sale
- Buyer Agency Compensation: 2%
- WATT - Watts area
- Los Angeles County
- Parcel # 6071015017

Michael Lembeck

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

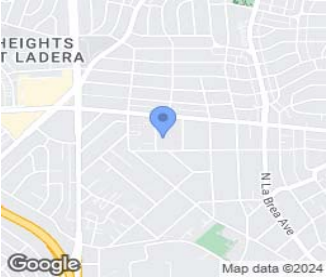
Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$1,085,000/\$1,025,000 ↓
39 days on the market
Listing ID: PV24033694

922 S Cedar Ave • Inglewood 90301
4 units • \$271,250/unit • 2,619 sqft • 12,907 sqft lot • \$391.37/sqft •
Built in 1952
La Cienega Blvd and South of Centinela Ave.



A rare and incredible investment opportunity! Ability to purchase (2) Separate buildings detached, (4)Units total in a Huge Lot of \$12,397, and (6) car detached garages and plenty of parking with a long driveway located (3.5) miles from Sofi Stadium, Hollywood Park Casino, Los Angeles Airport, Restaurants, and FWY (405th). The front building has two units: (2) Bedrooms & (1) Bathroom, (1) Bedroom, & (1) bathroom. Back building two units (1) bedroom, & (1) bathroom each unit. The property contains a large lot with lots of potential. This is an excellent property for investing and potentially adding a (2) ADU units in a location with rents quickly rising and appreciating. Repair work is needed and has lots of possibilities.***Subject to Cancellation of the previous Escrow***

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,148 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- Cap Rate: 6.18
- \$86820 Gross Scheduled Income
- \$67000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks
- Floor: See Remarks

Exterior

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft, Value In Land
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Average Condition, Needs Repair, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,820
- Electric: \$480.00
- Gas: \$300
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,640
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,700
2:	1	1	1	1	Unfurnished	\$1,650	\$0	\$1,950
3:	1	1	1	1	Unfurnished	\$1,685	\$1,685	\$1,950
4:	1	1	1	1	Unfurnished	\$1,600	\$1,600	\$1,950

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017006009

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,249,999/\$1,267,500 ⬆

40 days on the market

Listing ID: 24379661

630 Howland Dr • Inglewood 90301
4 units • \$312,500/unit • 5,040 sqft • 6,952 sqft lot • \$251.49/sqft •
Built in 1956
Use Navigation program



Prime investment opportunity at 630 Howland Dr in vibrant Inglewood. 1st time on the market in many years. Situated close to the iconic Sofi Stadium, The Forum, the new Intuit Dome and the burgeoning developments of Inglewood. Located on a quiet street with other well-maintained properties gives the tenants a sense of relaxation and tranquility. This is a wonderful investment opportunity with lots of upside and a great asset for long-term returns. This two-story gem boasts four very large 2 bedroom and 2 bath units spread over 5,040 square feet. Lovely hardwood floors in these units (Incomplete in unit #1) exude a timeless charm, further enhanced by the fireplace gracing the living room of every residence. Each unit feels more like a home than an apartment. Unit #1 stands ready for transformation, presenting an exciting blank canvas for renovation enthusiasts. With its gutted interior awaiting your creative touch, seize the opportunity to customize this space to your vision to maximize its rental value. Meanwhile, the remaining three units are lovely and well maintained with existing tenants, ensuring immediate income generation upon acquisition. All 4 units have their own laundry room. Convenience is key with 2 two separate side-by-side garages, offering parking for each unit. This is a rare offering!!

