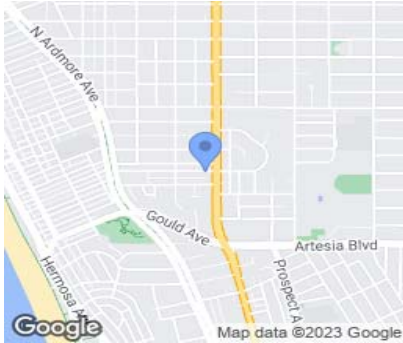


Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac
1	SB22243933	S	733 30th ST	HMB	149	STD	2	\$91,800		\$2,175,000	\$1,099.60	1978	1949/ASR	5,037/0.1156
2	SB23052780	S	1810 Speyer LN	REDO	152	STD	2	\$100,800	4	\$1,775,000	\$594.84	2984	1954/PUB	7,510/0.1724
3	SB23055649	S	761 W 4th ST	SP	187	STD	2	\$0		\$950,000	\$562.46	1689	1948/ASR	5,000/0.1148
4	SB23018603	S	185 E Woodbury RD	ALTA	604	STD	2	\$70,200	4	\$1,050,000	\$360.08	2916	1924/PUB	8,082/0.1855
5	TR23041196	S	3930 Baldwin Park BLVD	BDPK	608	STD	2	\$18,000		\$810,000	\$486.78	1664	1954/ASR	9,590/0.2202
6	GD23064996	S	433 Geneva ST	GD	624	TRUS	2	\$0		\$1,433,000	\$489.91	2925	1941/ASR	7,401/0.1699
7	AR23069708	S	351 Mission RD #2	GD	628	STD	2	\$26,400		\$875,000	\$760.87	1150	1931/ASR	16,493/0.3786
8	23248431	S	627 Fischer ST	GD	628	STD	2		0	\$900,000	\$494.51	1820	1923/ASR	7,363/0.16
9	23262799	S	3816 Evans ST	LA	637	STD	2			\$1,535,000	\$799.06	1921	1936	9,862/0.22
10	WS23027779	S	7909 Hershey	RSMD	651	STD	2	\$48,500		\$955,000	\$594.65	1606	1956/ASR	5,627/0.1292
11	CV23059326	S	428 S Gardenglen ST	WCOV	669	STD	2	\$5,500		\$991,800	\$555.94	1784	1954/ASR	7,034/0.1615
12	PW23076716	S	6311 Pierce Avenue	WH	670	TRUS	2	\$0		\$500,000	\$506.07	988	1930/PUB	2,550/0.0585
13	TR23064238	S	998 S Eleanor ST	POM	687	STD	2	\$60,000	5	\$950,000	\$365.38	2600	1890/ASR	10,110/0.2321
14	DW23019481	S	942 S Fetterly AVE	LA	699	STD	2	\$28,800		\$665,000	\$433.51	1534	1925/ASR	6,824/0.1567
15	CV23063325	S	8976 Virginia AVE	SOG	699	STD	2	\$0		\$883,500	\$126.88	6963	1926/SLR	6,963/0.1598
16	CV22133276	S	2562 Lancaster AVE	LA	BOYH	STD	2	\$22,500		\$630,000	\$421.12	1496	1971/ASR	5,773/0.1325
17	23246425	S	407 N Norton AVE	LA	HPK	STD	2			\$2,935,000	\$611.46	4800	2015	3,990/0.09
18	P1-12370	S	828 Alandale AVE	LA	C19	STD	2	\$0		\$1,700,000	\$396.46	4288	1938/ASR	5,907/0.13
19	23261394	S	203 S Detroit ST	LA	C19	STD	2			\$2,625,000	\$506.76	5180	1938	6,551/0.15
20	PW23058658	S	1758 W 38th ST	LA	C34	STD	2	\$0		\$766,000	\$660.34	1160	1948/ASR	5,320/0.1221
21	MB23000825	S	423 E 68th ST	LA	C34	STD	2	\$0		\$1,000,000	\$285.71	3500	2018/ASR	5,396/0.1239
22	PW22254128	S	1144 E 77th PL	LA	C37	PRO	2	\$0		\$560,000	\$388.89	1440	1933/PUB	4,962/0.1139
23	PW23038526	S	136 E 118th PL	LA	C37	STD	2	\$34,800		\$685,000	\$437.98	1564	1924/ASR	6,260/0.1437
24	DW22043391	S	1123 E 76th PL	LA	C37	STD	2	\$4,000		\$707,000	\$505.00	1400	1926/ASR	5,074/0.1165
25	2323001422	S	23719 Aster TRL	CLB	CLB	NOD	2			\$950,000			1979/ASR	5,032/0.11
26	23255279	S	3433 Arlington AVE	LA	JFPK	STD	2			\$1,061,000	\$481.18	2205	1924	6,390/0.14
27	PW23019531	S	11213 Clarkman ST	SFS	M2	STD	2	\$54,000		\$1,060,000	\$407.38	2602	1952/PUB	5,816/0.1335
28	23242369	S	6761 6th AVE	LA	PHHT	STD	2			\$870,000	\$548.55	1586	1937	4,800/0.11
29	DW22101590	S	11351 Duncan AVE	LNWD	RM	PRO	2	\$0		\$600,000	\$245.30	2446	1931/ASR	10,291/0.2362
30	23261967	S	1915 Butler AVE	LA	WLA	STD	2			\$2,600,000	\$540.54	4810	1920	10,583/0.24
31	PW23056594	S	5138 W 135th ST	HAWT	107	STD	3	\$72,000		\$1,160,000	\$756.19	1534	1947/ASR	5,288/0.1214
32	PV23058151	S	735 N Meyler ST	SP	187	STD	3	\$67,968	4	\$1,155,000	\$325.72	3546	1987/PUB	4,401/0.101
33	BB23052605	S	3501 W Jeffries AVE	BBK	610	STD,TRUS	3	\$63,540		\$1,281,000	\$567.82	2256	1948/ASR	7,442/0.1708
34	WS22256783	S	11311 Bryant RD	ELM	619	STD	3	\$0		\$1,260,000	\$400.64	3145	1934/ASR	20,412/0.4686
35	PW23059902	S	846 San Pascual AVE	HDPK	632	STD,TRUS	3	\$43,200		\$975,000	\$381.75	2554	1977/ASR	5,970/0.1371
36	WS23058526	S	500 E Hellman AVE	MP	641	STD	3	\$61,200	5	\$910,000	\$659.42	1380	1951/ASR	6,218/0.1427
37	SR22227362	S	10940 Oxnard ST	NHLW	NHO	STD	3	\$30,720		\$800,000	\$424.18	1886	1948/ASR	5,001/0.1148
38	RS23025283	S	3934 W 105th ST	ING	102	STD	4	\$61,200		\$1,215,000	\$370.20	3282	1952/ASR	10,411/0.239
39	CV23072948	S	141 1st ST	SDMS	689	STD,TRUS	4	\$53,004	3	\$1,050,000	\$542.92	1934	1938/ASR	7,125/0.1636
40	23251829	S	900 N Alfred ST	LA	C10	STD	4			\$1,750,000	\$322.05	5434/A	1926/ASR	6,615/0.15
41	SB23038144	S	1444 W 22nd ST	LA	C16	STD	4	\$109,944	7	\$835,000	\$174.25	4792	1923/EST	5,595/0.1284
42	SB23066805	S	1534 Meadowbrook AVE	LA	C16	STD	4	\$8,604		\$1,300,000	\$401.48	3238	1944/ASR	7,079/0.1625
43	23236567	S	1045 W Vernon AVE	LA	C34	STD	4			\$1,090,000	\$304.98	3574		9,754/0.22
44	RS23048784	S	9214 San Vincente AVE	SOG	T2	STD	4	\$0		\$1,325,000	\$277.95	4767	1957/ASR	12,926/0.2967
45	PW23034429	S	1010 Orange Grove AVE	GD	628	STD	5	\$71,400		\$1,389,000	\$514.44	2700	1920/ASR	6,831/0.1568
46	CV23059992	S	808 N Myrtle AVE	POM	687	STD	5	\$72,840		\$1,185,000	\$393.56	3011	1957/ASR	18,934/0.4347
47	SB23003200	S	1536 Monterey Blvd.	HMB	148	STD	6	\$214,100		\$4,500,000	\$828.42	5432	1952/ASR	4,995/0.1147
48	PW23036576	S	103 E Cypress ST	CMP	RP	STD	6	\$95,400	4	\$1,225,000	\$219.34	5585	1964/PUB	9,161/0.2103
49	DW22242216	S	6523 Ajax AVE	BG	T3	STD	6	\$57,000		\$1,360,000		3	1947/ASR	12,523/0.2875
50	CV22217186	S	101 S Cordova ST	ALH	601	STD	7	\$160,200	5	\$2,300,000	\$444.19	5178	1924/PUB	7,075/0.1624
51	22211649	S	348 Paseo De La Playa	REDO	128	STD	8		2	\$7,750,000	\$975.70	7943/A	1960/ASR	10,160/0.23
52	23244784	S	311 W Palm AVE	ES	141	STD	8			\$4,387,500	\$598.40	7332	1970	8,376/0.19
53	23237477	S	812 S Grand View ST	LA	C42	STD	8			\$2,010,000	\$268.86	7476	1995	5,860/0.13
54	P1-13253	S	400 W Dryden ST	GD		TRUS	9	\$105,000		\$2,750,000	\$521.23	5276	1957	7,462/0.17
55	23250105	S	1016 Wilcox AVE	LA	C20	STD	10		4	\$2,390,000	\$345.48	6918	1958	6,812/0.15
56	AR23064828	S	6400 6412 Roble AVE	HDPK	632	STD	20	\$0		\$4,540,000	\$292.60	15516	1950/ASR	26,540/0.6093
57	23255029	S	400 S Mentor AVE	PAS	648	STD	21		4	\$7,500,000	\$302.09	24827	1966	22,843/0.52

Closed • Duplex

733 30th St • Hermosa Beach 90254
2 units • \$1,149,500/unit • 1,978 sqft • 5,037 sqft lot • \$1099.60/sqft •
Built in 1949
West of Sepulveda



List / Sold:
\$2,299,000/\$2,175,000 ↓
161 days on the market
Listing ID: SB22243933

Excellent opportunity to own a Income Property in this great little Beach town. Close proximity to the beach and downtown Hermosa with its unique and trendy shops and fabulous restaurants. This custom designed duplex has lots of amenities and is perfectly designed for use of owner's residence plus income. The duplex was completely rebuild in 2016 and has been immaculately maintained. The one level building sits on a 5037 ft lot. Both units feature a fabulous gourmet kitchen with natural stone counter tops and stainless steel appliances. A large island/breakfast bar is in the center of the open floor plan living space. The 2Bed/2Bath back unit has an enclosed patio with access to a spacious rooftop deck that's perfect for viewing fabulous California Beach sunsets. The 2Bed/1Bath front unit has a fenced in front yard/patio. Each unit has indoor Laundry complete with washer & Dryer, wall AC and tank less water heaters. An outdoor shower is located in the driveway for a quick sand rinse off. Each unit has a attached one car garage plus ample parking in driveway. Walking distance to the Greenbelts walking path and award winning Hermosa Schools. Also listed under Residential SB22248062

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$662 (Assessor)
- Laundry: Dryer Included, Inside, Washer Included
- \$91800 Gross Scheduled Income
- \$84973 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,828
- Electric: \$1,791.00
- Gas: \$868
- Furniture Replacement:
- Trash: \$193
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$1,146
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$760
- Other Expense: \$929
- Other Expense Description: wifi

Unit Details

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

Of Units With:

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

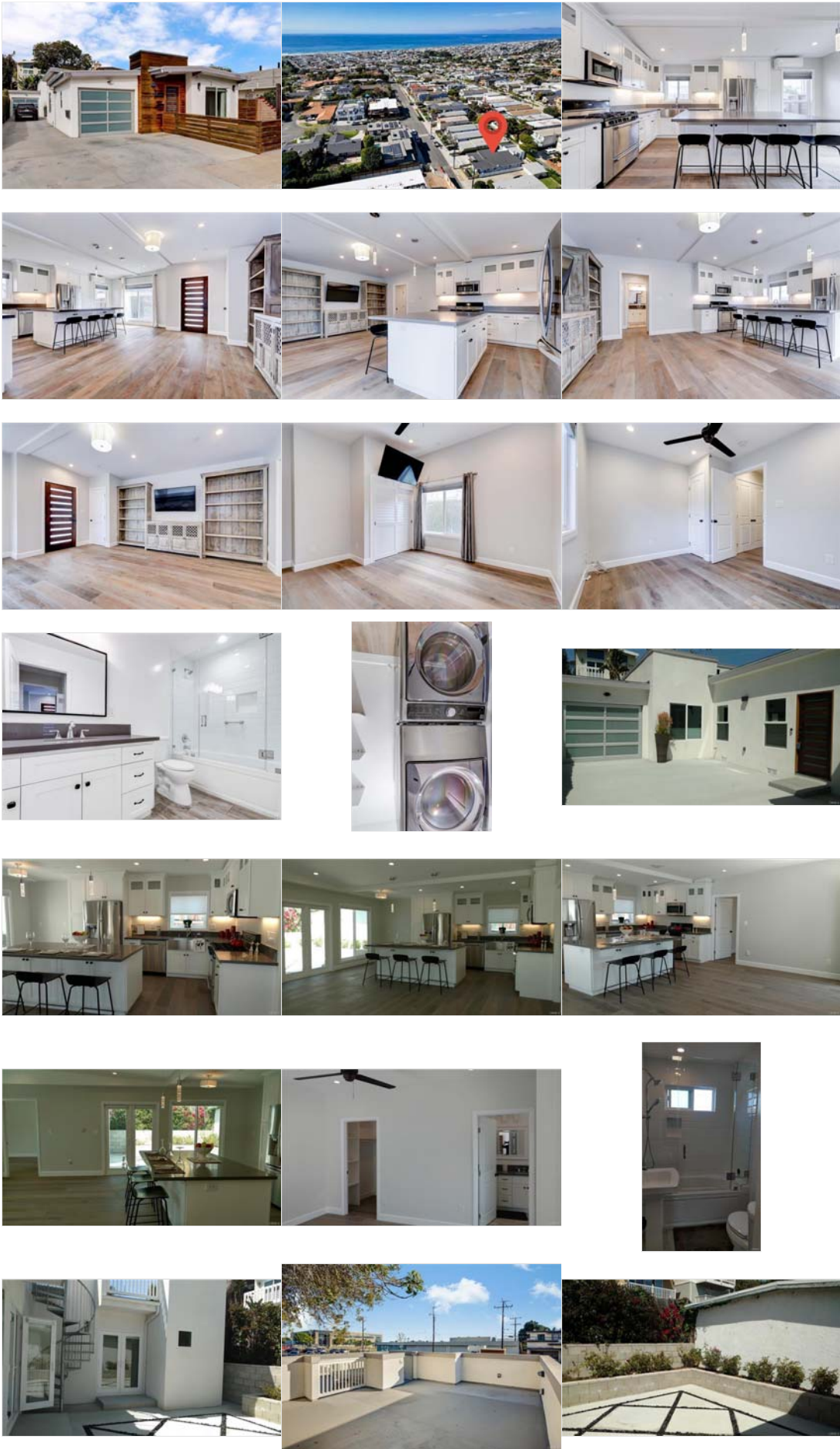
Additional Information

- Standard sale
- 149 - Hermosa Bch Valley area
- Los Angeles County
- Parcel # 4169029026

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

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

Click arrow to display photos





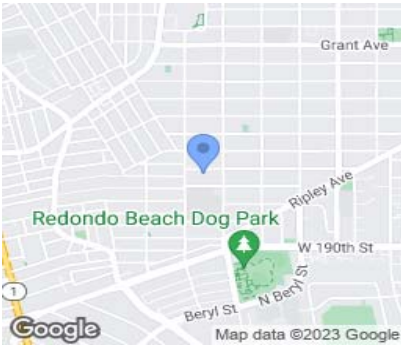
CUSTOMER FULL: Residential Income LISTING ID: SB22243933

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Closed • Duplex

1810 Speyer Ln • Redondo Beach 90278
2 units • \$875,000/unit • 2,984 sqft • 7,510 sqft lot • \$594.84/sqft •
Built in 1954
On Speyer Ln, Between Harkness Ln & Flagler Ln

List / Sold:
\$1,750,000/\$1,775,000 ↑
11 days on the market
Listing ID: SB23052780



We are pleased to present 1810 Speyer Lane in Redondo Beach. This duplex consists of (1) 3-Bedroom, 1- Bathroom unit in the front, and (1) 4-bedroom, 2-Bathroom unit in the back. In the back (4-Bed/2-Bath) unit, the two-car garage has been converted into a spacious Office/Bonus Room that is accessible from inside the kitchen. There is 2,984 SqFt of total living area, situated on a 7,510 SqFt lot, zoned R-2. Both units are completely separated and do not share a wall. Both units will be delivered vacant, which makes this property perfect for an owner/user who can rent the second unit out to offset the mortgage, or for a clean property investment in which full market rents are available from day one. Both units have their own private outdoor patio area for comfortable living. There is plenty of driveway parking on this property to park a minimum of 5 vehicles without blocking the driveway.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,750,000
- 2 Buildings
- Levels: One, Two
- 5 Total parking spaces
- \$5,710 (Public Records)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- Cap Rate: 3.75
- \$100800 Gross Scheduled Income
- \$65659 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: \$30,100
- Electric: \$450.00
- Gas: \$450
- Furniture Replacement:
- Trash: \$450
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$1,194
- Maintenance: \$4,032
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$3,600	\$3,600	\$3,600
2:	1	4	2	0	Unfurnished	\$4,800	\$4,800	\$4,800

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
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4160001007

Michael Lembeck

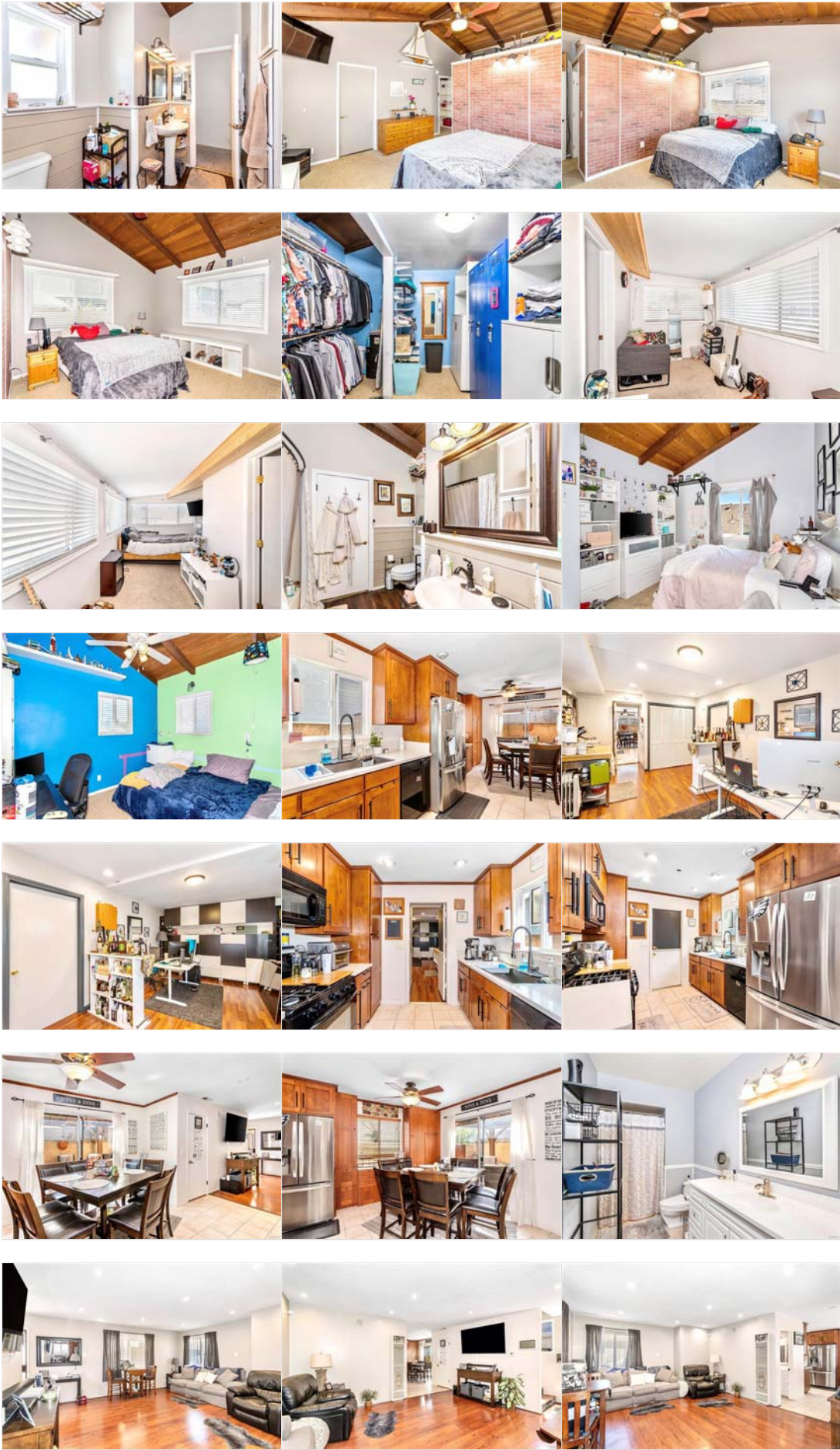
State License #: 01019397
Cell Phone: 714-742-3700