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$1,249,999
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside

Interior

- Rooms: Utility Room
- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- 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	\$1,784	\$1,784	\$3,000
2:	1	2	2		Unfurnished	\$1,433	\$1,433	\$3,000
3:	1	2	2		Unfurnished	\$1,654	\$1,653	\$3,000
4:	1	2	2		Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4015030017

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$2,750,000/\$2,625,000 ↓
16 days on the market
Listing ID: PV24058205

1246 Manhattan Beach Blvd • Manhattan Beach 90266
4 units • **\$687,500/unit** • **3,692 sqft** • **5,076 sqft lot** • **\$711.00/sqft** •
Built in 1960
Just East of Sepulveda



Charming, updated 4-plex in the heart of Manhattan Beach. Three 1 bedroom / 1 bath units and one 3 bedroom / 2 bath unit. Each unit is separately metered with very low operating expenses. Freshly updated interiors (within the last 5 years) including new bathrooms and kitchens, double paned windows, new exterior paint, a newer roof and a great location close to the beach, shopping and so much more. Please do not disturb the tenants. All offers are subject to inspection.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$2,750,000
 - 1 Buildings
 - 4 Total parking spaces
 - Heating: Forced Air, Wall Furnace
 - \$937 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community
 - \$128700 Gross Scheduled Income
 - \$105812 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,888
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01948605
 - Gardener:
 - Licenses:
- Insurance: \$1,916
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,500	\$2,500	\$2,500
2:	1	1	1	1	Unfurnished	\$2,160	\$2,160	\$2,400
3:	1	1	1	0	Unfurnished	\$2,550	\$2,550	\$2,550
4:	1	3	3	2	Unfurnished	\$3,515	\$3,515	\$3,600

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.5%
- 147 - Manhattan Bch Mira Costa area
 - Los Angeles County
 - Parcel # 4167015003

Michael Lembeck

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

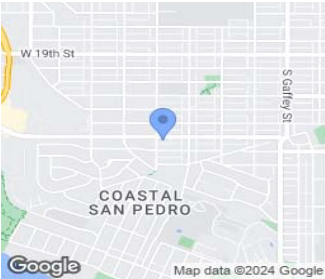
Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:
\$1,250,000/\$1,250,000
35 days on the market
Listing ID: SB24048667

1079 W 25th St • San Pedro 90731
4 units • \$312,500/unit • 3,556 sqft • 5,000 sqft lot • \$351.52/sqft •
Built in 1968
On 25th St between Alma and Leland



Situated in the coveted Coastal area of San Pedro, the subject property is a two-story 4-plex nestled on West 25th Street between Leland and Alma St, just minutes away from Cabrillo Beach, LA Marina, Point Fermin Park, and Royal Palms Beach. Offering ample potential for investors seeking upside and owner/users alike, this property is an attractive investment opportunity. All units are spacious 2 bedroom/1 bath with excellent layout. **THREE UNITS WILL BE DELIVERED VACANT.** There is a potential to add an ADU - buyer to verify (Broker or Seller make no representations or warranties). Property is well-maintained and has low expenses; Landlord is only responsible for DWP.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$525 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- Cap Rate: 6.27
- \$106800 Gross Scheduled Income
- \$78418 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,178
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$3,378
- Maintenance: \$2,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense: \$1,000
- Other Expense Description: Reserves

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 180 - Palisades area
- Los Angeles County
- Parcel # 7463015003

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

• Apartment

391 19th

• San Pedro 90731

4 units

• \$223,750/unit

• 2,400 sqft

• 5,404 sqft lot

• \$374.58/sqft

• Built in 1921

Take the 405 S to the 110 s. Take N Harbor Blvd to 19th st

List / Sold: \$895,000/\$899,000

45 days on the market

Listing ID: SB24041985



391 W 19th St is a great investment or owner-occupied 4-unit opportunity located a stone's throw away from the new West Harbor development. This prime location offers convenience, with easy access to dining, shopping, and entertainment options. Each unit boasts a bungalow style1-bedroom/1-bath unit with no common walls, one which is vacant making it perfect for an owner-user looking to live in one unit and rent out the others. Investors will appreciate the potential for high rental income in this rapidly growing area.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$895,000
 - 4 Buildings
 - Levels: One
 - 0 Total parking spaces
 - \$1 (Unknown)
 - SellerConsiderConcessionYN:
- \$60480 Gross Scheduled Income
 - \$37379 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,287
 - Electric: \$360.00
 - Gas: \$360
 - Furniture Replacement:
 - Trash: \$720
 - Cable TV: 02090827
 - Gardener:
 - Licenses:
- Insurance: \$2,880
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,160
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,850	\$1,850	\$2,000
2:	2	1	1	0	Unfurnished	\$1,095	\$1,095	\$2,000
3:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$2,000

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
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 193 - San Pedro - North area
 - Los Angeles County
 - Parcel # 7456031001

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed

• Apartment

865 N Currier St

• Pomona 91768

4 units • \$275,000/unit • 2,968 sqft • 13,348 sqft lot • \$191.71/sqft • Built in 1952

South of I-10, East of CA-71; Near the Intersection of W Wilson St & Laurel Ave

List / Sold: \$1,100,000/\$569,000

20 days on the market

Listing ID: CV24059854



We are pleased to present the Currier Street Cottages for sale. This multi-family property boasts a total of four spacious 2-bed/1-bath units, offering comfortable living spaces for tenants. Constructed as desirable single-story units, each residence offers convenience and accessibility. Tenants appreciate the convenience of both garage and on-site parking options, as well as individual washer/dryer hookups per unit. Additionally, the property is separately metered for electricity and gas, providing ease of management for both the landlord and tenants. Situated on an expansive double lot spanning over 13,000 square feet, this property presents a rare opportunity for spacious outdoor living or potential future development. The property consists of two side-by-side duplexes, nestled within a predominantly residential neighborhood surrounded by single-family homes. The area exudes a sense of community providing tenants with peace of mind and a welcoming atmosphere. For investors seeking versatility, the buyer has the option to purchase either one duplex individually for \$625,000 or both duplexes at a discounted rate. Opting for both units provides a significant 12% discount, with a total purchase price of \$1,100,000.

Facts & Features

- Sold On 05/30/2024
 - Original List Price of \$1,100,000
 - 2 Buildings
 - Levels: One
 - 12 Total parking spaces
 - \$538 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
 - \$58668 Gross Scheduled Income
 - \$32348 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,560
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$3,600
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Insurance: \$2,100
 - Maintenance: \$2,000
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,373
 - Other Expense: \$600
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,349	\$1,349	\$1,995
2:	1	2	1	1	Unfurnished	\$1,194	\$1,194	\$1,995
3:	1	2	1	1	Unfurnished	\$1,173	\$1,173	\$1,995
4:	1	2	1	1	Unfurnished	\$1,173	\$1,173	\$1,995

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.25%
- 687 - Pomona area
 - Los Angeles County
 - Parcel # 8357004021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,500,000/\$1,510,000 ⬆

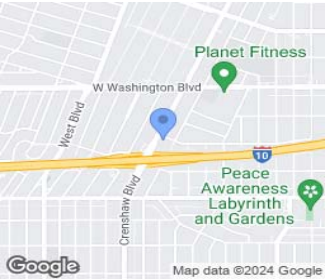
59 days on the market

Listing ID: 24373393

2314 Crenshaw Blvd # 4 • Los Angeles 90016

4 units • \$375,000/unit • 5,184 sqft • 7,959 sqft lot • \$291.28/sqft • Built in 1926

North of 10 freeway and south of Washington Blvd. In between the freeway and 23 St north of 10 freeway



Exceptional 4 unit building. 2 BD/ 1Ba aprox. 1300 SQ/FT per unit. Huge living area for 2 Bedroom units. True Apartment Homes. The property is in excellent condition. Turn Key investment. Each unit has laundry rooms and 3 out of the 4 units have updated windows. The owner has maintained and upgraded the property. Electrical panels, roof, garage doors, motorized gate door, and updated kitchens in 3 out of the 4 units. The exterior is in great conditions, and easy proximity to I-10 freeway and easy access to public transportation. Lot size is developers ideal size. 7959 SQ Ft Lot. In the heart of Mid City, Driving distance to K-Town, Beverly Hills, Hancock Park, Culver City, Larchmont, and 10 Freeway. 2 units to be delivered vacant. Property Sold in AS-IS condition.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$100704 Net Operating Income