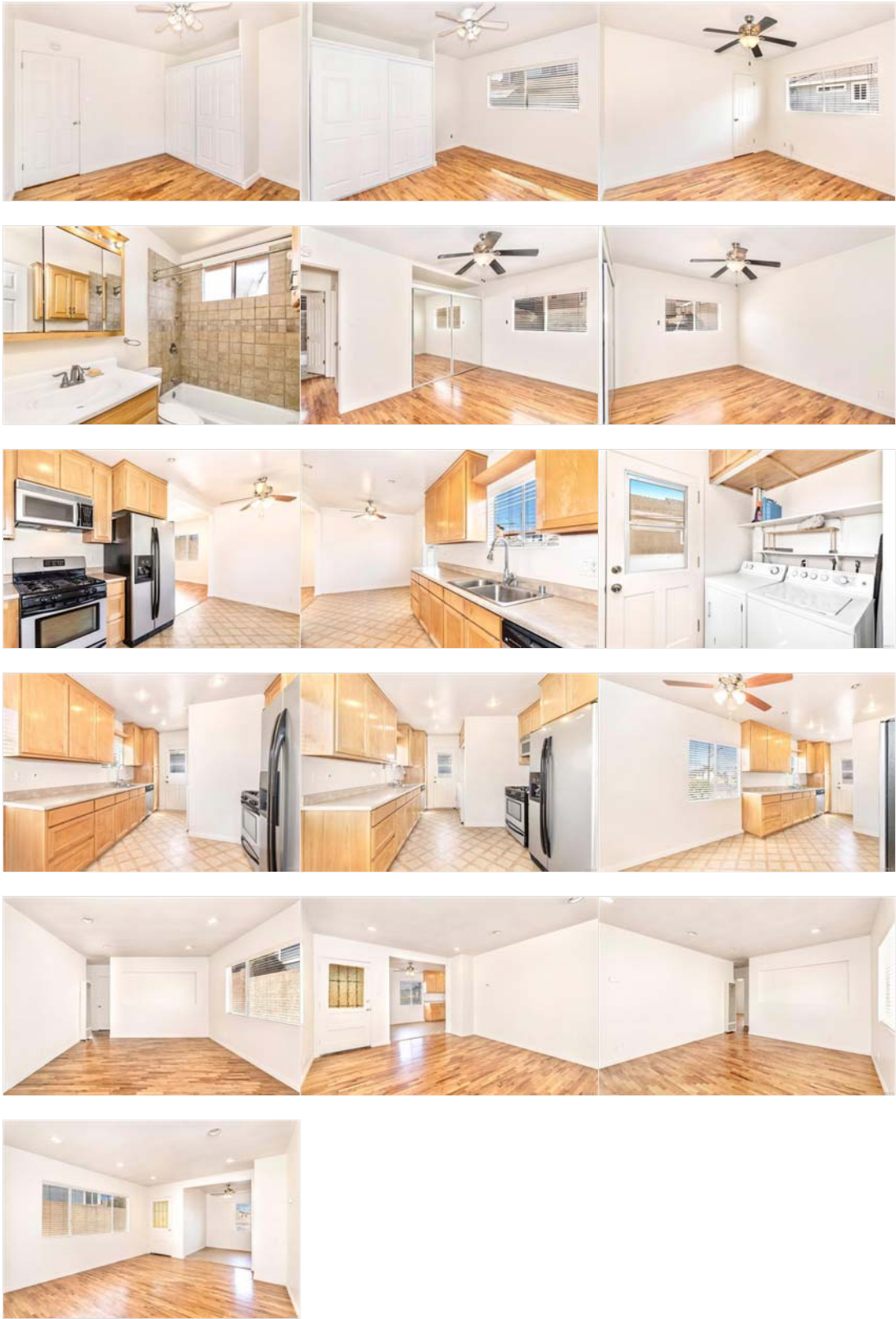
Re/Max Property Connection

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

Click arrow to display photos







Closed • Single Family Residence

List / Sold: \$999,000/\$950,000 ↓

761 W 4th St • San Pedro 90731

21 days on the market

2 units • \$499,500/unit • 1,689 sqft • 5,000 sqft lot • \$562.46/sqft • Built in 1948

Listing ID: SB23055649

S Gaffey St, W at 4th St



Great opportunity to own this Beautiful Home with a detached ADU in a quiet neighborhood of San Pedro. The 2 Bedroom/2 Bathroom + bonus room home has been extensively remodeled a couple of years ago. The home features an open floor plan kitchen with newer countertops and appliances, plenty of cabinet space, and remodeled bathrooms. The ADU was built in 2022, 1 bed/1 bath, central heating and AC, gorgeous harbor view from the dining area. Washer dryer hookups separately for each unit. Landscaped front and back yard with BBQ area. Detached two-car garage for the main house and 1 car garage for the ADU with alley access. Each unit has its own water, electrical & gas meters. In the yard, there is also a separate home office, music or art studio space. Wonderful indoor/outdoor living and entertaining spaces for you to enjoy year-round. walking distance to shopping, coffee shops, parks, and schools. In addition to the \$150 Million-dollar, west harbor waterfront renovation project of the former Ports Of Call, to be completed in 2024. * Don't forget to click on the 360-drone video!

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- \$261 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Outside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Laundry
- Floor: Laminate, Tile, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator, Tankless Water Heater
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid
- Other Exterior Features: Barbecue Private

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7451025006

Michael Lembeck

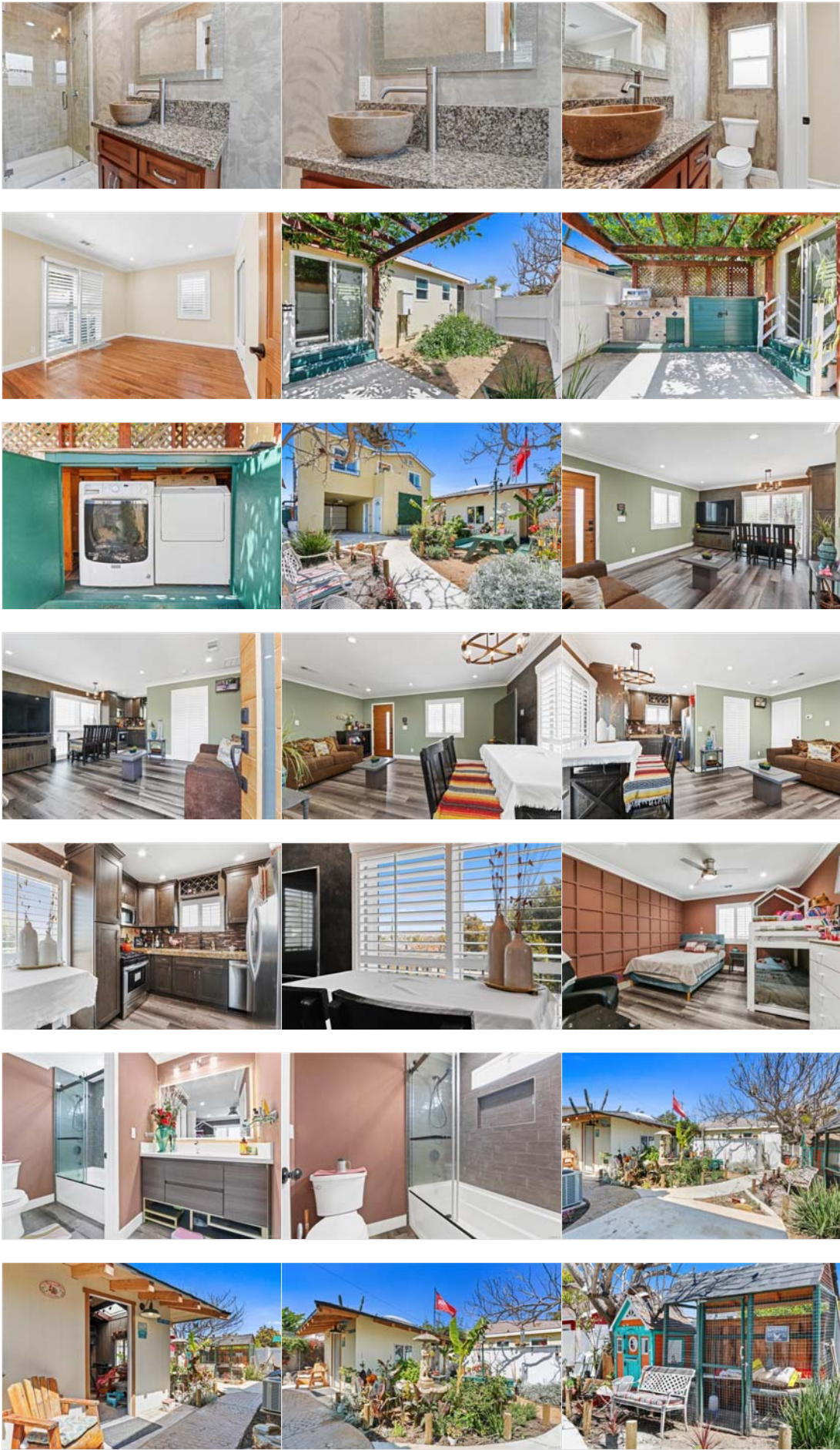
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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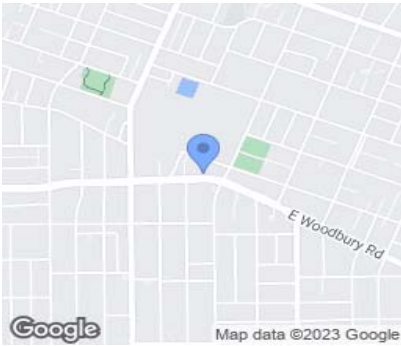




Closed • Duplex

185 E Woodbury Rd • Altadena 91001
2 units • \$532,500/unit • 2,916 sqft • 8,082 sqft lot • \$360.08/sqft •
Built in 1924
East of Lincoln Ave, Between Raymond Ave and Marengo Ave

List / Sold:
\$1,065,000/\$1,050,000 ↓
76 days on the market
Listing ID: SB23018603



185 E. Woodbury is a value-add duplex consisting of one four-bedroom two bath unit located at the back of the lot. This unit is a 2-story unit with central A/C and forced heat with some upgrades. The second unit is a three-bedroom two bath unit with a bonus room that could be used as another bedroom. The three-bedroom unit also has Central A/C and forced heat. These units will both need cosmetic renovations to make these units really stand out. The property is centrally located near shopping, transportation, and entertainment makes this an ideal opportunity for an owner user or additional family. FHA and VA loans are welcomed. There is an opportunity for an investor to add an ADU as well or provide housing for an older family member you may want to be close to.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$825 (Estimated)
- Laundry: Inside, Washer Hookup, Washer Included
- Cap Rate: 4.03
- \$70200 Gross Scheduled Income
- \$44382 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Sprinkler System
- Fencing: Brick, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$23,766
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$800
- Cable TV: 02078273
- Gardener:
- Licenses:
- Insurance: \$1,450
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$0	\$0	\$3,200
2:	1	4	2	2	Unfurnished	\$2,500	\$2,500	\$3,600

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
- 604 - Altadena area
- Los Angeles County
- Parcel # 5835025013

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: SB23018603

Printed: 06/04/2023 8:54:58 AM

Closed • **Single Family Residence**

List / Sold: **\$810,000/\$810,000** ↑

3930 Baldwin Park Blvd • Baldwin Park 91706

36 days on the market

2 units • **\$405,000/unit** • **1,664 sqft** • **9,590 sqft lot** • **\$486.78/sqft** • **Built in 1954**

Listing ID: TR23041196

North of La Rica Ave., South of Sterling Way



2 Homes on one lot. Two separate addresses are 3930 Baldwin Park Bl and the back house is 3932 Baldwin Park Bl. Each home is appx 832 sf. and 2 bed 1 bath floor plans. There is a detached garage, one enclosed space for each home. Indoor laundry hookups for each home. Both homes have fenced front and rear back yards on a spacious 9590 sf lot (each home has an appx 4650 sf lot). Built in 1954. Curbside plus yard parking. The back home will be vacant as of 5.12.2023. The back home will be delivered vacant. The front home tenant pays \$1500 per month and will stay if the buyer wishes. Individual electric, water, and gas meters. Landlord pays for trash (appx \$108 per month), and the gardener. Month to month tenancy. Long term tenants of 12 years in the front home. They pay on time, they are friendly and reliable. You may see the back unit. The front unit is in much nicer condition. If your offer is accepted, we will then allow a viewing of the front unit interior. Do not disturb the occupants.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$775,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$700 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, Washer Hookup
- \$18000 Gross Scheduled Income
- \$15000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet
- Appliances: Gas Range, Water Heater
- Other Interior Features: Unfurnished

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Rectangular Lot, Level, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Good Condition
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$1,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$18,000	\$2,000
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,200

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
- 608 - Baldwin Pk/Irwindale area
- Los Angeles County
- Parcel # 8553013016

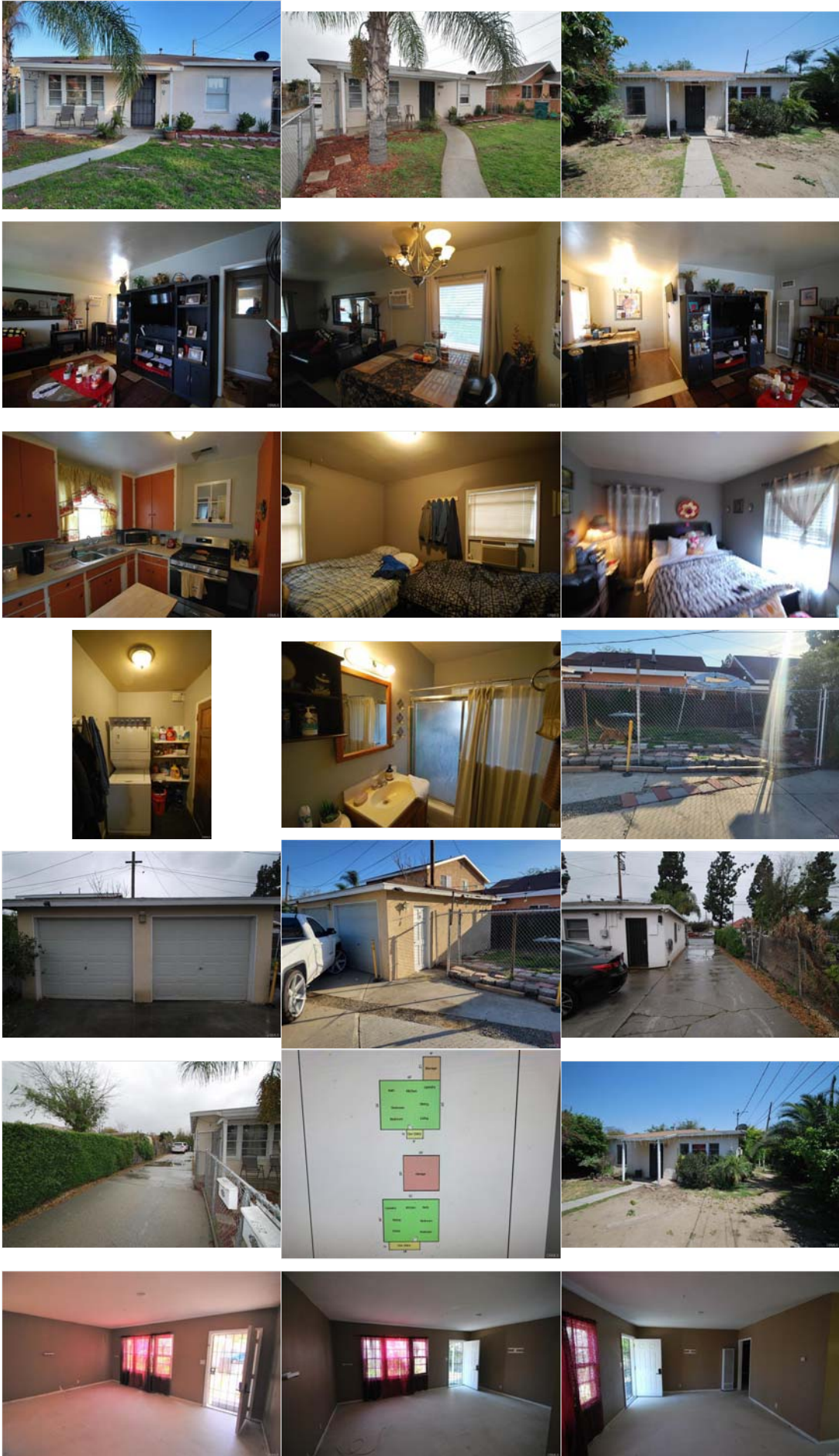
Michael Lembeck

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

Re/Max Property Connection

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

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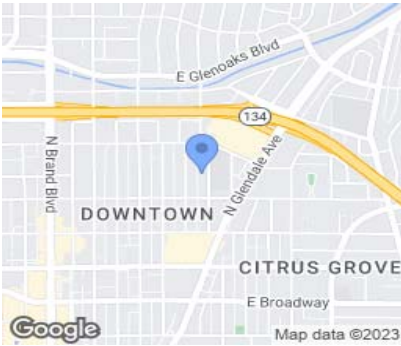


CUSTOMER FULL: Residential Income LISTING ID: TR23041196

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

433 Geneva St • Glendale 91206
2 units • \$649,500/unit • 2,925 sqft • 7,401 sqft lot • \$489.91/sqft •
Built in 1941
Between Doran and Lexington



List / Sold:
\$1,299,000/\$1,433,000 ↑
11 days on the market
Listing ID: GD23064996

Rare opportunity to own this spacious duplex in a highly desirable area of Glendale, The Jewel City! 433 & 433 1/2 Geneva offers approx. 3,000 sq.ft of living space with each unit is approx. 1,462 sq.ft. and 7,401 sq.ft. lot size (LA Assessors shows 7,500). Though the assessor's record shows total 4 beds, it is actually 3 bedrooms and 1 bath in each unit, totaling 6 beds/2 baths. Both units have identical floor plan. The formal entry welcomes you to a Large light and bright living room with many windows overlooking the street. Dining room with balcony (on the second floor) for your everyday enjoyment. The kitchen has a breakfast nook, bay window and ample cabinets. laundry area is off the kitchen with access to the backyard. Nicely sized bedrooms are off the hallway. Long driveway leads to 2 double detached garage plus plenty of street parking and alley access. Per seller some of the upgrades include, double pane windows, copper pipes, roof, sewer line, rear staircase, alley and side fence, driveway, interior drain pipes replacements. This property is conveniently located near WholeFoods, Trader Joe's, The Americana at Brand, DTLA, all major studios and freeways as well as Blue Ribbon schools. Great opportunity for an owner user or an investor. Both tenants are currently month to month. Check out the 3D Matterport.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$368 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, See Remarks, Wood
- Appliances: Dishwasher, Disposal, Gas & Electric Range, Gas Cooktop
- Other Interior Features: Balcony, Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard
- Fencing: See Remarks, Vinyl
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038441
- 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	\$1,900	\$22,800	\$0
2:	1	3	1	2	Unfurnished	\$1,600	\$19,200	\$0