Interior

Exterior

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$15,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01854980
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,052
2:	2	2	1		Unfurnished	\$0	\$0	\$3,052
3:	3	2	1		Unfurnished	\$1,900	\$1,900	\$3,052
4:	4	2	1		Unfurnished	\$1,638	\$1,638	\$3,052

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5060004007

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

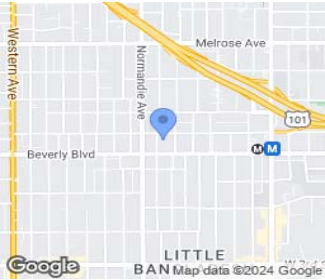
\$1,300,000/\$1,150,000 ↓

9 days on the market

Listing ID: 24394733

328 N Mariposa Ave • Los Angeles 90004
4 units • \$325,000/unit • 5,782 sqft • 8,405 sqft lot • \$198.89/sqft •
Built in 1923

From 101FWY take Normandy ave south, make left on Oakwood ave then right on Mariposa ave third building on the left. From Down Town, take 1st street west, follow on Beverly blvd make right on Mariposa ave on the right



Facts & Features

- Sold On 05/29/2024
 - Original List Price of \$1,300,000
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- \$7950.96 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$10,529
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01317331
 - Gardener:
 - Licenses:
- Insurance: \$5,000
 - 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	\$1,540	\$1,540	\$3,800
2:	2	2	1		Unfurnished	\$0	\$0	\$3,800
3:	3	2	1		Unfurnished	\$0	\$0	\$3,800
4:	4	2	1		Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5520024011

Michael Lembeck

State License #: 01019397
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Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$799,000/\$835,000** ↓

3958 Brighton Ave • Los Angeles 90062

159 days on the market

4 units • **\$199,750/unit** • **2,604 sqft** • **4,361 sqft lot** • **\$320.66/sqft** •

Built in 1922

Listing ID: 23341215

One Block West of Normandie Ave and just south of 39th Street



Well maintained Four-Plex consisting of 4, 1 bedroom 1 bathroom units. With a GREAT central location to only Minutes walk to USC, Exposition Park, Transit Lines, LA Coliseum and Pro Soccer Venues.....Don't miss this opportunity to acquire this very nice building with such enormous Upside Potential....Seller is quite Motivated!!

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$975,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Gas Oven, Gas Cooktop, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$9
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01791916
 - 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	\$950	\$950	\$2,000
2:	1	1	1		Unfurnished	\$650	\$650	\$2,000
3:	1	1	1		Unfurnished	\$160	\$150	\$2,000
4:	1	1	1		Unfurnished	\$0	\$0	\$2,000
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
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5036016006

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,650,000/\$1,661,000 
3 days on the market
Listing ID: CV24070494

509 S Almansor St • Alhambra 91801
5 units • **\$330,000/unit** • **4,156 sqft** • **7,625 sqft lot** • **\$399.66/sqft** •
Built in 1958
Mission and Almansor Street



LOCATION! LOCATION! LOCATION! Charming 5 unit apartment complex in the heart of Alhambra. Situated on a quiet residential street, all are 2 bedroom/1 bath units with their own washer/dryer hookups. Unique property investment with hugh upside on current below market rents. Property has 3 carports, 3 individual garages, and 3-4 additional parking spaces in the back. Tenants are all current on their rent and have been there for many years. The property is ideally located minutes from Almansor Park, the Alhambra Gold Course, Alhambra Place, shops and restaurants along Main Street in downtown Alhambra. Don't miss out on this outstanding investment opportunity!

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$1,650,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 3 Total carport spaces
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside
 - \$100320 Gross Scheduled Income
 - \$56047 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$36,347
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$2,506
 - Cable TV: 01841921
 - Gardener:
 - Licenses: 294
- Insurance: \$2,377
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,505
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,200
2:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,200
3:	1	2	1	1	Unfurnished	\$1,610	\$1,610	\$2,200
4:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,200
5:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5345018010

Michael Lembeck

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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Apartment

List / Sold: \$975,000/\$950,000 ↓

705 S Chicago St • Los Angeles 90023

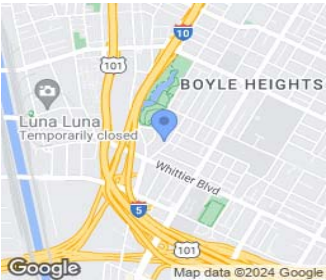
234 days on the market

5 units • \$195,000/unit • 3,135 sqft • 5,719 sqft lot • \$311.00/sqft •

Built in 1912

Listing ID: P1-15332

Located just north of Whittier. From Downtown LA, east on 6th Street Viaduct and then left on Soto, left of 6th and left on Chicago. Property located on West Side of Street. Front building is a fourplex, rear apartment built over the garage.



Turnkey 5 unit rental property in Boyle Heights built in 1912 with a four-unit main building and one apartment above a two car garage at rear of property. Rear apartment is not occupied and being renovated in March 2024. Seller financing available at competitive rates with high down payment. All apartments are 1 bedroom, 1 bath for a total count of 5 bedrooms, 5 bathrooms. Building square footage of 3,135 and property is 5,719 square feet. No unpermitted construction, no open permits or inspection issues with the city. All tenants in good standing with no unpaid rents or Covid moratorium issues. Registered as a 5 unit property with the LAHD. Strong rental market with 20% upside in rents. Tenants enjoy easy access to transportation, shopping and easy access to Downtown LA. Unit mix - 4 large studio apartments in main building and 1 bedroom, 1 bath at rear building. The main building has 4 entrances in the front, upstairs apartments are accessed via private stairwells and most units have laundry hookups. The rear building, constructed in 1923, is accessed from the backyard area. Listing agent has an ownership interest in the subject property and is acting as a principal. Boyle Heights is experiencing renewed interest from home buyers and the surrounding block has seen a number of owners renovating. The new 6th Street Bridge provides exceptional access to Downtown Los Angeles, the Arts District and Little Tokyo.

Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$975,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Heating: Natural Gas
 - SellerConsiderConcessionYN:
- Cap Rate: 5.48
 - \$78148 Gross Scheduled Income
 - \$53387 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,540
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02003950
 - Gardener:
 - Licenses: 550
- Insurance: \$3,500
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3600
 - 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	\$1,650	\$1,650	\$1,650
2:	1	1	1	0	Unfurnished	\$1,504	\$1,564	\$1,654
3:	1	1	1	0	Unfurnished	\$798	\$798	\$1,654
4:	1	1	1	0	Unfurnished	\$1,654	\$1,654	\$1,654
5:	1	1	1	0	Unfurnished	\$1,550	\$1,550	\$1,600
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.500%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5183022027

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,850,000/\$1,855,000 

64 days on the market

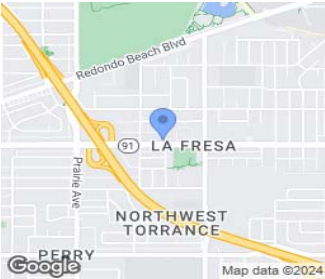
Listing ID: 24373413

3719 Artesia Blvd • Torrance 90504

7 units • \$264,286/unit • 4,936 sqft • 6,251 sqft lot • \$375.81/sqft •

Built in 1958

Artesia Blvd & Ainsworth Ave



Facts & Features

- Sold On 05/31/2024
 - Original List Price of \$1,850,000
 - 1 Buildings
 - Levels: Two
 - 5 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- \$93928 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$48,177
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01516868
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,650	\$2,650	\$3,250
2:	2	2	1		Unfurnished	\$1,930	\$1,930	\$2,350
3:	2	1	1		Unfurnished	\$1,638	\$1,638	\$1,950
4:	2	0	1		Unfurnished	\$1,173	\$1,173	\$1,375