Of Units With:

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

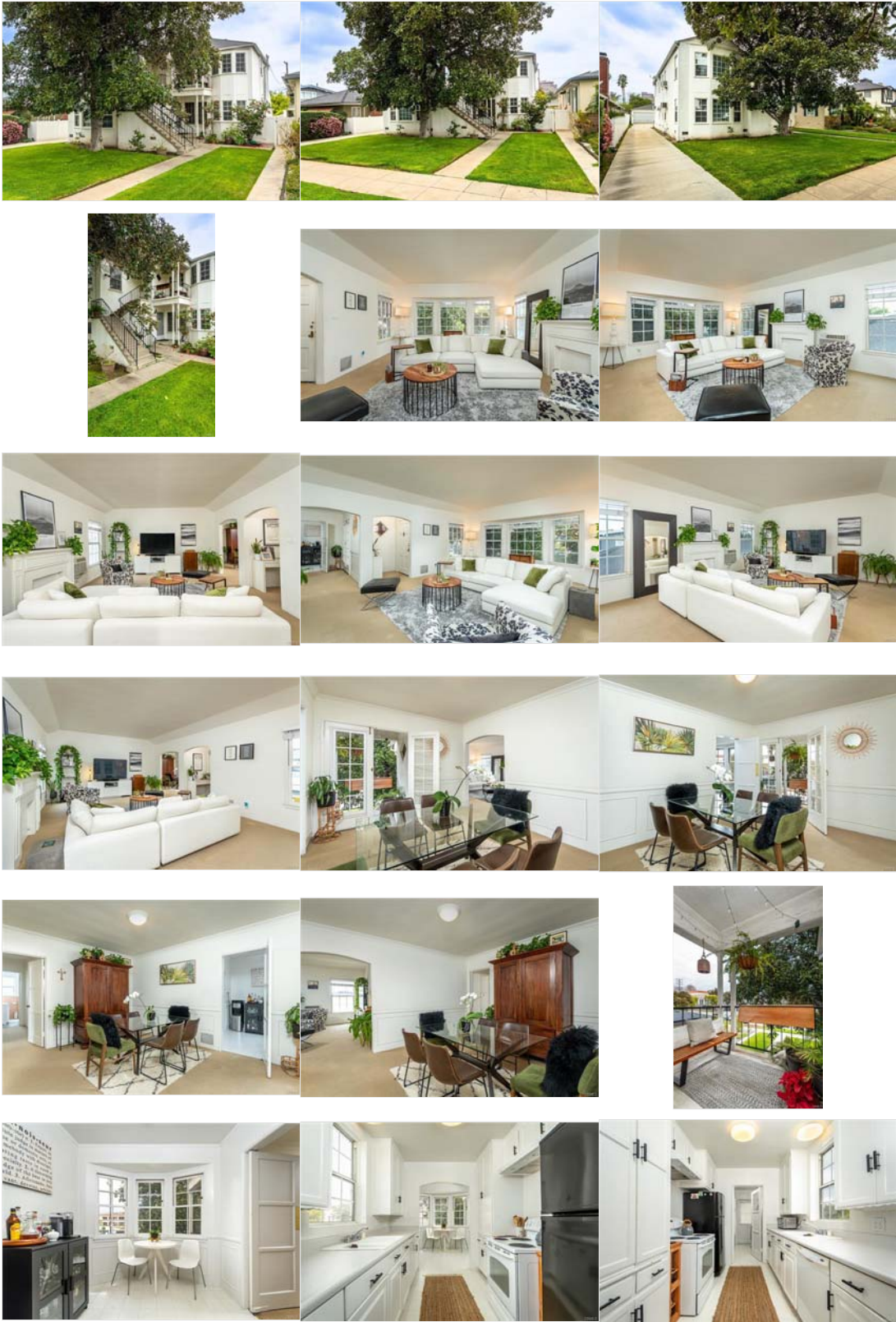
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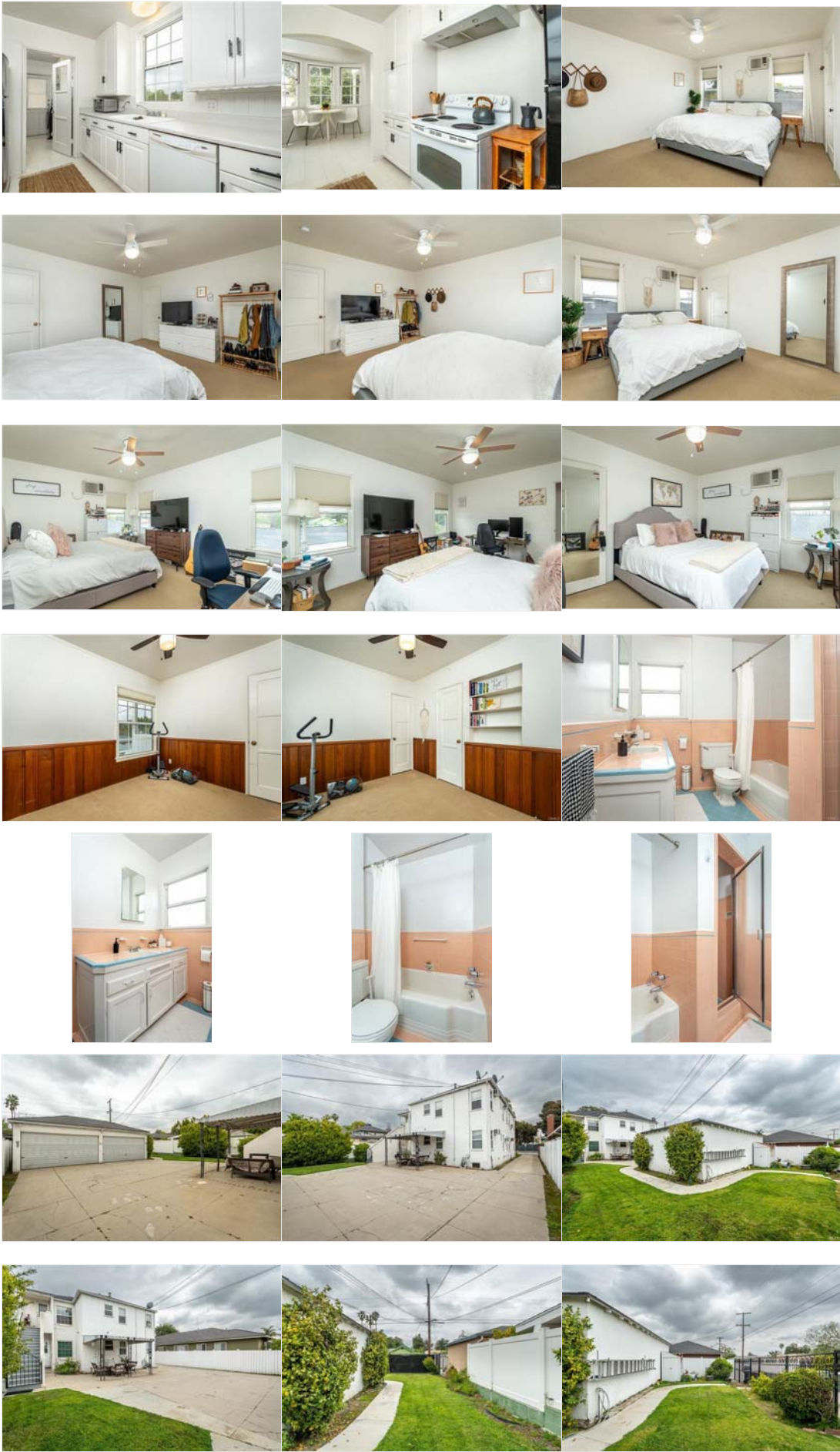
- Trust sale
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5643010028

Michael Lembeck
State License #: 01019397

Re/Max Property Connection
State License #: 01891031

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CUSTOMER FULL: Residential Income LISTING ID: GD23064996

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$848,000/\$875,000 ↑

351 Mission Rd # 2 • Glendale 91205

8 days on the market

2 units • \$424,000/unit • 1,150 sqft • 16,493 sqft lot • \$760.87/sqft • Built in 1931

Listing ID: AR23069708

Ease of S Glendale Ave. + Mission Rd



Nice 2 units in Glendale. The lower unit is about 288 sqft studio with kitchen and restroom. The upper unit is about 862 sqft with 2 bedrooms and 1 bathroom. Spacious Living room with two big windows for enjoying the city view of Glendale. The kitchen and Laundry room are connected to a huge side yard which can be developed into a creative floor plan. Near hospitals, schools, and the well-known Americana and Galleria Malls. Great location to live in and has great potential for investments. This parcel was originally R4 zoning. Buyer to verify with local ordinances for usage.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$848,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Forced Air
- \$174 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Upper Level
- \$26400 Gross Scheduled Income
- \$25400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Family Room, Kitchen, Laundry, Living Room
- Floor: Laminate, Tile

Exterior

- Lot Features: Back Yard, Cul-De-Sac, Front Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02012110
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	1	1	0	Unfurnished	\$900	\$10,800	\$13,200
2:	1	2	1	0	Unfurnished	\$1,300	\$15,600	\$18,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5677008026

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23069708

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Closed •

List / Sold: **\$910,000/\$900,000** ↓

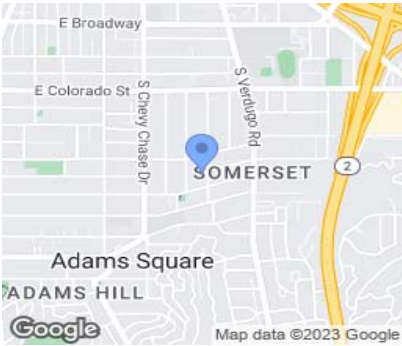
627 Fischer St • Glendale 91205

11 days on the market

2 units • \$455,000/unit • 1,820 sqft • 7,363 sqft lot • \$494.51/sqft •
Built in 1923

Listing ID: 23248431

West of 2 Freeway and south of 134 Freeway



An opportunity to acquire this duplex in Glendale. All Investors welcome to your perfect investment opportunity located in the heart of Glendale!! This nice complex is composed of 2 Units each unit has 2 bedrooms and 1 bath. Water is metered together and Electricity is metered individually. The separate back house is completely private from the main residence. Conveniently located near restaurants, Glendale Galleria, Eagle Rock Plaza, groceries, 2 and 134 freeways makes this a great location to access all Glendale has to offer. Don't miss your chance to see it before it's gone!

Facts & Features

- Sold On 05/31/2023
 - Original List Price of \$910,000
 - 2 Buildings
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- Cap Rate: 0
 - \$34383 Net Operating Income

Interior

- Appliances: Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$16,017
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02188471
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,100	\$2,100	\$2,475
2:	2	2	1		Unfurnished	\$2,100	\$2,100	\$2,475
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5679027018

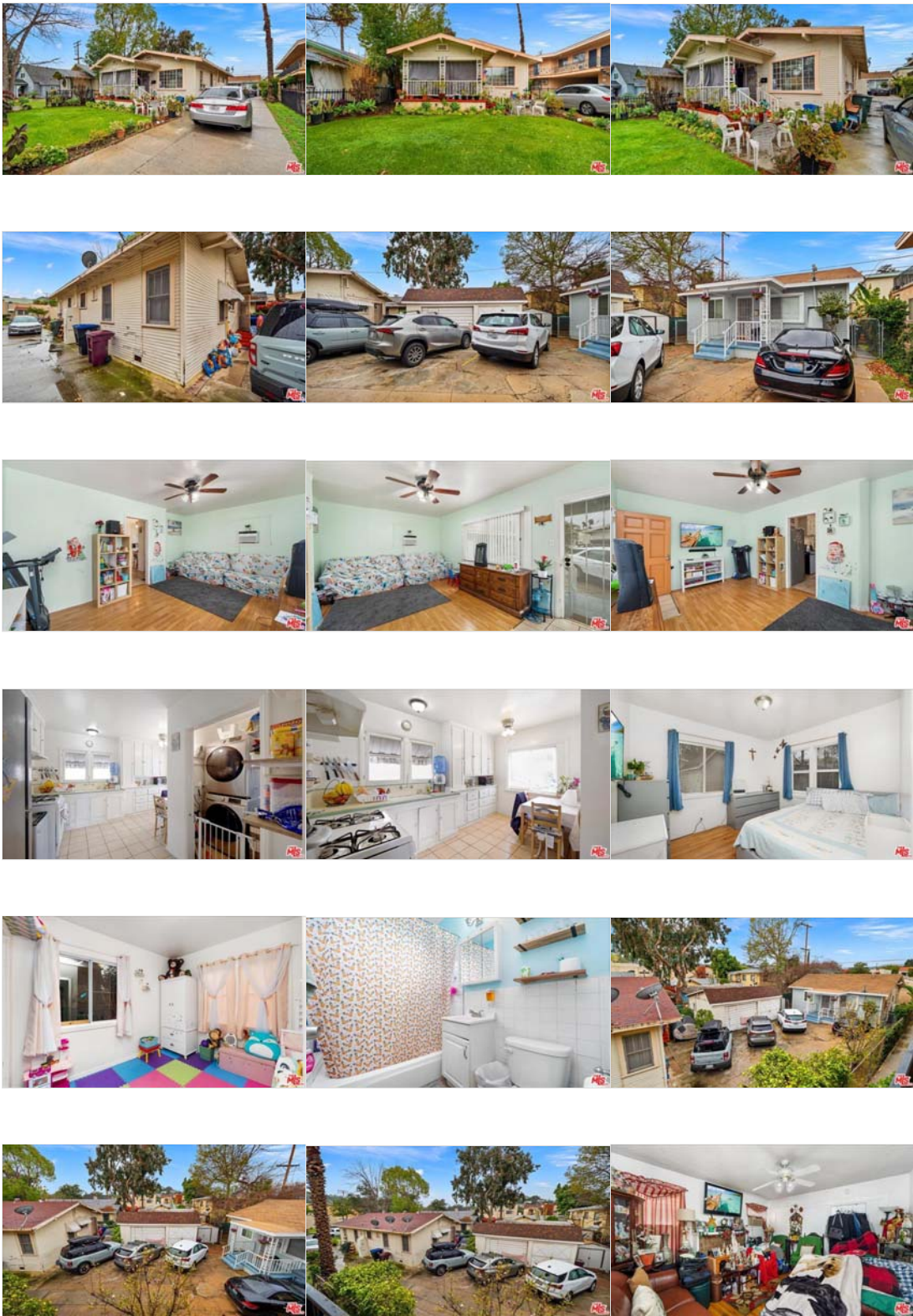
Michael Lembeck

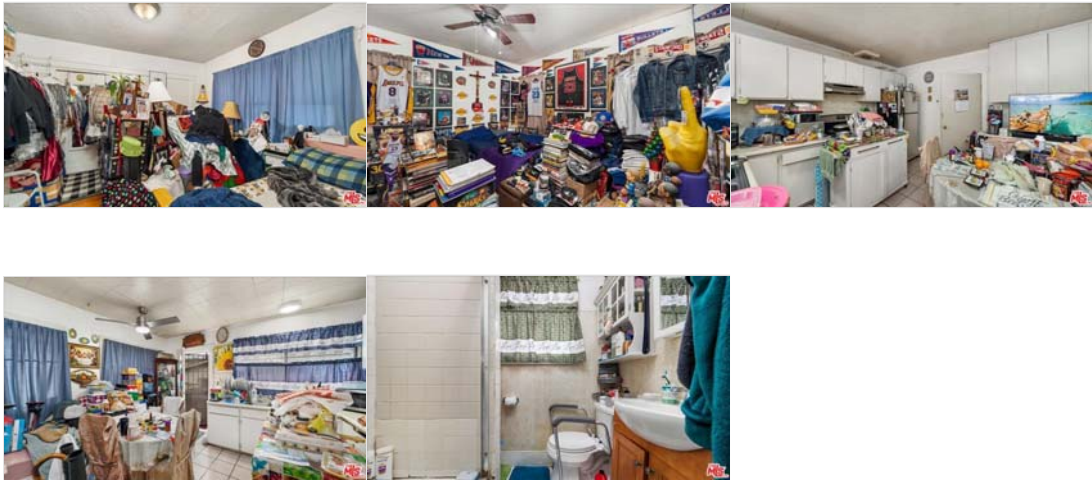
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23248431

Printed: 06/04/2023 8:54:58 AM

Closed •

3816 Evans St • Los Angeles 90027
2 units • \$725,000/unit • 1,921 sqft • 9,862 sqft lot • \$799.06/sqft •
Built in 1936
Between Hyperion and St George

List / Sold:
\$1,450,000/\$1,535,000 ↑
10 days on the market
Listing ID: 23262799



P O S S I B I L I T I E S - Step right into the 1930s with this charming duplex, packed with original details and character. Situated on a nearly 10,000 sq' lot, this property is a hidden gem that you won't want to miss. The lower unit, now vacant and freshly painted, boasts peg and groove floors that lend a touch of warmth and character to the space. The sunny living room and dining room both offer breathtaking views of the tranquil San Gabriel mountains. The galley kitchen, two cozy bedrooms, and one bathroom make up the rest of the lower unit's layout, providing the perfect balance of functionality and charm. The upper unit, which is tenant-occupied, offers the same great features and breathtaking views. Each unit comes with a two-car garage, making parking and storage a breeze. Located conveniently on the border of Los Feliz and Silver Lake, this property offers easy access to everything you need, including shopping, entertainment, and transportation. And the huge lot, with views of Griffith Park, the Observatory and the San Gabriels offers all kinds of creative opportunities. Tenant occupied unit to be shown with accepted offer.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Heating: Gravity
- Laundry: Washer Included, Dryer Included, Stackable

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01929736
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,550	\$2,550	\$3,200
2:	1	2	1		Unfurnished	\$0	\$0	\$3,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5433023025

Michael Lembeck

Re/Max Property Connection

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CUSTOMER FULL: Residential Income LISTING ID: 23262799

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$955,000/\$955,000 ↓

7909 Hershey • Rosemead 91770

42 days on the market

2 units • \$477,500/unit • 1,606 sqft • 5,627 sqft lot • \$594.65/sqft • Built in 1956

Listing ID: WS23027779

Del Mar Ave and Hershey St



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

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,000,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Outside
- \$48500 Gross Scheduled Income
- \$29410 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

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

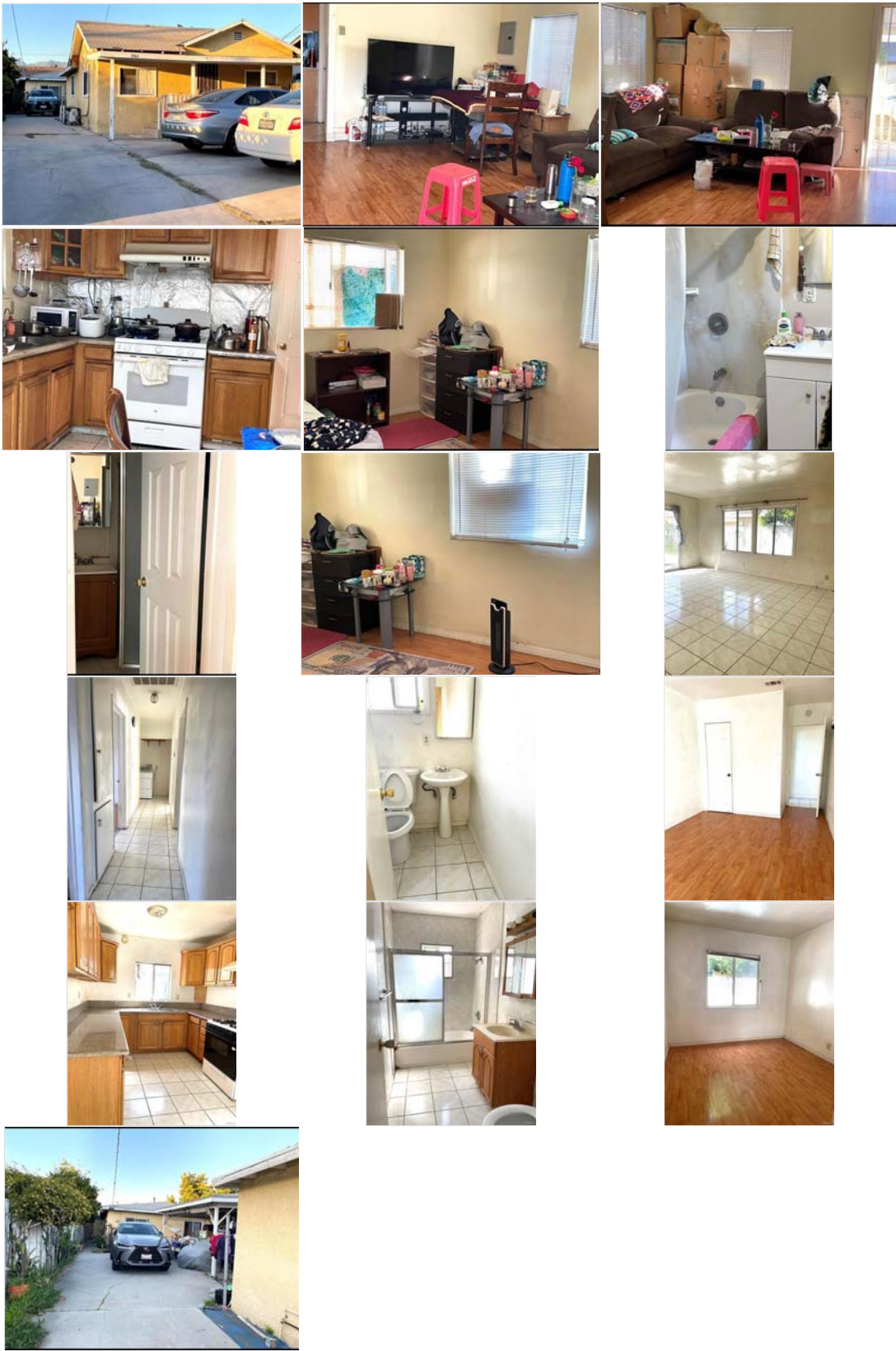
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