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.000%
- 132 - N Torrance - West area
 - Los Angeles County
 - Parcel # 4087015028

Michael Lembeck

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

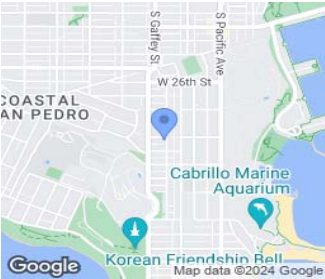
Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:
\$1,750,000/\$1,730,000 ↓
3 days on the market
Listing ID: SB24085299

707 W 30th St • San Pedro 90731
7 units • \$250,000/unit • 4,906 sqft • 6,789 sqft lot • \$352.63/sqft •
Built in 1966
Corner of 30th and Peck Ave



The Marina Manor Apartments, located at 707 West 30th Street in San Pedro, are available for sale for the first time in nearly 40 years. This 7-unit property is located in the sought-after Point Fermin/Palisades area of San Pedro, close to the waterfront redevelopment and Marina. The 4,906 square foot building shows well with terrific ocean views and airy, sunny units. The units are a mix of (5) Two Bedroom units, (1) One bedroom unit, and (1) Studio, each individually metered for gas and electricity. There are six garage parking spaces (two additional if tandem parking) as well as onsite laundry for tenant convenience. There is almost 50% rental upside for a new owner, as well as additional upside potential in renting out the garage spaces! Each unit has either a balcony or small patio to enjoy the sea breeze, and the building was repainted just last year! The immediate area is flush with many terrific retail and entertainment options as well as basic amenities for tenants to take advantage of. San Pedro is known for it's small town atmosphere and many family-owned businesses, with unique architecture, shops, hotels, restaurants, art galleries, studios, theaters, entertainment and more!

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$1,750,000
- 1 Buildings
- 6 Total parking spaces
- \$998 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.77
- \$130396 Gross Scheduled Income
- \$83442 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$48,949
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02211295
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$48,949
- Other Expense Description: Contact

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$1,397	\$1,397	\$29,400
2:	4	2	1	4	Unfurnished	\$7,786	\$7,786	\$10,200
3:	1	1	1	1	Unfurnished	\$926	\$926	\$1,800
4:	1	0	1	0	Unfurnished	\$756	\$756	\$1,200

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465028007

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$3,500,000/\$3,300,000 ↓

37 days on the market

Listing ID: 24373889

10634 Holman Ave • Los Angeles 90024
8 units • \$437,500/unit • 9,621 sqft • 8,762 sqft lot • \$343.00/sqft •
Built in 1969

North of Santa Monica Blvd, South of Wilshire Blvd, East of Manning, West of Fairburn



One-of-a-kind investment opportunity: an eight-unit trophy building located in the heart of Westwood. Originally built in 1969, this generational asset offers 2-bedroom & 1-bedroom units, providing a wide array of leasing or investment options. Boasting total interior space of 9,621 sq ft, this transitional beauty is sited on an 8,762 sq ft lot, zoned R3 w/ opportunity for growth & expansion. Building generates solid income streams, stability & is adjacent to renown collegiate powerhouse, UCLA. Close by, enjoy marquee destinations including Village Theatre, Geffen Playhouse & Hammer Museum. Shopping mecca, Westfield Century City, is located only blocks away. And satisfy your taste buds w/ a superb dinner at Violet Bistro or Nappy Valley Grille & a scrumptious treat from celebrated Diddy Riese. Extraordinarily rare, this once in a lifetime asset offers an amazing investment opportunity for financially savvy forward-thinking end users, investors & family offices.

Facts & Features

- Sold On 05/30/2024
- Original List Price of \$3,500,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.5
- \$120775 Net Operating Income

Interior

- Floor: Carpet, Tile

Exterior

- Security Features: Card/Code Access

Annual Expenses

- Total Operating Expense: \$96,670
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01950026
- 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	\$2,028	\$2,028	\$3,335
2:	2	1	1		Unfurnished	\$1,768	\$1,768	\$3,335
3:	3	2	2		Unfurnished	\$2,920	\$2,920	\$5,395
4:	4	2	2		Unfurnished	\$3,068	\$3,068	\$5,395
5:	5	2	2		Unfurnished	\$1,437	\$1,437	\$5,395
6:	6	2	2		Unfurnished	\$2,325	\$2,325	\$5,395
7:	7	1	1		Unfurnished	\$1,663	\$1,663	\$3,335
8:	8	2	2		Unfurnished	\$2,912	\$2,912	\$5,395

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4326026030

Michael Lembeck

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

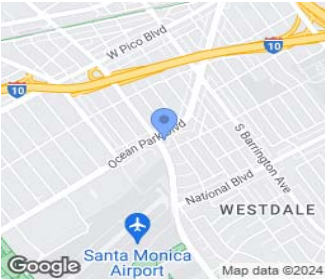
Citivest Realty Services, Inc

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

Closed •

List / Sold:
\$2,595,000/\$2,385,000 ↓
51 days on the market
Listing ID: 24360576

2610 S Bundy Dr • Los Angeles 90064
9 units • \$288,333/unit • 7,825 sqft • 6,667 sqft lot • \$304.79/sqft •
Built in 1970
South of Ocean Park Blvd.



Prime West Los Angeles location, 3 blocks from Santa Monica. Great unit mix - 7 - 1 bedroom + 1 bath and 2 - 2 bedroom +2 bath units. Large units - 7,825 sq.ft. of building. The property was built in 1970 and it sits on a 6,655 sq. ft. lot. Long term owner. Below market rents with over 50% upside in the rent. The building is Individually metered for electricity and master metered for gas. It is located in the high demand area of West Los Angeles adjacent to Santa Monica. The area is undergoing an enormous transformation with the construction of many new apartment buildings as well as major entertaining companies such as Amazon, Apple and HBO opening offices nearby. Close to the future Google campus. Minutes to Culver City and Santa Monica's popular restaurants, bars, fitness centers and theaters. Close to the 405 and 10freeways. The earthquake soft story retrofit work has been completed. There is an assumable loan with an approximate balance of \$1,068,000, 4% fixed until 7/28/2026, due in 2046. Note: The property is co-listed with Mike Poyer - Capital Real Estate Advisors

Facts & Features

- Sold On 05/28/2024
- Original List Price of \$2,595,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- SellerConsiderConcessionYN:
- \$105771 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$68,923
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- 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	\$1,582	\$1,582	\$3,100
2:	1	1	1		Unfurnished	\$1,245	\$1,245	\$2,300
3:	1	1	1		Unfurnished	\$1,751	\$1,751	\$2,300
4:	1	1	1		Unfurnished	\$1,183	\$1,183	\$2,300
5:	1	2	2		Unfurnished	\$3,100	\$3,100	\$3,100
6:	1	1	1		Unfurnished	\$1,414	\$1,414	\$2,300
7:	1	1	1		Unfurnished	\$1,234	\$1,234	\$2,300
8:	1	1	1		Unfurnished	\$1,597	\$1,597	\$2,300
9:	1	1	1		Unfurnished	\$1,351	\$1,351	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4257005042

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed •

List / Sold:

\$4,995,000/\$4,500,000 ↓

74 days on the market

Listing ID: 24370458

3625 Regal Pl • Los Angeles 90068

14 units • \$356,786/unit • 12,357 sqft • 11,763 sqft lot • \$364.17/sqft • Built in 1964