Closed • Duplex

List / Sold: \$989,000/\$991,800 ↑

428 S Gardenglen St • West Covina 91790

17 days on the market

2 units • \$494,500/unit • 1,784 sqft • 7,034 sqft lot • \$555.94/sqft •

Built in 1954

Listing ID: CV23059326

Walnut Creek Prwy. and Gardenglen



INCOME-EARNING PROPERTY!!!! This is a very unique opportunity for a very special family. This is a fully remodeled 3 bedroom 2 bath property with a fully permitted rentable ADU on site. The main house is a 1284 square foot, one-story home, and the ADU is approx 750 sq feet also with all....new dual pane windows, new high-end flooring, new double panel doors, new showers with pebble tile, new canned and custom light fixtures throughout, new sliding glass door, custom island, 2 brand new sets of cabinets all with soft closing drawers, two brand new kitchens, both with custom tile countertop and two different custom flow backslashes...one in the house, one in the ADU. 2 new Ac units in place, one in the main house, and one in the ADU with personal settings for your guest or renters. This special home is in the heart of West Covina with the Plaza close by, shopping, every kind of food you can imagine and walking distance to award-winning schools, and amazing access to the 10/71/57 & 210 freeway to get you anywhere you need to go.This is the opportunity you have been waiting for. One loan.....two units.....Income-earning property with a fully remodeled ADU to help cover all costs of your special family. You deserve this... " DO NOT DISTURB THE TENANTS- NO SHOWINGS SUBMIT OFFER SUBJECT TO INTERIOR INSPECTION The Property will be delivered with tenants. Seller and seller's agent to verify and do their diligence

Facts & Features

- Sold On 05/31/2023
 - Original List Price of \$989,000
 - 1 Buildings
 - Levels: One
 - 5 Total parking spaces
 - Heating: Central
 - \$614 (Estimated)
- Laundry: Gas Dryer Hookup, In Garage, In Kitchen
 - \$5500 Gross Scheduled Income
 - \$5350 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$250
 - Electric: \$0.00
 - Gas: \$100
 - Furniture Replacement:
 - Trash: \$50
 - Cable TV: 01857852
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$100
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,400	\$3,400	\$3,500
2:	1	1	1	0	Unfurnished	\$2,100	\$2,100	\$2,300

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
- 669 - West Covina area
 - Los Angeles County
 - Parcel # 8476018011

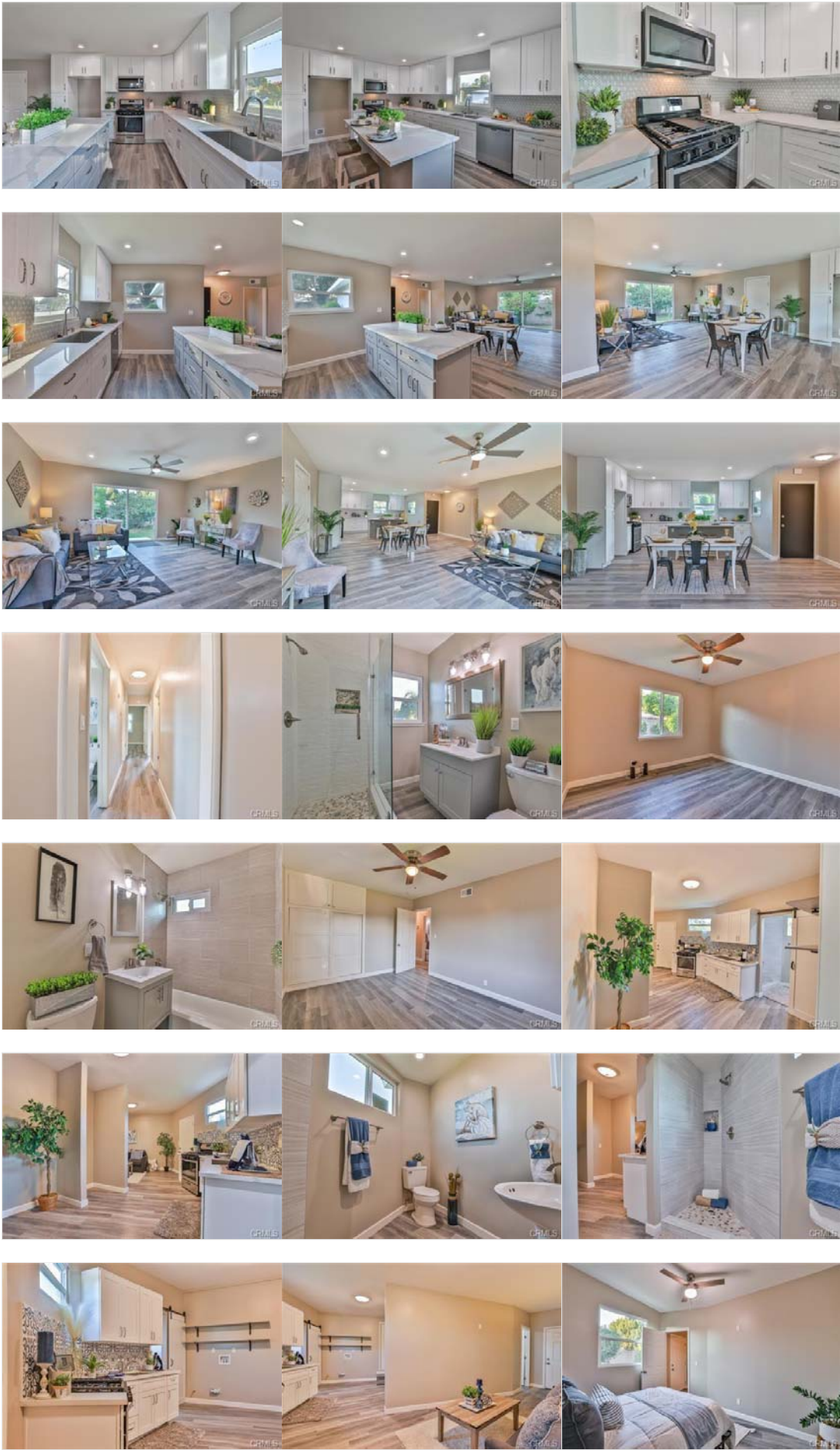
Michael Lembeck

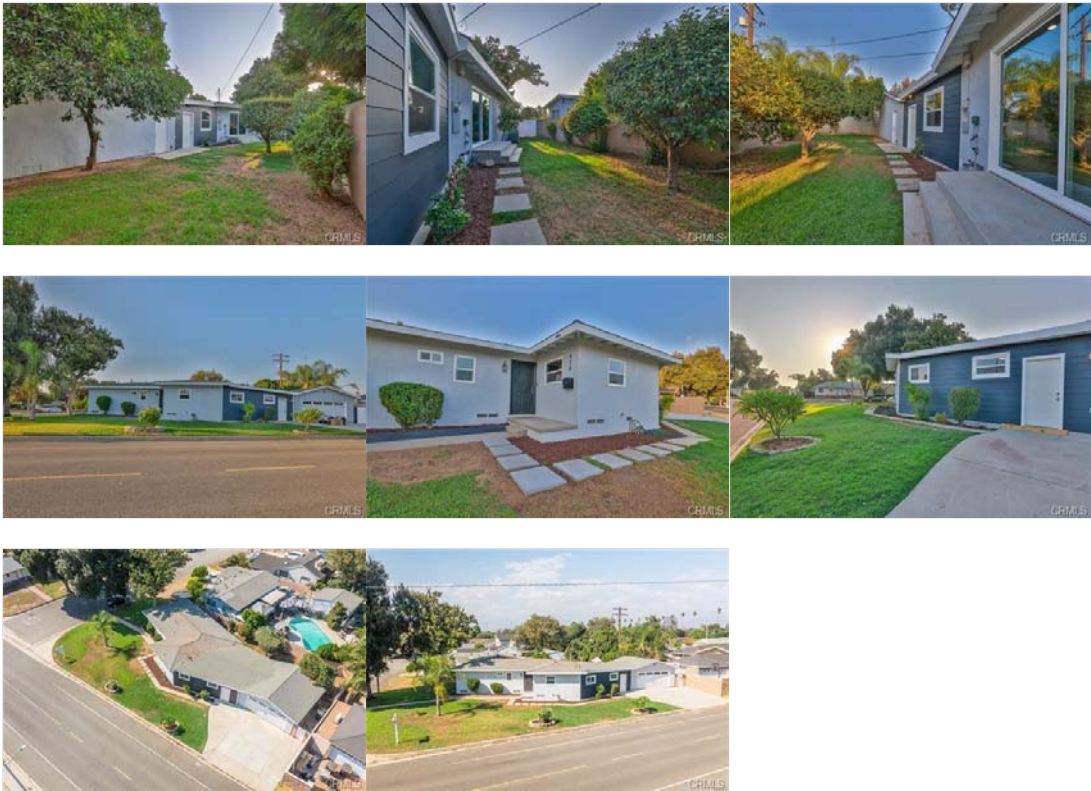
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23059326

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$499,000/\$500,000 ↑

6311 Pierce Avenue • Whittier 90601

3 days on the market

2 units • \$249,500/unit • 988 sqft • 2,550 sqft lot • \$506.07/sqft • Built in 1930

Listing ID: PW23076716

Hadley St to Pierce Ave



Location! Location! Location on this duplex fixer in uptown Whittier. Great potential on the two unit building. Each unit is 1 Bedroom 1 bathroom. This is a great opportunity to renovate the property and have a turnkey investment.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$499,000
- 1 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- \$0 (Unknown)
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00745605
- 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: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8140018020

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23076716

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

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

998 S Eleanor St • Pomona 91766

10 days on the market

2 units • \$475,000/unit • 2,600 sqft • 10,110 sqft lot • \$365.38/sqft • Built in 1890

Listing ID: TR23064238

From 60 Fwy Exit S.Towne Ave Left, E Grand Ave Left, S. Eleanor Right.



INVESTORS, THI IS IT! Great location in South Pomona, Corner lot of 10,110 S.F, wide streets, 2 blocks to Washington Park. This Duplex has 3 sources of income, since its Garage in Corner has been leased for more than 8 years. Front House (4 Beds 2 Baths) remodeled in 1997. back house (2 beds 1 baths) built in 2006. Garage). Back House has its own address as 711 E Tenth Street Pomona 91766. Both units has their own independent meters for Gas & Electricity.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- \$668 (Estimated)
- Laundry: Inside
- Cap Rate: 5.19
- \$60000 Gross Scheduled Income
- \$49323 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas & Electric Range, Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,695
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02062914
- Gardener:
- Licenses:
- Insurance: \$762
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8333009007

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: TR23064238

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$699,900/\$665,000 ↓

942 S Fetterly Ave • Los Angeles 90022

18 days on the market

2 units • \$349,950/unit • 1,534 sqft • 6,824 sqft lot • \$433.51/sqft • Built in 1925

Listing ID: DW23019481

710 Exit Olympic, drive East



Handyman Special in the Non-Incorporated East Los Angeles area. Two units on one R4 zoned Lot, the property is at a Walking Distance to Whittier Blvd, major shopping, public transport, schools, etc. The property consists of Two separate houses, a 3 bedroom, 1 bath home, and a 1 bed, 1 bath home on a Flat Lot with Parking for 6 cars. Make your offer subject to interior inspections, the property is fully rented and will be shown with an accepted offer.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Natural Gas
- \$6,540 (Assessor)
- Laundry: Common Area
- \$28800 Gross Scheduled Income
- \$19150 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: \$9,650
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 00877805
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	0	0	Unfurnished	\$800	\$800	\$1,650
2:	1	2	0	0	Unfurnished	\$1,600	\$1,600	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5246027021

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: DW23019481

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$899,000/\$883,500 ↓

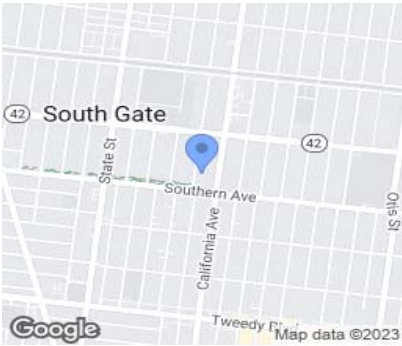
8976 Virginia Ave • South Gate 90280

6 days on the market

2 units • \$449,500/unit • 6,963 sqft • 6,963 sqft lot • \$126.88/sqft • Built in 1926

Listing ID: CV23063325

Between California Ave & State St



Perfect Duplex for Investor or Large Family. Both Properties are extremely unique need TLC Investment oppurnity, Large Lot with spacious long driveway for up to 6 cars to park not to mention close to freeways & shopping

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$854 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Master Bathroom, Master Bedroom, Multi-Level Bedroom
- Floor: Tile
- Appliances: Vented Exhaust Fan, Water Heater
- Other Interior Features: Brick Walls, Ceiling Fan(s)

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- 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	3	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6210019039

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: CV23063325

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$600,000/\$630,000 ↓

2562 Lancaster Ave • Los Angeles 90033
2 units • \$300,000/unit • 1,496 sqft • 5,773 sqft lot • \$421.12/sqft •
Built in 1971

154 days on the market
Listing ID: CV22133276

Please search on google map



DUPLEX in the PRIME AREA of Boyle Heights. Both units have separate meters for gas, electricity and with their own separate addresses. Property is WALKING DISTANCE to the USC Medical centers, schools and restaurants. It's a short drive to downtown Los Angeles, Cal State L.A., and approximately 5 miles to Dodger stadium. Not to mention easy access to the 10, 60,5 and 101 freeways. Each unit offers two spacious bedrooms, one full bath, an open floor plan, and an inside laundry. One kitchen has been updated and the units have been cared for. This could be a great opportunity to PURCHASE AS AN OWNER OCCUPIED AND RENT OUT ONE UNIT. Tenants currently pay for all the utilities and are current on their rent. The property has a carport for 2 vehicles with room for 3+ additional cars. Make an appointment to see this property today!

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$685,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$318 (Estimated)
- Laundry: In Kitchen
- \$22500 Gross Scheduled Income
- \$22500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Park • Sewer: Public Sewer Nearby

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	\$850	\$850	\$2,300
2:	2	2	1	0	Unfurnished	\$1,025	\$1,025	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5202011011

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV22133276

Printed: 06/04/2023 8:54:58 AM

Closed •

407 N Norton Ave • Los Angeles 90004
2 units • \$1,497,500/unit • 4,800 sqft • 3,990 sqft lot • \$611.46/sqft •
Built in 2015
N of Beverly Blvd, W of Wilton Pl

List / Sold:
\$2,995,000/\$2,935,000 ↓
88 days on the market
Listing ID: 23246425



We are pleased to present 407 N Norton Ave, a stunning modern property built in 2015, located in the heart of Los Angeles, CA 90004. This multi-family home offers a luxurious living experience, with each unit featuring private backyards and private rooftop decks that span the entire length of the building. The spacious and contemporary design of the property ensures that each unit is flooded with natural light and offers a comfortable and stylish living space. The rooftop decks offer breathtaking 360-degree views of the surrounding neighborhood, making it the perfect place to relax and enjoy the beautiful Los Angeles skyline. The property's location is unbeatable, offering easy access to some of the best neighborhoods in the city, including Hancock Park, Larchmont Village, and the Paramount Studios. With its convenient location, residents can enjoy an abundance of shopping, dining, and entertainment options right at their doorstep. Overall, 407 N Norton Ave offers a unique and unparalleled living experience in one of the most desirable neighborhoods in Los Angeles.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$3,175,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Garage
- \$108979 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$53,982
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

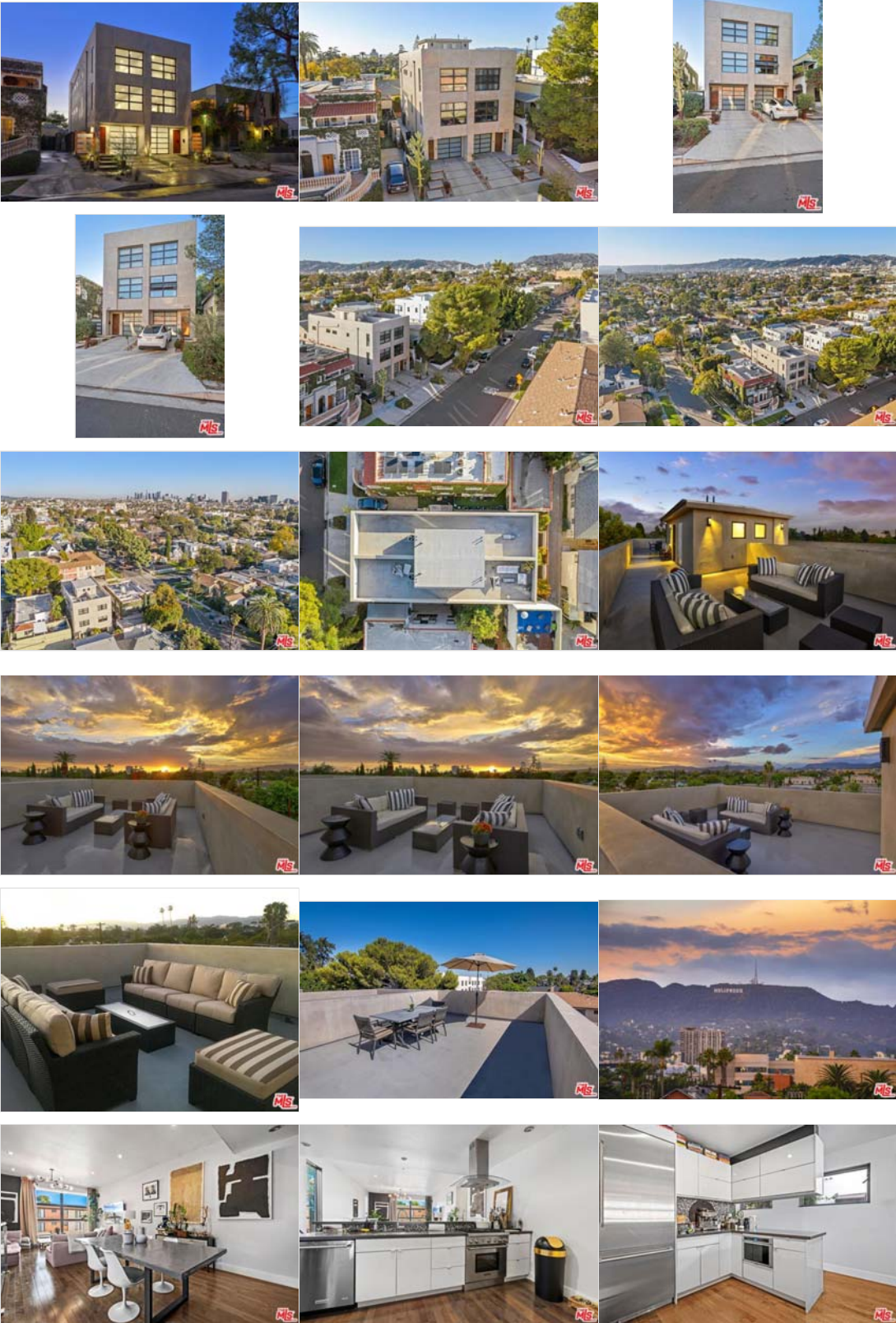
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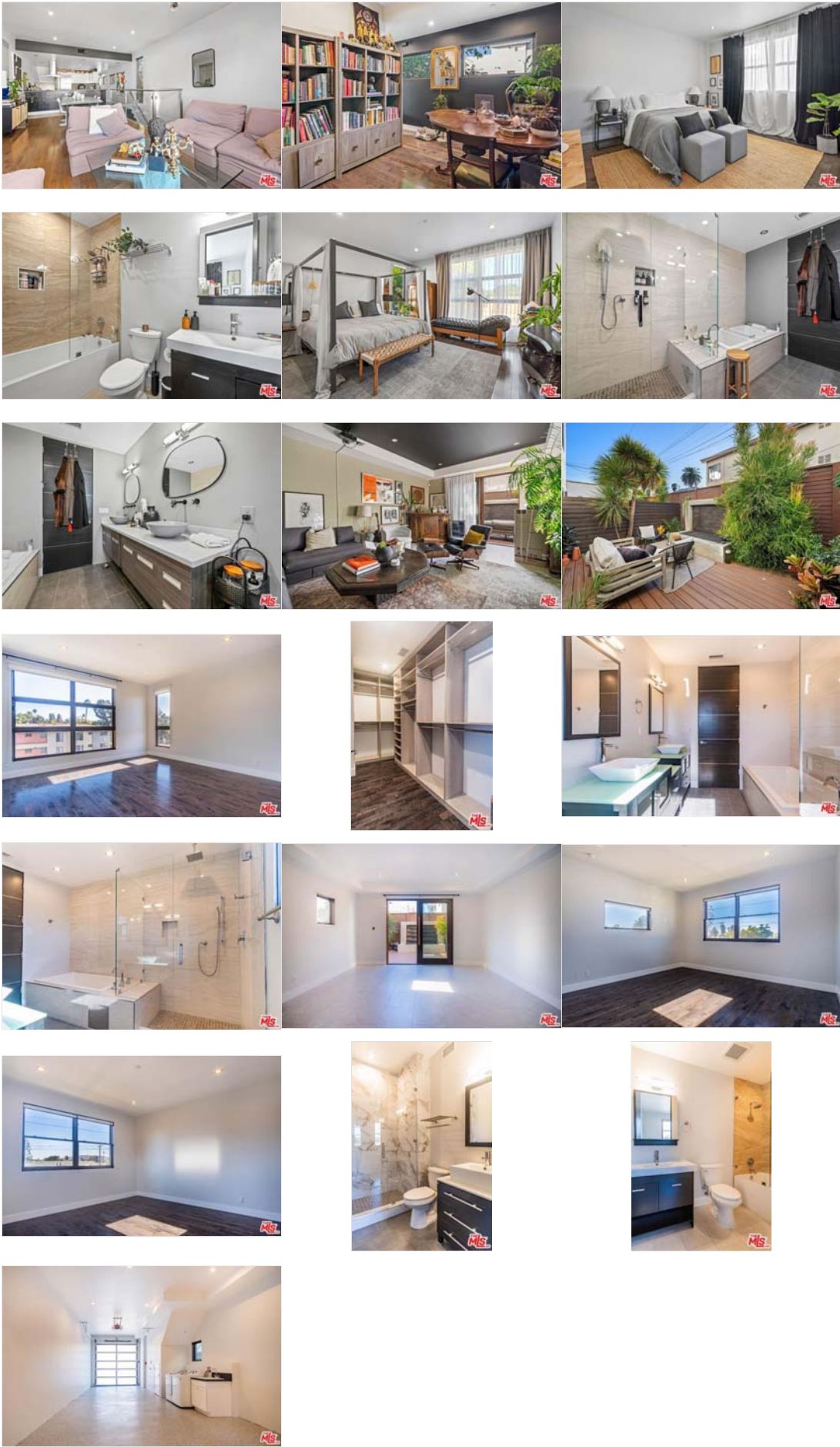
- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522025002

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

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

Click arrow to display photos





Closed • Duplex

828 Alandele Ave • Los Angeles 90036
2 units • \$899,500/unit • 4,288 sqft • 5,907 sqft lot • \$396.46/sqft •
Built in 1938
Between 8th Street and Olympic & just E of Fairfax .

List / Sold:
\$1,799,000/\$1,700,000 ↓
116 days on the market
Listing ID: P1-12370



Welcome to Miracle Mile! Ideally located just 2 blocks from LACMA; Museum Row offers the Peterson Automotive Museum, La Brea Tar Pits, The Grove, dining, wine bars, and the new Metro Purple Line scheduled for 2024 completion. Tremendous opportunity to own a charming, 1930's, light-filled, 4288 sq ft, 6 BR, 5 BA, duplex, located in one of LA's most desirable neighborhoods! The upstairs/downstairs spacious, light-filled units are overflowing with unique architectural details and old world charm. Formal entryways with triple layer crown moldings lead to grand living rooms offering vaulted ceilings with wood-beamed trusses. Elegant dining rooms open through graceful archways to kitchens with spacious breakfast nooks bordered by sunlit family and laundry rooms. Decorative wall moldings and original colored bathroom tiles add a touch of whimsy to the 6 spacious bedrooms and 4 bathrooms. The casual charm of the private back patio getaway, nestled between the two 2 car garages with additional driveway parking, will entice you to host summer brunches and soirees under the stars. Solid 1031 investment or live in one and rent the other!

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,799,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Central, Gravity
- Laundry: Inside, Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Basement, Formal Entry, Family Room
- Floor: Carpet, Wood, Tile, Stone, Lamineate
- Appliances: Dishwasher, Gas & Electric Range, Refrigerator
- Other Interior Features: Built-in Features, Balcony, Ceiling Fan(s)

Exterior

- Lot Features: Sprinklers None
- Fencing: Privacy
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- 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:		3	2	2	Unfurnished	\$2,010	\$2,010	\$5,500
2:		3	3	2	Unfurnished			\$5,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

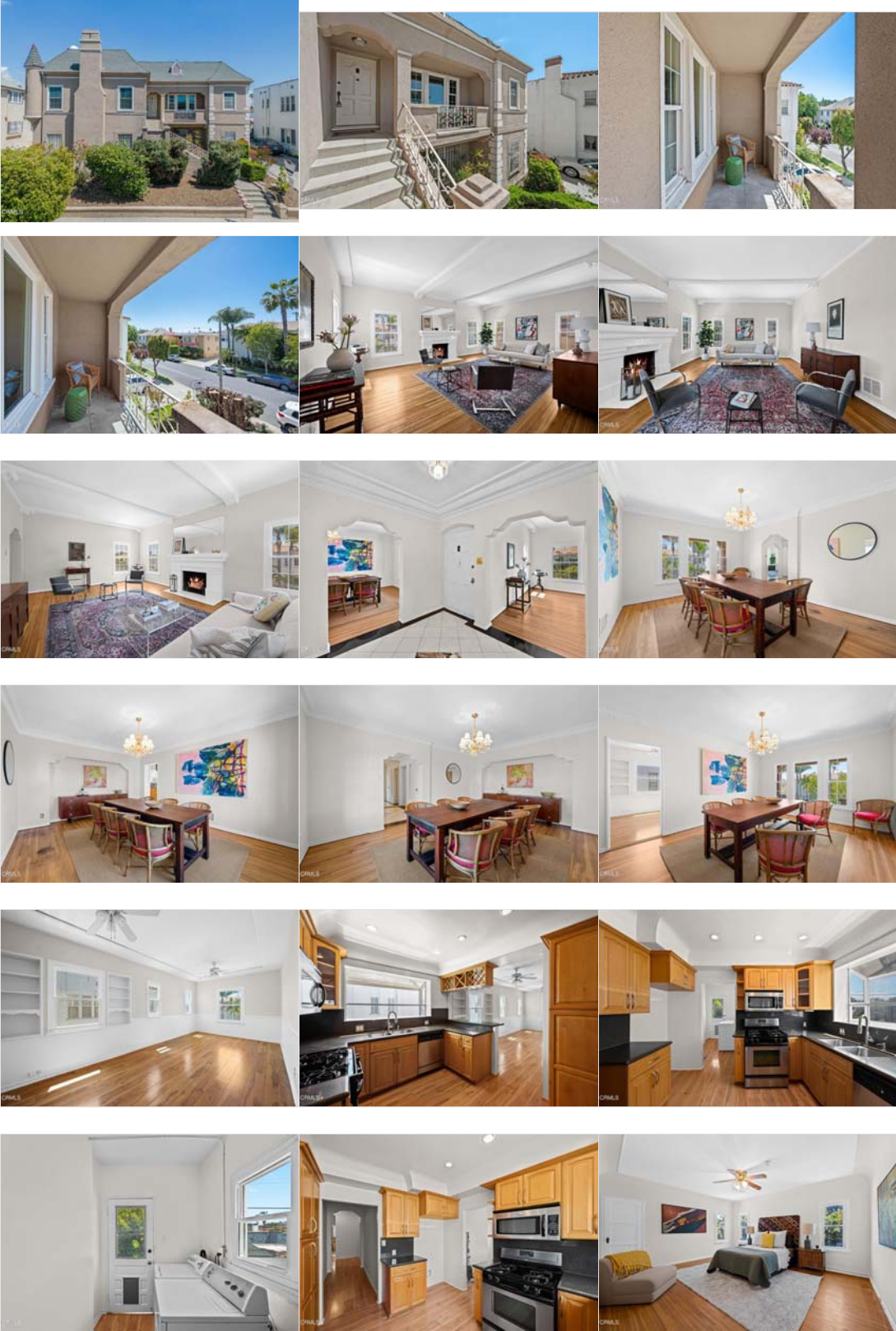
- Standard sale
- Rent Controlled

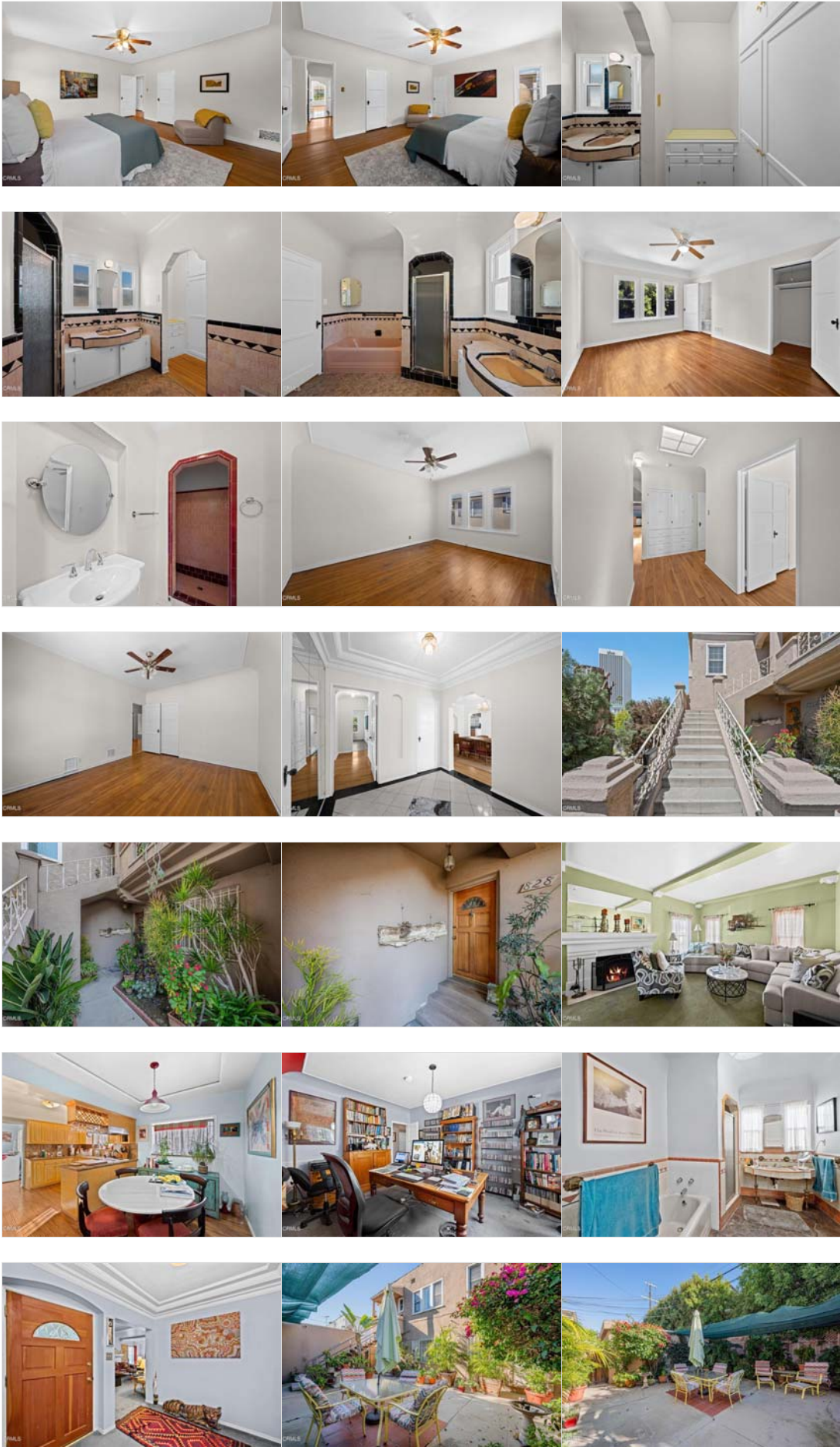
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089013006

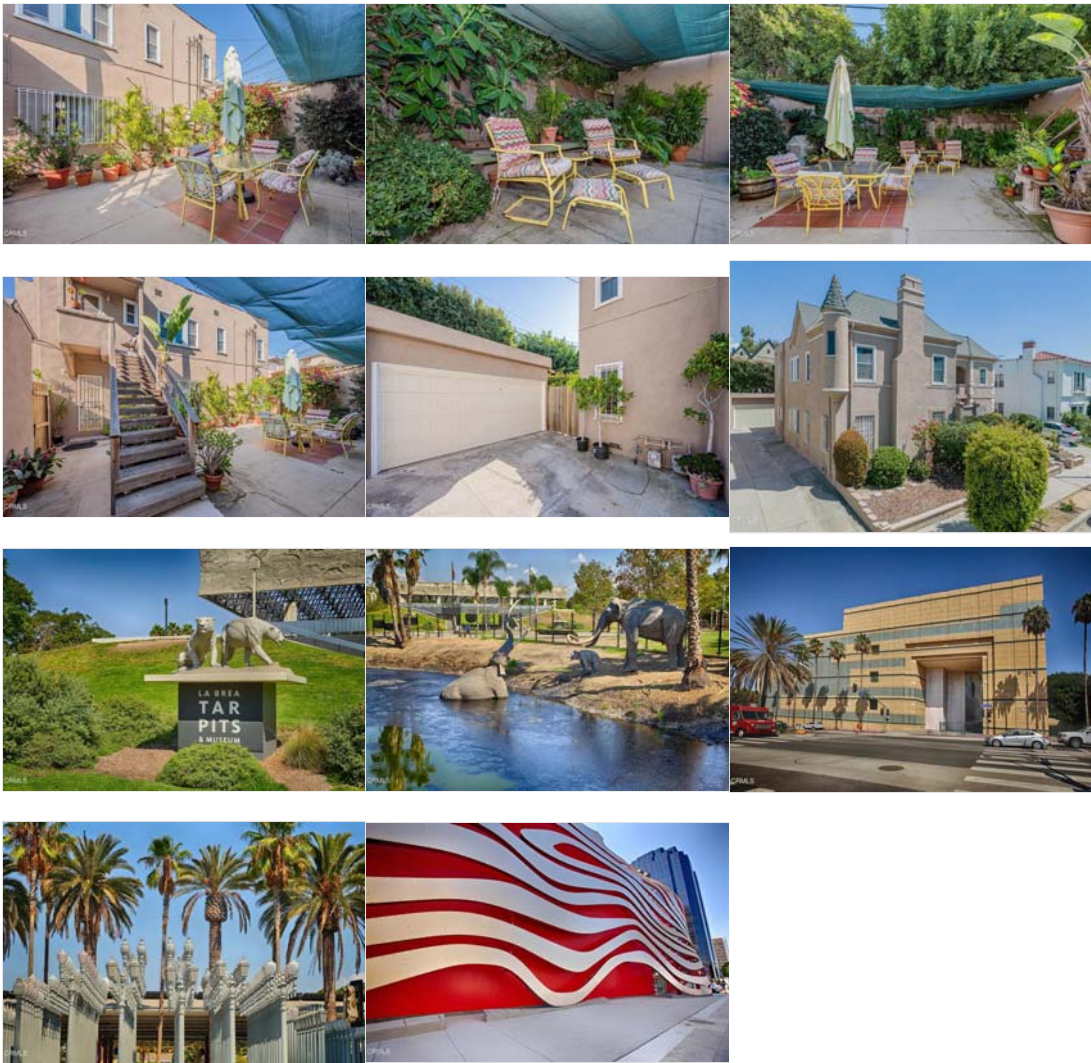
Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

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

Click arrow to display photos







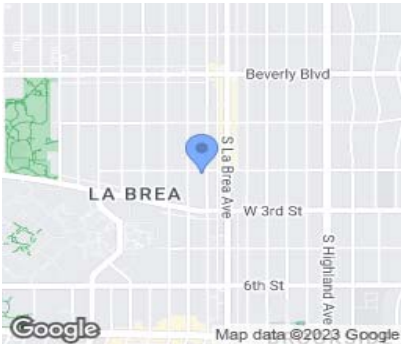
CUSTOMER FULL: Residential Income LISTING ID: P1-12370

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Closed •

203 S Detroit St • Los Angeles 90036
2 units • \$1,349,500/unit • 5,180 sqft • 6,551 sqft lot • \$506.76/sqft •
Built in 1938
East of La Brea, South of Beverly, North of 3rd, West of Fairfax

List / Sold:
\$2,699,000/\$2,625,000 ↓
26 days on the market
Listing ID: 23261394



Spanish Colonial Duplex recently remodeled with over 5,180 SF of living space (each unit 2,590 SF), tons of charm, & hardwood + tile floors throughout. 201 S Detroit - Upper & 203 S Detroit - Lower. THE LOWER UNIT IS VACANT. Both units fit the description - they have same layout & were updated at the same time. Enter the dwelling through a small foyer & to the left is the vast, open living room offering a fireplace, large period piece windows adding tons of natural light, & another lounge area leading to the covered patio/balcony w sliding glass doors. To the right of the foyer is the large formal dining room, perfect for entertaining, for it contains an amiable wet bar & leads to the kitchen. The kitchen features a sun-drenched eat-in space w a bay window, plenty of cabinets for storage, & has been renovated w SS appliances + stone countertops. Down the hall for peace & quiet are the spacious 3 BD 3.5 BA - all BD are ensuite. The bathrooms boast marble-like porcelain tile & updated cabinetry. More unit features - laundry room w side-by-side W/D, separate tub/shower w double vanity in primary BD/BA, built-ins, patio in back leading to a manicured yard, 2-car garage, a private courtyard behind garage door which could be used for parking or lounging/bbq, & updated electric + plumbing. This duplex offers a modern update while maintaining old-world charm in an exceptional central LA location. Come view this inviting, unique duplex, well maintained by its proud owners. First time on the market in over 50 years!