Regal Pl at Cahuenga Blvd



We are pleased to present for sale a highly unique 14-unit multifamily gem nestled in the Hollywood Hills walking distance to Universal City. 3625 Regal Place was built in 1964 and comprises a mix of 1, 2 and 3-bedroom units with unique architectural details and spacious layouts. The oversized 11,763 square foot parcel is situated on a gentle slope creating unique elevations throughout the property. There are private patio spaces with views of the surrounding hills as well as front and rear access via both Regal Place and Fredonia Drive. Soft story retrofitting has been completed and a certificate of completion has been issued. 3625 Regal is ideally located on a quiet cul-de-sac in close proximity to Hollywood, Universal City and Studio City. The property is walking distance to an amazing assortment of dining and entertainment options including The Baked Potato, Miceli's and Good Neighbor. 3625 Regal generates fantastic income equating to a cap rate of over 4.5% with remaining upside of approximately 45%. This is a rare turnkey asset allowing for favorable financing yet with tremendous upside potential.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$4,995,000
- 1 Buildings
- Levels: Multi/Split
- 14 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.51
- \$225475 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$137,045
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01508014
- 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	3		Unfurnished	\$3,076	\$3,076	\$4,250
2:	2	2	2		Unfurnished	\$2,059	\$4,117	\$7,400
3:	1	2	1		Unfurnished	\$1,808	\$1,808	\$3,600
4:	5	2	1		Unfurnished	\$2,366	\$11,829	\$17,500
5:	5	1	1		Unfurnished	\$2,036	\$10,181	\$12,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 2425004025

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4340 Von Karman Ave, #200
Newport Beach, 92660

Closed • Apartment

List / Sold:
\$1,999,999/\$1,920,000 ↓

46 days on the market

1366 S Burnside Ave • Los Angeles 90019
16 units • \$125,000/unit • 8,400 sqft • 6,099 sqft lot • \$228.57/sqft •
Built in 1928

Listing ID: SR24057941

US-101 Los Angeles, CA 90068 ? Take Cahuenga Blvd and Highland Ave to Cochran Ave 21 min (6.5 mi) Head north ? 0.2 mi Merge onto US-101 N ? 0.6 mi Take exit 11A-Exit 11A for Barham Blvd ? 0.1 mi Merge onto Cahuenga Blvd E ? 276 ft Turn right on



1366 South Burnside Avenue is a two story 16 unit apartment building with a central hallway located in the Wilshire Vista area just north of Pico Boulevard. Each 1 bathroom studio unit is individually metered with gas and electricity. Rents are current and the building is 100% occupied. The surrounding area is comprised of small apartment buildings and single family homes. Located just a few blocks away are restaurants, shops, and grocery stores.

Facts & Features

- Sold On 05/31/2024
- Original List Price of \$2,799,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- \$1,392 (Assessor)
- SellerConsiderConcessionYN:
- Cap Rate: 4
- \$159456 Gross Scheduled Income
- \$112403 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 0 water meters available

Interior

- Floor: Laminate

Exterior

- Lot Features: 16-20 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$47,052
- Electric: \$15,759.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,430
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$8,000
- Maintenance: \$5,210
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,466
- Other Expense: \$1,707
- Other Expense Description: LAHD

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1	0	Unfurnished	\$988		
2:	3	0	1	0	Unfurnished	\$773		
3:	1	0	1	0	Unfurnished	\$557		
4:	2	0	1	0	Unfurnished	\$832		
5:	2	0	1	0	Unfurnished	\$806		
6:	1	0	1	0	Unfurnished	\$1,000		
7:	2	0	1	0	Unfurnished	\$884		
8:	1	0	1	0	Unfurnished	\$800		
9:	2	0	1	0	Unfurnished	\$796		

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes: 0
- Patio: 0
- Ranges: 16
- Refrigerator:
- Wall AC: 0

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5085036007

Michael Lembeck

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