Facts & Features

- Sold On 06/01/2023
 - Original List Price of \$2,699,000
 - 1 Buildings
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
- Laundry: Washer Included, Dryer Included, Individual Room
 - \$132000 Net Operating Income

Interior

- Rooms: Master Bathroom, Utility Room, Living Room
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$14,400
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02126121
 - 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	\$5,500	\$5,500	\$6,200
2:	1	3	3		Unfurnished	\$0	\$5,650	\$6,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area

- Los Angeles County
- Parcel # 5513021027

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

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23261394

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$799,000/\$766,000 ↓

1758 W 38th St • Los Angeles 90062

16 days on the market

2 units • \$399,500/unit • 1,160 sqft • 5,320 sqft lot • \$660.34/sqft • Built in 1948

Listing ID: PW23058658

From 10 fwy exit Arlington head south to Obama turn left right on Gramercy left on 38th St.



What an incredible opportunity! Minutes from USC and centrally located this property is a rare find. This well appointed duplex has just been completely remodeled and looks incredible. Previous plans were submitted to the Building & Planning Department for 9 bedrooms and individual bathrooms designed for University or homeless housing. This property has a large 5320 sq ft lot with lots of possibilities. Buyer to personally confirm all information with the city. Property is sold AS-IS.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$799,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Back Yard, Rectangular Lot, Level
- 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	2	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5035030003

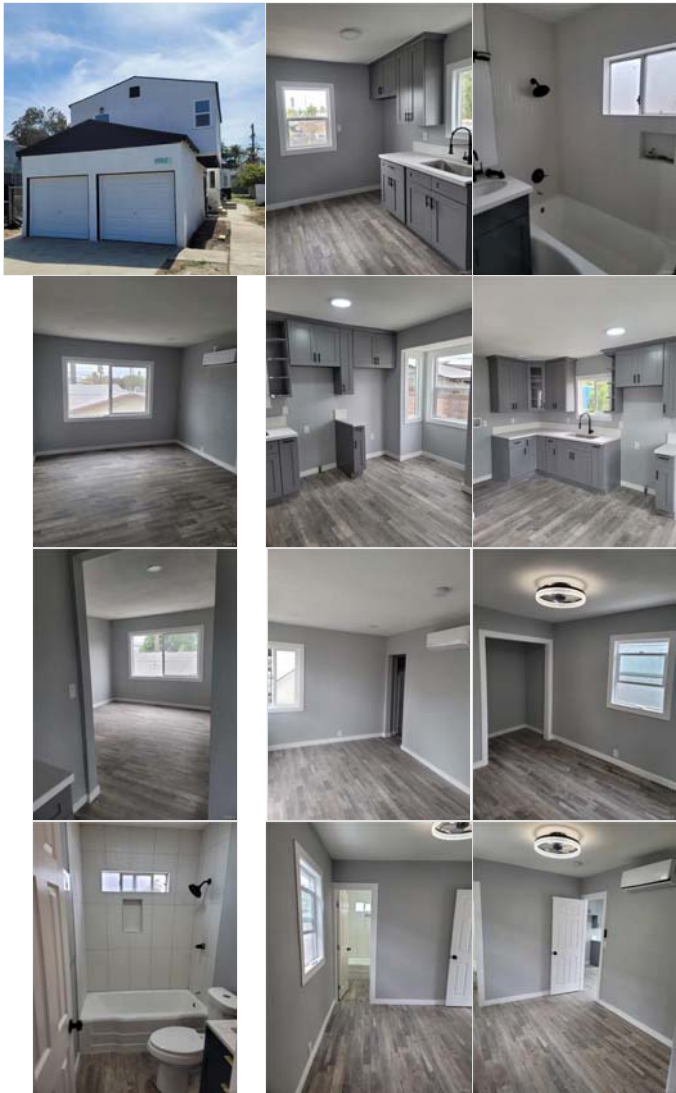
Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23058658

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

423 E 68th St • Los Angeles 90003
2 units • \$525,000/unit • 3,500 sqft • 5,396 sqft lot • \$285.71/sqft •
Built in 2018
gag and 68th st

List / Sold:
\$1,050,000/\$1,000,000 ↓
9 days on the market
Listing ID: MB23000825



Location, Location!!!!!!!!!!!!This is a must see!!!!!!!!!!!!!! **NEWER CONSTRUCTION 2018** Fabulous complete from the ground up brand new Duplex on a quiet street of Los Angeles. Laminate flooring throughout. First floor has large open floor plan. Living/dining room is perfect for entertaining!! Upstairs is a huge master bedroom with walking closet and bathroom, and other 4 spacious bedrooms that share a full bathroom. Each unit has washer/dryer hookups. Centrally located with easy access to freeways. You can appreciate a beautiful view of Los Angeles!!!!!!!!!!!!!!Bring your clients! They will love it!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$447 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Zero Lot Line
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6011012022

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: MB23000825

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$525,000/\$560,000 ↑

1144 E 77th Pl • Los Angeles 90001

66 days on the market

2 units • \$262,500/unit • 1,440 sqft • 4,962 sqft lot • \$388.89/sqft • Built in 1933

Listing ID: PW22254128

West of Hooper Ave and East of Central Ave



Facts & Features

- Sold On 06/02/2023
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$1,078 (Estimated)
- 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: 00338699
- 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	4	0	1				\$4,000
# Of Units With:								
• Separate Electric: 2					• Drapes:			
• Gas Meters: 2					• Patio:			
• Water Meters: 1					• Ranges:			
• Carpet:					• Refrigerator:			
• Dishwasher:					• Wall AC:			
• Disposal:								

Additional Information

- Probate Listing sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6024015011

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold: \$675,000/\$685,000 ↑

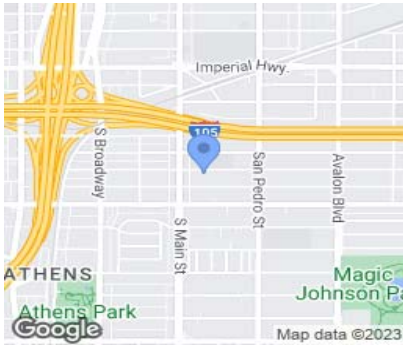
136 E 118th Pl • Los Angeles 90061

22 days on the market

2 units • \$337,500/unit • 1,564 sqft • 6,260 sqft lot • \$437.98/sqft • Built in 1924

Listing ID: PW23038526

Main St & E 118th Pl.



This is an incredible chance to become the owner of a profitable property in Los Angeles. The property features multiple units, each comprising 3 bedrooms, 1 bathroom, and gated for enhanced privacy. It's low-maintenance and well-kept, with separate gas and electricity meters for each unit. There's accessible parking at the back, a spacious driveway, and a single-car carport. Plus, it's located just a few minutes away from various amenities, such as the 105 freeway, schools, Downtown LA, Crypto.com Arena, LAX, and more. The seller is also willing to provide a credit to the buyer to help make the mortgage payments more affordable.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$591 (Estimated)
- Laundry: In Kitchen, Inside
- \$34800 Gross Scheduled Income
- \$33000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, See Remarks
- Floor: See Remarks
- Appliances: Water Heater

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: Average Condition, Brick, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1			\$1,450		\$2,800
2:	1	3	1			\$1,450		\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6083025007

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23038526

Printed: 06/04/2023 8:54:58 AM

Closed •

List / Sold: **\$719,900/\$707,000** ↓

1123 E 76th Pl • Los Angeles 90001
2 units • \$359,950/unit • 1,400 sqft • 5,074 sqft lot • \$505.00/sqft •
Built in 1926
Central & 76Th Pl

348 days on the market
Listing ID: DW22043391



SELLER HIGHLY MOTIVATED!!!!BACK ON THE MARKET, BUYER COULD NOT PERFORM! Don't miss out on this perfect opportunity to own two homes on one lot! BOTH homes have recently been remodeled and are looking for a new owner! Each home has their own yard, Front home has a private back yard and front home has a gated front yard. Being minutes from downtown this property is in the perfect location! Do not wait till its too late!

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$760,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$702 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$4000 Gross Scheduled Income
- \$4000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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:	1	2	1			\$2,500	\$2,500	
2:	1	1	1			\$1,750	\$1,750	

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6024009034

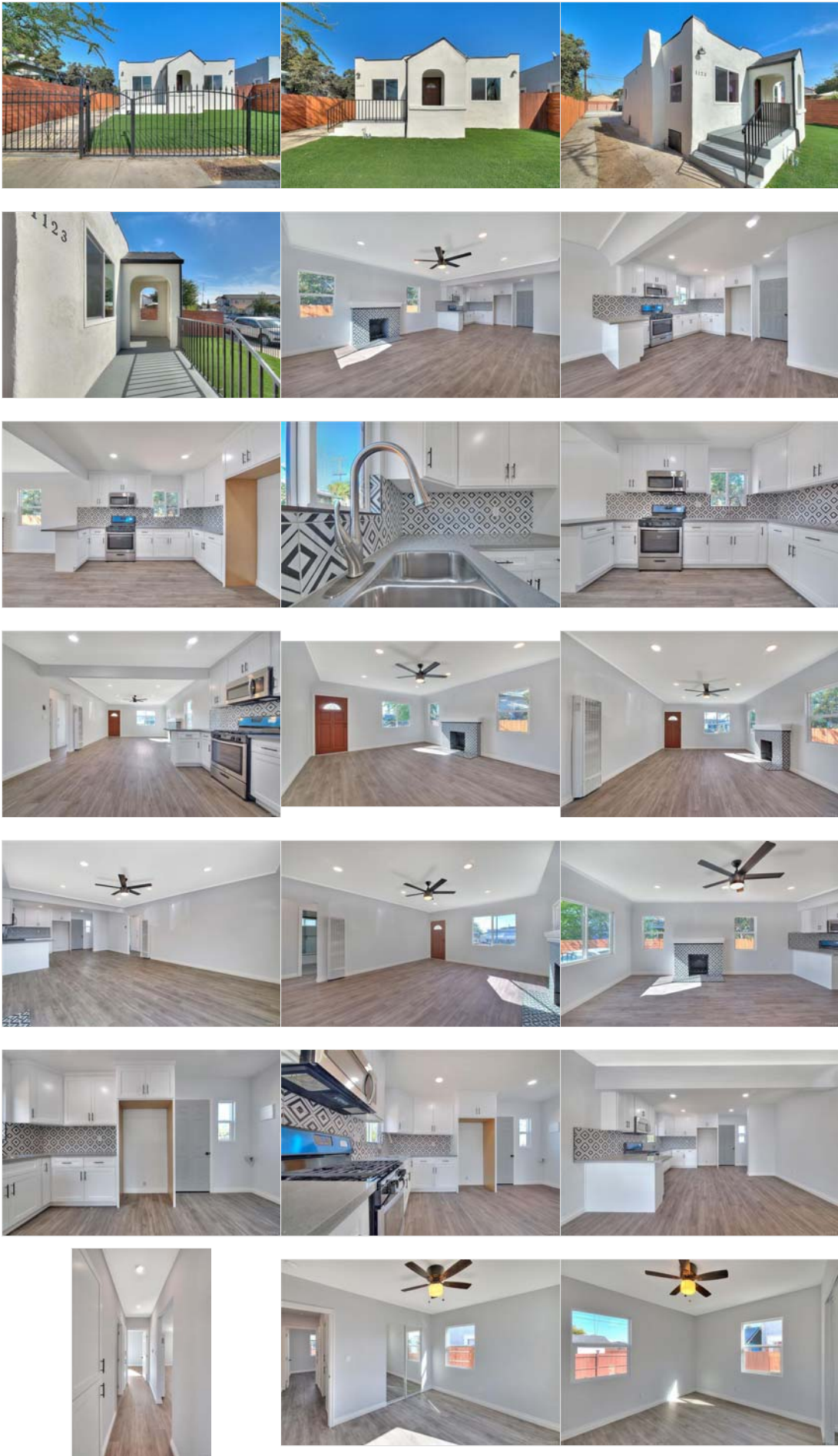
Michael Lembeck

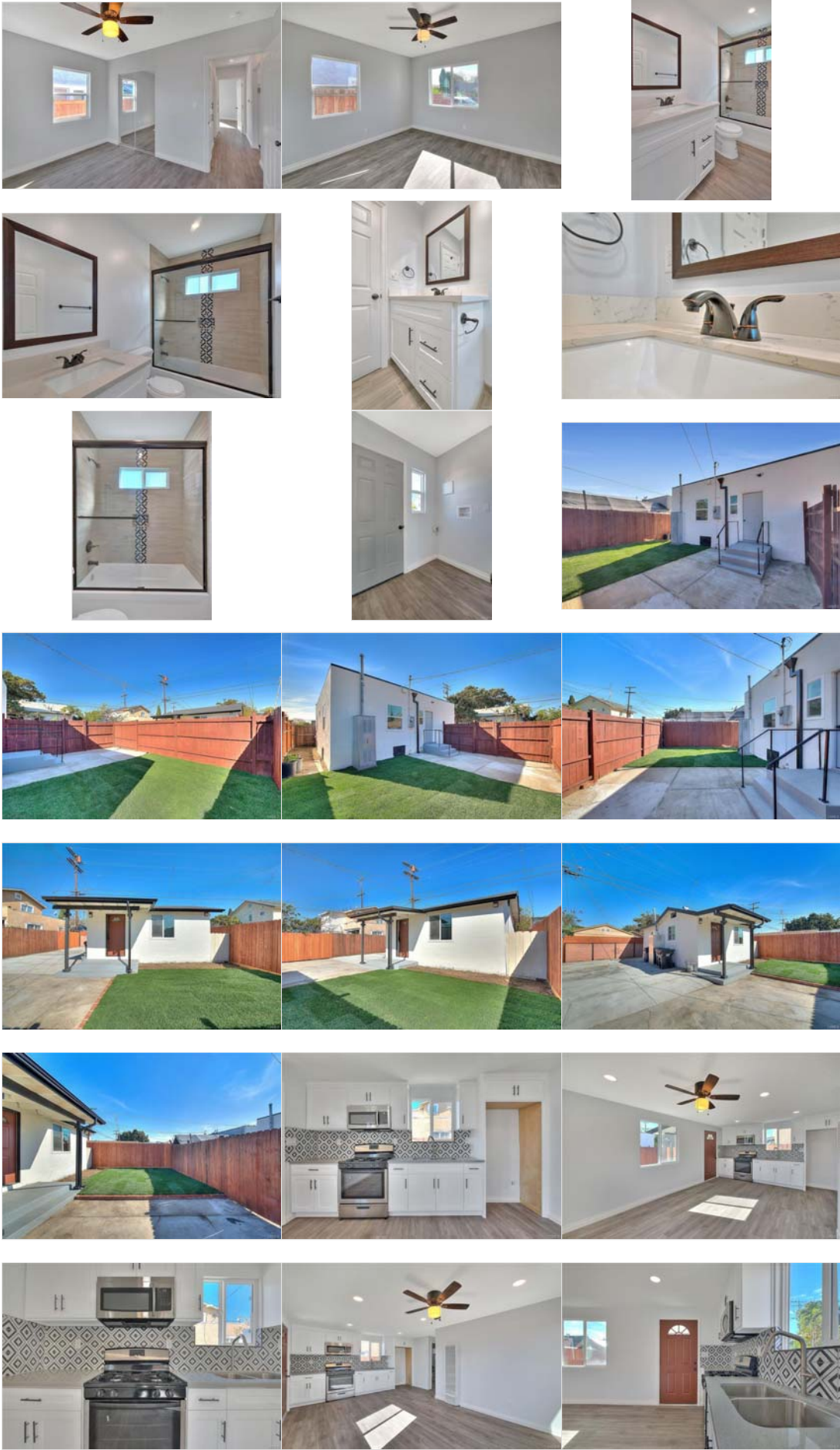
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$950,000/\$950,000**
25 days on the market
Listing ID: 223001422

23719 Aster Trl • Calabasas 91302
2 units • \$475,000/unit • sqft • 5,032 sqft lot • No \$/Sqft data •
Built in 1979



Main first level home is a 3/2 and has remodeled kitchen and baths with a downstairs 1/1 apartment. This country hideaway is surrounded by nature, yet close to the city, is located in the foothills of the Santa Monica Mountains. Minutes from the Calabasas Commons, Woodland Hills, Topanga State Beach & Malibu. The surrounding area is a corridor of scenic views with hiking trails a short walk away, gourmet eateries & upscale shopping are right around the bend.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$950,000
- Levels: Two
- 0 Total parking spaces
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01885684
- 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					
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Notice Of Default sale
- CLB - Calabasas area
- Los Angeles County
- Parcel # 2072019031

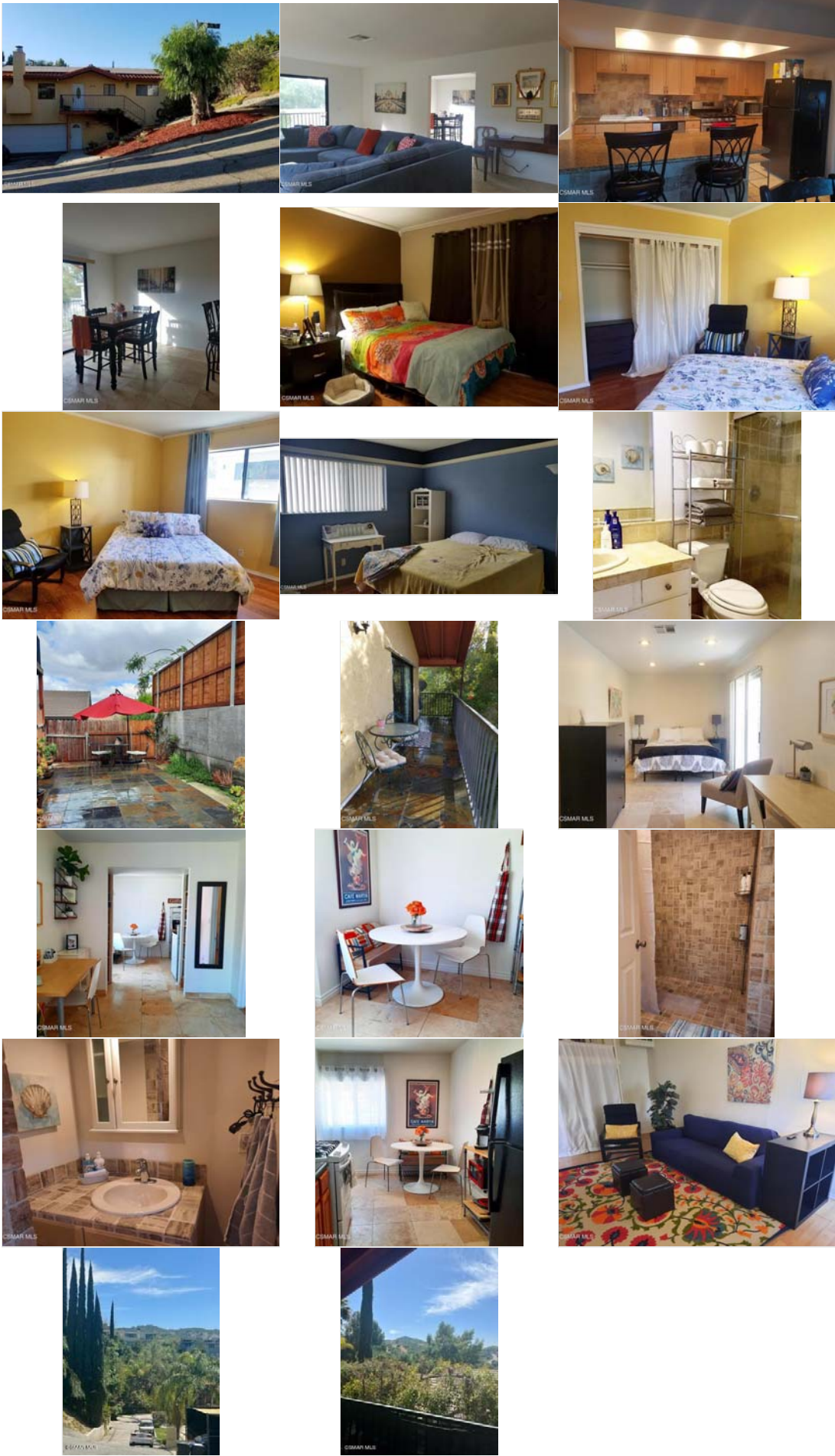
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

3433 Arlington Ave • Los Angeles 90018
2 units • \$558,000/unit • 2,205 sqft • 6,390 sqft lot • \$481.18/sqft •
Built in 1924
Arlington and Jefferson

List / Sold:
\$1,116,000/\$1,061,000 ↓
33 days on the market
Listing ID: 23255279



Fantastic opportunity awaits for first time buyers + investors alike in this newly renovated craftsman in Historic Jefferson Park with 2 houses on the lot. Whether you live in one unit or rent out both, you don't want to miss this! This turn-key property features a front house with 3 bedroom, 2 bath, an open floor, bright and spacious living and dining room with a cook's kitchen and stainless steel appliances, prefect for entertaining! The bedrooms are bright and spacious with large closets. The primary bedroom has a walk-in closet and includes a beautiful en-suite bathroom with soaking tub and marble countertops. The indoor laundry area is conveniently located adjacent to the kitchen. The rear house has a private courtyard area, 2 bedrooms, 1 bath with a full kitchen and fireplace in the living room. The original fireplace has been beautifully retiled, and the house includes plenty of storage. This space is perfect for guests, home office, or to rent for supplemental income. Character details from the historic craftsman remain in both houses and are combined smartly with modern finishes and conveniences. The new mature landscaping is set behind a gated exterior with a separate walkway to the rear house. Each house has upgraded plumbing, electrical re-wire, new electrical panel and new HVAC systems in both houses. This home is conveniently located 1.5 miles from USC and less than a mile to the Expo Line. Property will be delivered vacant. Property is located in a HPOZ

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,116,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Inside, In Kitchen
- \$83241 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Walk-In Closet, Guest/Maid's Quarters
- Floor: Laminiate
- Appliances: Dishwasher, Disposal, Oven, Gas Oven
- Other Interior Features: Open Floorplan

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$8,550
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- 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	\$4,800
2:	2	2	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

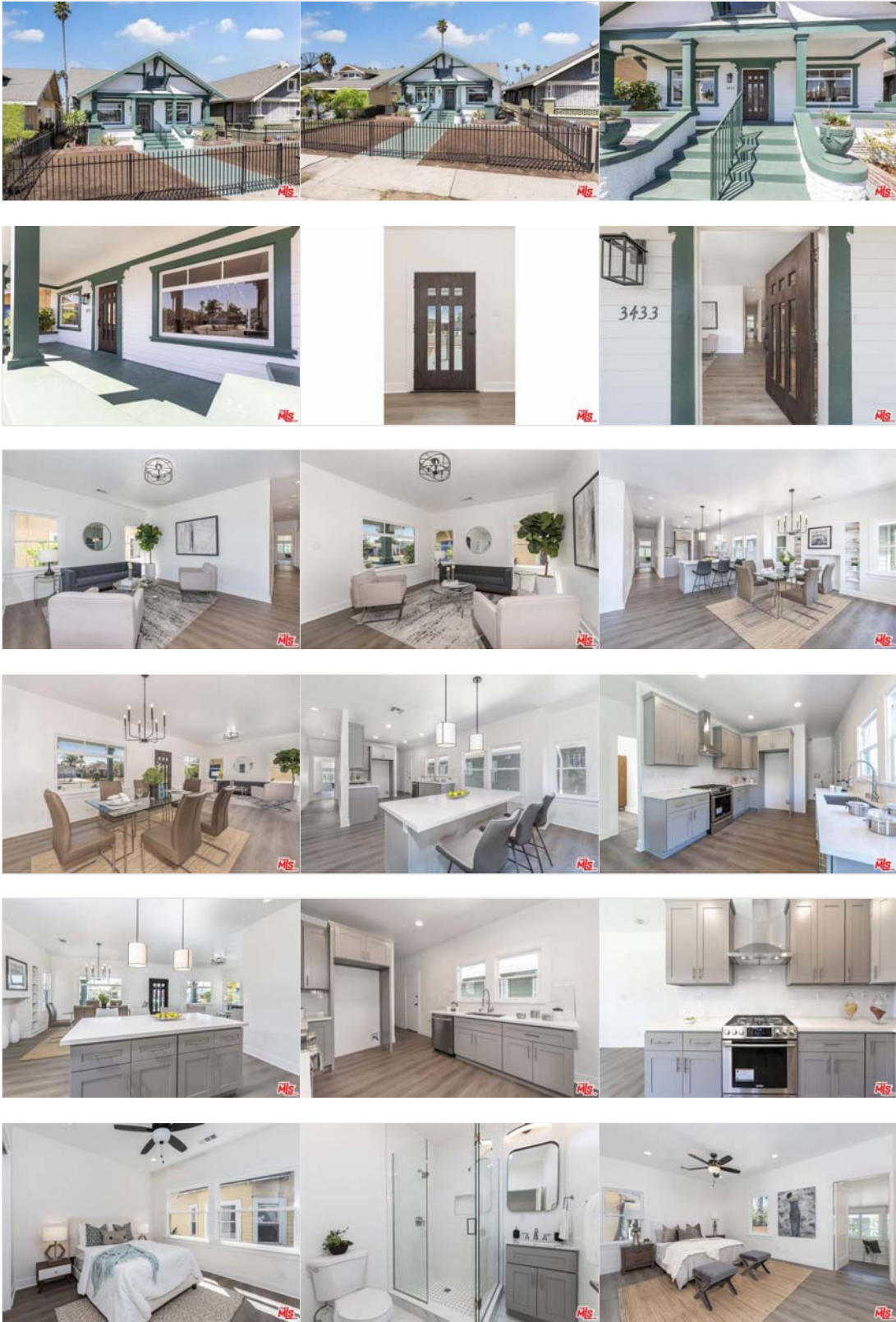
- Standard sale
- Rent Controlled

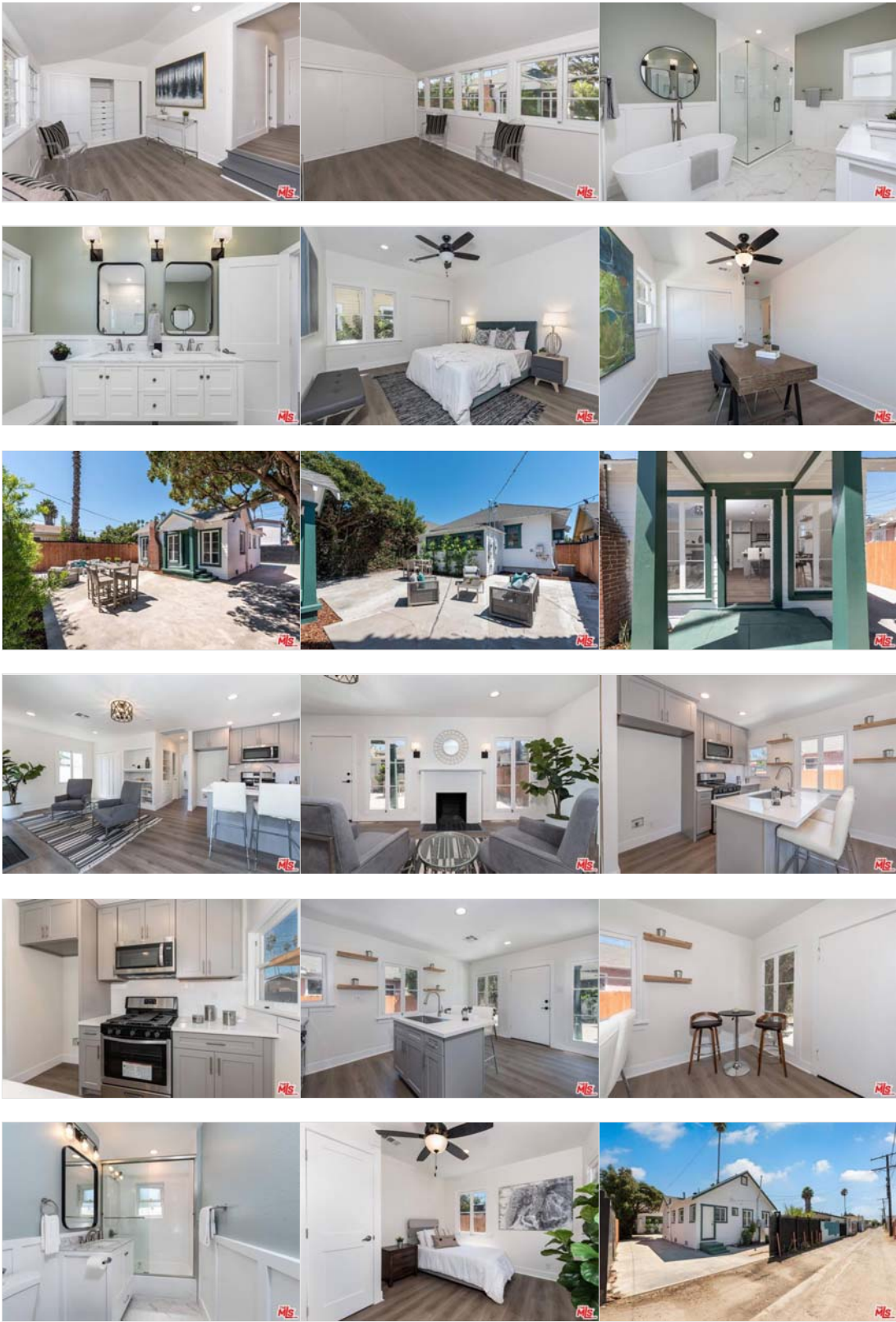
- JFPK - Jefferson Park area
- Los Angeles County
- Parcel # 5042003014

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

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

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Closed • Duplex

11213 Clarkman St • Santa Fe Springs 90670
2 units • \$549,500/unit • 2,602 sqft • 5,816 sqft lot • \$407.38/sqft •
Built in 1952
5 fwy to Florence exit East - left on Orr & Day - right on Clarkman

List / Sold:
\$1,099,000/\$1,060,000 ↓
35 days on the market
Listing ID: PW23019531



WOW! What a great opportunity! Beautiful duplex in Santa Fe Springs located on a quiet cul-de-sac. The front unit is spacious with 4 large bedrooms! The spacious galley style kitchen has plenty of counter space and room for storage. It is easy to tell that this rare property has been maintained with love and care. The rear home is fully permitted with open floorplan and guest bathroom downstairs, and upstairs you will find 1 bathroom and 2 bedrooms. The back home is perfect for investors or someone just wanting to offset their payment! Did we mention there is a pool? Perfect backyard for those summer days, plenty of room to BBQ and more. Close to plenty of shopping, great restaurants and major freeways. Come see this gem today!

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One, Two
- 0 Total parking spaces
- \$1,050 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Outside, See Remarks, Stackable
- \$54000 Gross Scheduled Income
- \$46517 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$1,000
- 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	4	2	0	Unfurnished	\$2,600	\$2,600	\$3,550
2:	1	2	2	0	Unfurnished	\$1,900	\$1,900	\$2,025

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
- M2 - Santa Fe Springs area
- Los Angeles County
- Parcel # 8007032004

Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$919,900/\$870,000** ↓

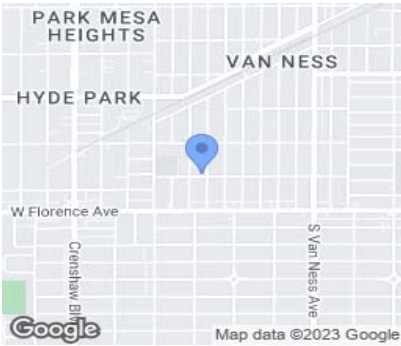
6761 6th Ave • Los Angeles 90043

80 days on the market

2 units • \$459,950/unit • 1,586 sqft • 4,800 sqft lot • \$548.55/sqft • Built in 1937

Listing ID: 23242369

West Florence Ave



Great investment opportunity!!! Own this gorgeous home + income property, Spanish style recently remodeled with great taste and attention to detail. Nestle in one of California's most desirable areas with significant demographic transitions, minutes to Sofi Stadium, Hollywood Park, Intuit Clippers Dome, LAX, beaches, shopping plazas, and restaurants. Convenient gated corner lot, providing each residence its own entrance with privacy. The front unit features 2 bedrooms, 1 bath, and just over 1,000 sqft. This unit has an expansive open floor plan with a grand chef-inspired kitchen with a huge island, custom countertops, backsplash, and stainless steel appliances, perfect for entertaining. Adjacent Jr. ADU with its own address, fully private behind gates featuring an open space with kitchen bar, lots of natural lights, and as a highlight a massive and luxurious bathroom! Forward-thinking, the seller designed and submitted plans to have a third unit; another ADU with about 560 Sqft which will have 2 bedrooms, and 1 bath with its own mailing address, fully private creating a magnificent opportunity to generate rental income while living in the main house. Huge upside, live in the front house, rent the 2 ADUs and collect rental income, building wealth through Real Estate. This is certainly a rare property you don't want to miss!

Facts & Features

- Sold On 05/28/2023
- Original List Price of \$919,900
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$72437 Net Operating Income

Interior

- Appliances: Vented Exhaust Fan

Exterior

Annual Expenses

- Total Operating Expense: \$2,100
- 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	1		Unfurnished	\$0	\$0	\$3,200
2:	1	1	1		Unfurnished	\$0	\$0	\$2,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

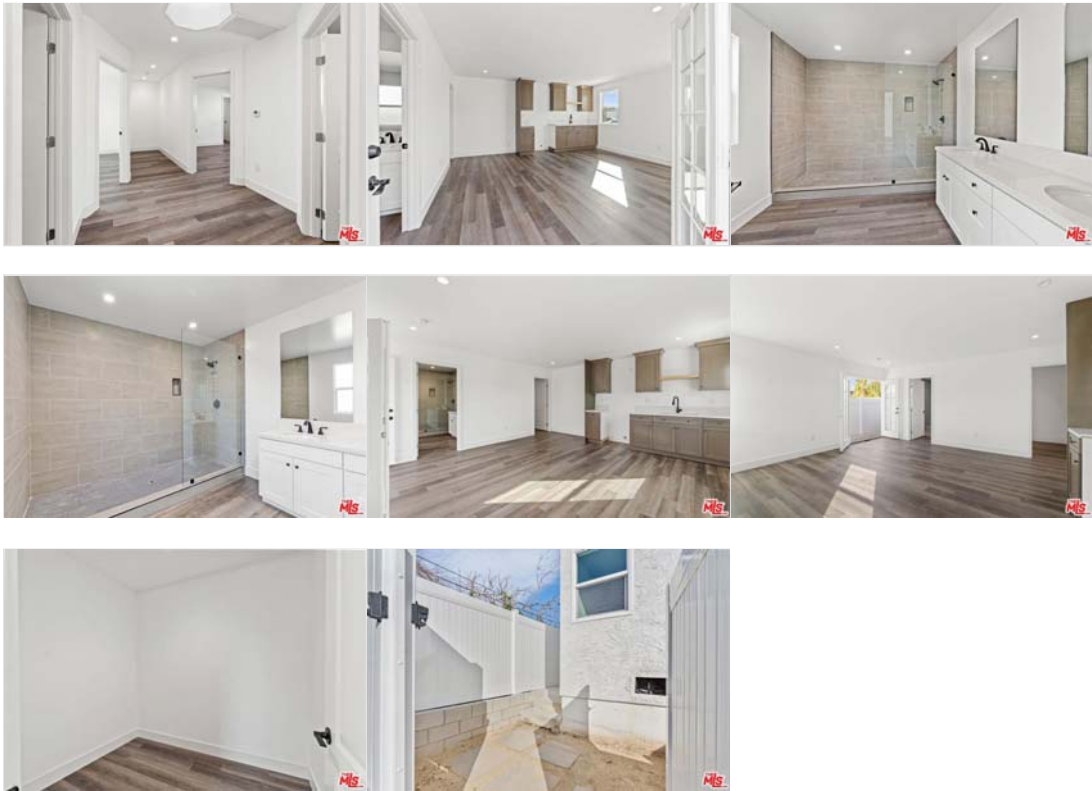
- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4008012031

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

Re/Max Property Connection
State License #: 01891031
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CUSTOMER FULL: Residential Income LISTING ID: 23242369

Printed: 06/04/2023 8:54:58 AM

Closed • Duplex

List / Sold: \$699,000/\$600,000 ↓

11351 Duncan Ave • Lynwood 90262

291 days on the market

2 units • \$349,500/unit • 2,446 sqft • 10,291 sqft lot • \$245.30/sqft • Built in 1931

Listing ID: DW22101590

East of Atlantic Avenue and North of Martin Luther King Jr Blvd.



Large two story home and a separate detached studio apartment on a huge 10,293 square foot lot. "FIXER"

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$699,000
- 2 Buildings
- 2 Total parking spaces
- \$934 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Basement

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,200
- Electric: \$1,200.00
- Gas: \$600
- Furniture Replacement:
- Trash: \$600
- Cable TV: 00816840
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- 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	0	1	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Probate Listing sale
- RM - Lynwood area
- Los Angeles County
- Parcel # 6194022019

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22101590

Printed: 06/04/2023 8:54:58 AM

Closed •

1915 Butler Ave • Los Angeles 90025
2 units • \$1,147,500/unit • 4,810 sqft • 10,583 sqft lot • \$540.54/sqft •
Built in 1920
Butler Ave, between Missouri Ave and La Grange Ave.

List / Sold:
\$2,295,000/\$2,600,000 ↑
21 days on the market
Listing ID: 23261967



Attention Developers, Architects and Builders, here is an amazing R2 opportunity in a prime westside location. This large lot is 10,583. Front unit was 1222sqft before being lost to a fire. The back unit is currently 3,588sqft, with 5 bedrooms and 4 baths. This area is exploding with development, with numerous multi-family homes, new mall and shops coming on Bundy, adjacent to Little Japantown and the trendy Sawtelle Blvd Shops. Don't miss this location with tremendous upside potential!

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$2,295,000
- 2 Buildings
- Heating: Wall Furnace, Fireplace(s)

Interior

- Rooms: Attic, Den
- Floor: Carpet
- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: Back Yard, Front Yard

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261027005

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

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

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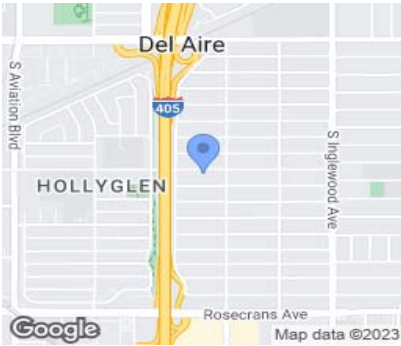
CUSTOMER FULL: Residential Income LISTING ID: 23261967

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Closed • Duplex

5138 W 135th St • Hawthorne 90250
3 units • \$386,667/unit • 1,534 sqft • 5,288 sqft lot • \$756.19/sqft •
Built in 1947
La Cienega Blvd & Ocean Gate Ave

List / Sold:
\$1,160,000/\$1,160,000 ↑
25 days on the market
Listing ID: PW23056594



Located in the heart of Hawthorne, UNIT(S) MAY BE DELIVERED VACANT AND TENANT-FREE!! Recently remodeled units! Upgraded all throughout! This charming 2-unit duplex features a front house with 3 large bedrooms and 2 bathrooms including a master bedroom with private master bathroom and walk-in closet. In the rear you will find a detached separate 2-story unit, with a second floor upstairs 1 bed 1 bath, and a BONUS UNIT downstairs with a large studio, bathroom, and a full kitchen. Located in one of the most desirable neighborhoods of Hawthorne, minutes away from the SoFi Stadium, The Forum, Space X, close access to LAX and Freeways! Great for Airbnb, short-term or long-term rentals! Upgrades include newer wood flooring, dual pane windows, newer bathroom vanities and fixtures, recessed lighting, upgrades in the electrical, plumbing, etc. Updated kitchen complete with custom maple cabinets, granite counter tops, and stainless steel appliances. Remodeled master bedroom and bathroom. Lots of natural light, spacious and open! All units currently leased out with amazing potential! Please do not walk on property! Tenant occupied.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,095,000
- 2 Buildings
- Levels: One, Multi/Split
- 2 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Common Area, Electric Dryer Hookup, Gas & Electric Dryer Hookup, Gas Dryer Hookup, Inside, Washer Hookup
- \$72000 Gross Scheduled Income
- \$57600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Landscaped, Lawn, Lot
 - Sewer: Public Sewer
- 6500-9999, Yard

Annual Expenses

- Total Operating Expense: \$5,700
- Electric: \$2,400.00
- Gas: \$960
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$550
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$2,950	\$2,950	\$2,950
2:	1	1	1	1	Furnished	\$1,600	\$1,600	\$1,600
3:	1	1	1	0	Furnished	\$1,350	\$1,350	\$1,350

Of Units With:

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

Additional Information

- Standard sale
- 107 - Holly Glen/Del Aire area
- Los Angeles County
- Parcel # 4147001012

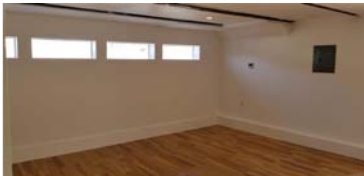
Michael Lembeck

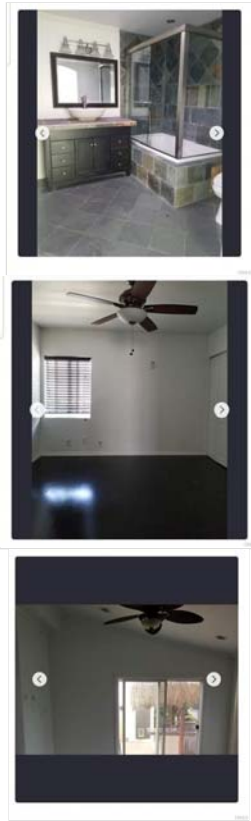
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Click arrow to display photos





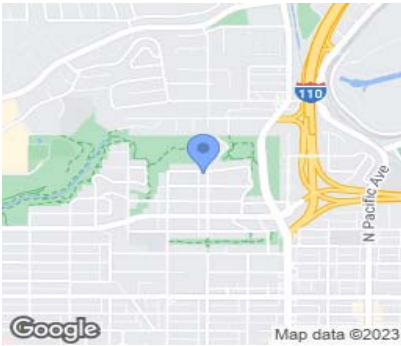
CUSTOMER FULL: Residential Income LISTING ID: PW23056594

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Closed • Triplex

735 N Meyler St • San Pedro 90731
3 units • \$383,333/unit • 3,546 sqft • 4,401 sqft lot • \$325.72/sqft •
Built in 1987
Summerland to Meyler

List / Sold:
\$1,150,000/\$1,155,000 ↑
21 days on the market
Listing ID: PV23058151



Fantastic opportunity to own a low-maintenance triplex with an excellent unit mix. With over 3,500 sf of living space (approx), this building is situated on a corner lot and located in a desirable San Pedro rental neighborhood. Built in 1987 (not subject to City of LA RSO), this property offers 3 garages with a total of 6 tandem parking spots. All units are well maintained and have been cared for over the years. The bottom front unit (ideal for an owner occupant) is 3 bedrooms with 2 full bathrooms, including an ensuite, living/dining room, and front yard with a side patio area. Both second-level units are 2 bedrooms with 2 bathrooms and include ensuite baths as well. Each unit is equipped with indoor laundry and washer/dryer hookups. Below market rents offer plenty of future upside potential, making this an ideal long-term investment property with steady monthly cash flow. Located just minutes from the future West Harbor Waterfront development and downtown San Pedro, this low-maintenance, bread-and-butter property is the perfect addition to your multi-family portfolio or an ideal opportunity for the end user/owner occupant that would like to live in one and rent out the others.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Forced Air, Wall Furnace
- \$426 (Estimated)
- Laundry: Electric Dryer Hookup, Gas & Electric Dryer Hookup, Inside
- Cap Rate: 4.4
- \$67968 Gross Scheduled Income
- \$51512 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Gas Range, Range Hood, Water Heater
- Other Interior Features: Balcony, Open Floorplan, Storage, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Lawn, Near Public Transit, Park Nearby, Patio Home
- Waterfront Features: Marina in Community
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,456
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02066857
- Gardener:
- Licenses: 406
- Insurance: \$5,469
- Maintenance: \$2,171
- Workman's Comp:
- Professional Management: 3885
- Water/Sewer: \$2,574
- Other Expense: \$976
- Other Expense Description: Water H

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,574	\$1,574	\$2,200
2:	1	2	2	2	Unfurnished	\$1,880	\$1,880	\$2,200
3:	1	3	2	2	Unfurnished	\$2,210	\$2,210	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7447004001

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

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

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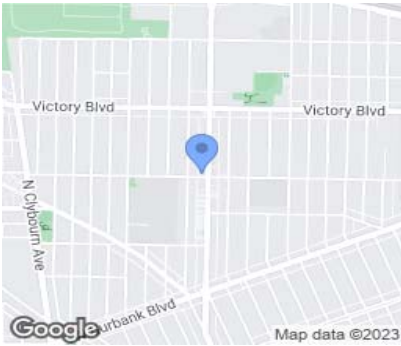
CUSTOMER FULL: Residential Income LISTING ID: PV23058151

Printed: 06/04/2023 8:54:58 AM

Closed • Triplex

3501 W Jeffries Ave • Burbank 91505
3 units • \$408,300/unit • 2,256 sqft • 7,442 sqft lot • \$567.82/sqft •
Built in 1948
Hollywood Way

List / Sold:
\$1,224,900/\$1,281,000 ↑
15 days on the market
Listing ID: BB23052605



Opportunity knocks! Burbank triplex with upside! Two 2-Bedroom units and one 1-bedroom unit. All 3 units have private back yards. All 3 units have central air and heat and double dual pane windows. All 3 units come with 1 garage parking space. Great location! Walking distance to middle and elementary schools. Super low vacancy rates. These are a piece of cake to rent... have your cake and eat it too! (or invest it!)

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,224,900
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$325 (Estimated)
- Laundry: Common Area
- \$63540 Gross Scheduled Income
- \$56754 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,186
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02141754
- Gardener:
- Licenses:
- Insurance: \$1,884
- Maintenance:
- Workman's Comp:
- Professional Management: 600
- Water/Sewer: \$0
- Other Expense: \$3,222
- Other Expense Description: BWP

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,640	\$1,640	\$2,300
2:	1	1	1	1	Unfurnished	\$1,875	\$1,875	\$2,000
3:	1	2	1	1	Furnished	\$1,760	\$1,760	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 610 - Burbank area
- Los Angeles County
- Parcel # 2436010001

Michael Lembeck

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

Re/Max Property Connection

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

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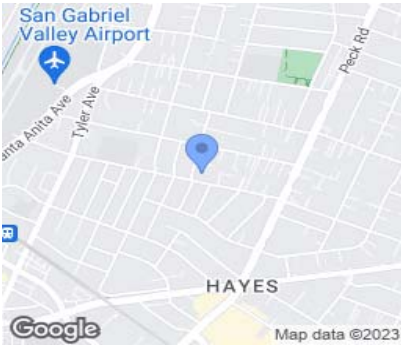
CUSTOMER FULL: Residential Income LISTING ID: BB23052605

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Closed • **Single Family Residence**

11311 Bryant Rd • El Monte 91732
3 units • **\$453,333/unit** • **3,145 sqft** • **20,412 sqft lot** • **\$400.64/sqft** •
Built in 1934
North Ramona Blvd, West Peck Rd

List / Sold:
\$1,360,000/\$1,260,000 ↓
95 days on the market
Listing ID: WS22256783



LARGE LOT 20,412 SQ.FT., 75X273-R3 ZONE, PROPERTY WITH THREE SEPARATE HOUSES, 11311, 11313, 11315 BRYANT RD. IN A GOOD AREA OF NORTH EL MONTE. EACH HOUSE HAVE SEPARATE METERS FOR ELECTRICITY, GAS AND WATER. LONG TERM TENANTS ON MONTH TO MONTH. PROPERTY TO BE SOLD AS-IS CONDITION.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,395,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$1,280	\$1,280	\$1,700
3:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,000

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
- 619 - El Monte area
- Los Angeles County
- Parcel # 8569005036

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: WS22256783

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Closed • Triplex

List / Sold: \$1,100,000/\$975,000 ↓

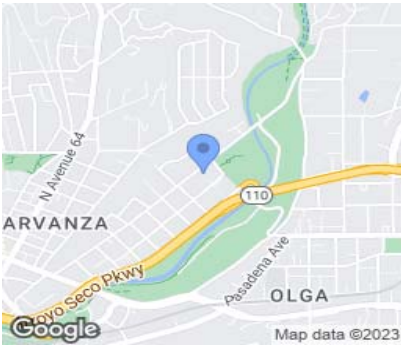
846 San Pascual Ave • Highland Park 90042

22 days on the market

3 units • \$366,667/unit • 2,554 sqft • 5,970 sqft lot • \$381.75/sqft • Built in 1977

Listing ID: PW23059902

cross streets are Corment and Hough



Triplex located in the highly desirable neighborhood of Highland Park boarding South Pasadena. Front unit is a 4 bedroom, 2 bath with a private patio, back unit is a 1 bedroom, 1 bath, top unit is 1 bedroom, 1 bath. Each unit has a parking space and there is a 2-car garage. All units have indoor Laundry. The lot is large enough to build an ADU. Just steps from a beautiful park and minutes to South Pasadena shopping and Restaurants.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,100,000
- 1 Buildings
- 5 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$43200 Gross Scheduled Income
- \$40600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,600
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$792
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,007
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$1,400	\$1,400	\$3,700
2:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,900
3:	1	1	0	0	Unfurnished	\$800	\$800	\$1,900

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5493036015

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23059902

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Closed

• Triplex

500 E Hellman Ave

• Monterey Park 91755

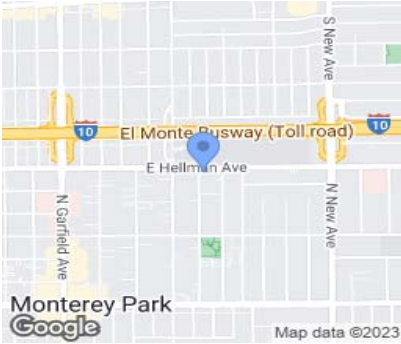
3 units • \$291,667/unit • 1,380 sqft • 6,218 sqft lot • \$659.42/sqft • Built in 1951

East of Garfield Ave, West of New Ave, Opposite to Mark Keppel High School

List / Sold: \$875,000/\$910,000

11 days on the market

Listing ID: WS23058526



Wow,a wonderful triplex in the center of Monterrey Park! First time on the market in around 30 years! MPR3 zoning. Excellent opportunity for an investor and/or as an owner with income from units. Prime location, top rated Mark Keppel High School is just across the street, with all the conveniences to school, freeway, public transportation, and markets, and many of finest restaurants. An arch shaped flower stand inviting you home in the front yard. There are three units with a considerable lot of 6,218 SqFt. Each of 3 units have their own separate entrance, Living Room, Bedroom, Bathroom, Kitchen and garage. Currently, two units are tenants occupied, one unit rent for \$1,500 which is moving out by June, another unit rent for \$1,350, both on month to month lease, another unit is easy to rent out for \$1,600 or \$1,700. Two units will delivered vacant. The property features dual pane windows, laminate flooring, quartz countertops, stainless appliances, and more parking space on the corner street. The property features lots of storage spaces, and all rooms are well-lit, wall-unit A/C, and a laminate floor throughout. There are separate gas and electricity meters, washer/dryer hooks. Spacious backyard features many fruit trees, guava, orange, and lemon, a perfect relaxing area or BBQ to entertain family and friends. Easy access to the I- 10 and 710 freeways, enjoy the dynamic of DTLA, Monterey Park, Alhambra, and the best gourmet foods to your choices. Minutes drive to AMC theater at Atlantic Square, close to Granada Park, 99 Ranch Market, etc. Take your chance to make this spectacular Monterey Park property your new home or investment to collect rent ! It won't last,

Facts & Features

- Sold On 05/31/2023
 - Original List Price of \$875,000
 - 1 Buildings
 - Levels: One
 - 3 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$663 (Assessor)
- Laundry: In Garage
 - Cap Rate: 4.7
 - \$61200 Gross Scheduled Income
 - \$54769 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
 - Floor: Laminate
- Appliances: Gas Range
 - Other Interior Features: Quartz Counters

Exterior

- Lot Features: Corner Lot
- Fencing: Brick, Wire
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,337
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 01869393
 - Gardener:
 - Licenses: 206
- Insurance: \$946
 - Maintenance: \$1,080
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,277
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,700

Of Units With:

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

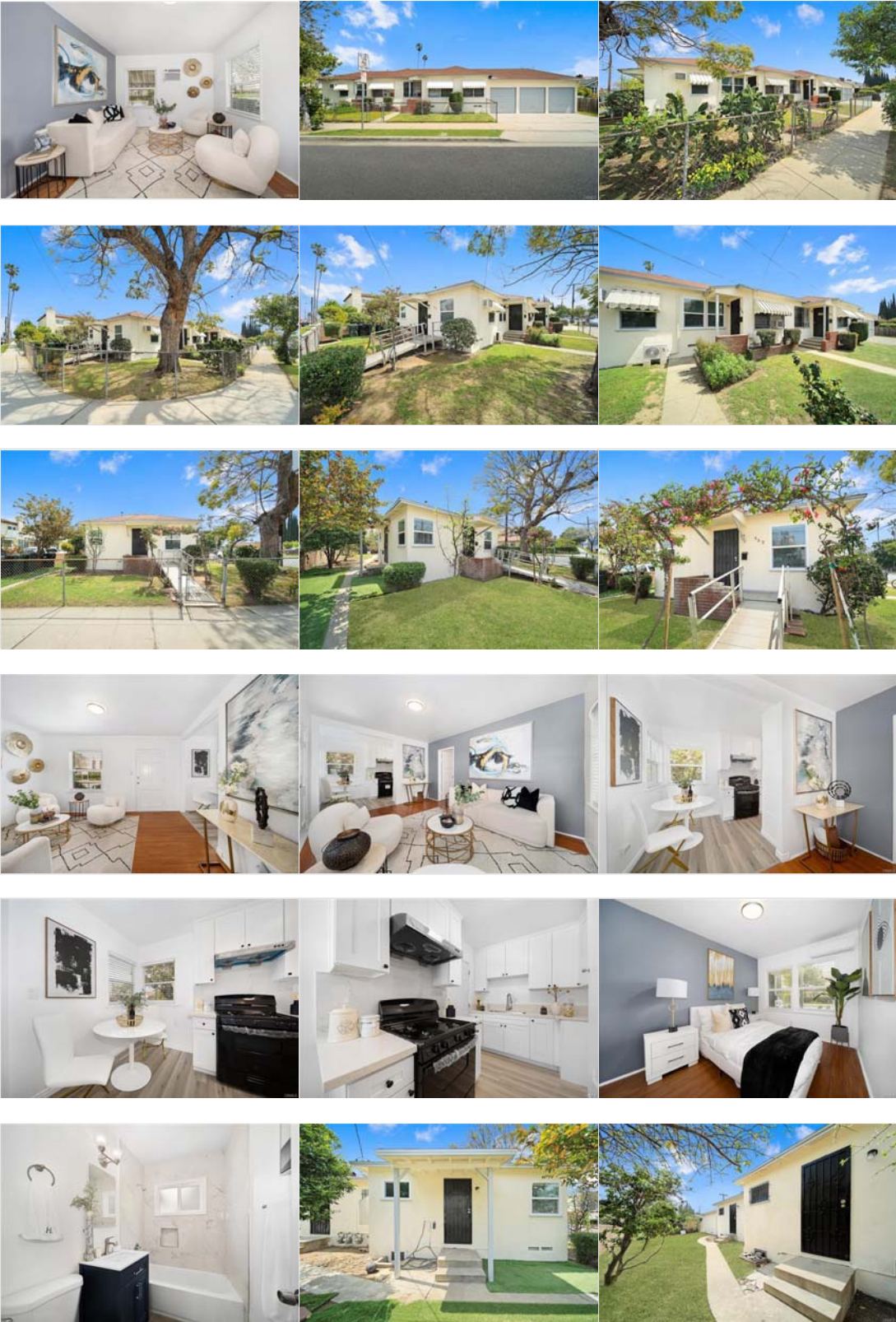
Additional Information

- Standard sale
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5258009052

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

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

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Closed • Triplex

List / Sold: **\$850,000/\$800,000** ↓

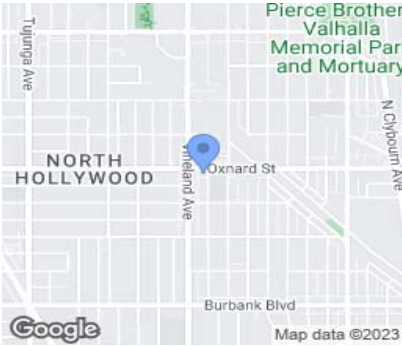
10940 Oxnard St • North Hollywood 91606

60 days on the market

3 units • \$283,333/unit • 1,886 sqft • 5,001 sqft lot • \$424.18/sqft • Built in 1948

Listing ID: SR22227362

E of Vineland - on Oxnard Street



The lowest priced 3 units in North Hollywood. Excellent opportunity for investor or owner/user. Good unit mix with two 1 bedroom & 1 bath units and one 2 bedroom and 1 bath unit. 3 private garages, low maintenance yards and common area laundry. Stable tenants, all paying rent through the Covid Pandemic. Central location, minutes away from Burbank, NoHo, NoHo WEST, Hollywood and DTLA / Sought after Valley location close to shopping, schools, transportation and major freeways. Incredible opportunity to own three spacious units! Take advantage of this rare offering and enjoy long term cash flow once performing at market rates. Future Upside in rents. Call today for more detailed information. MOTIVATED SELLER.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$329 (Estimated)
- Laundry: Common Area, Outside, Washer Hookup
- \$30720 Gross Scheduled Income
- 3 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02044696
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,800
2:	1	1	1	1	Unfurnished	\$800	\$800	\$1,800
3:	1	2	1	1	Unfurnished	\$760	\$760	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415001012

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos



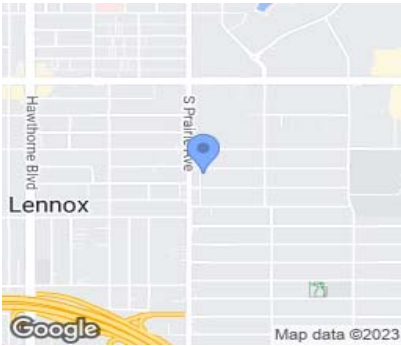
CUSTOMER FULL: Residential Income LISTING ID: SR22227362

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Closed • [Quadruplex](#)

3934 W 105th St • Inglewood 90303
4 units • \$312,500/unit • 3,282 sqft • 10,411 sqft lot • \$370.20/sqft •
Built in 1952
S Prairie Ave and W 105th St

List / Sold:
\$1,250,000/\$1,215,000 ↓
49 days on the market
Listing ID: RS23025283



Excellent property for owner occupied, investor or developer. In a great area of Inglewood, near the yet to be Build Clippers Stadium and Sofi! 2 units with 2 Bedroom 1 Bathroom and 2 Units with 1 Bedroom 1 bathroom, 4 Single car garages and 2 extra parking spaces in front of each garage.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,600,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Gas Dryer Hookup
- \$61200 Gross Scheduled Income
- \$61200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 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: 01499010
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,500
2:	1	2	1	1	Unfurnished	\$1,500	\$1,550	\$2,500
3:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,800
4:	1	1	1	1	Unfurnished	\$1,025	\$1,125	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4032016008

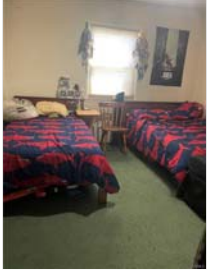
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: RS23025283

Printed: 06/04/2023 8:54:59 AM

Closed • **Quadruplex**

List / Sold: **\$997,500/\$1,050,000** ↑

141 1st St • San Dimas 91773

0 days on the market

4 units • \$249,375/unit • 1,934 sqft • 7,125 sqft lot • \$542.92/sqft • Built in 1938

Listing ID: CV23072948

West of Iglesia



This is a fantastic investment opportunity, situated in a peaceful and convenient area of San Dimas, across the street from Civic Center Park. Two separate Duplex's; 4 Total Units, plus 2 two car garages. Each unit offers 1 bedrooms, 1 bathroom, and a cozy living room. Each unit also has its own separate entrance, allowing for privacy and independence for tenants. These properties have been in the same family for 40 years and has been under professional property management throughout their ownership. Don't miss out on this rare chance to own a piece of prime San Dimas real estate.

Facts & Features

- Sold On 05/31/2023
 - Original List Price of \$997,500
 - 2 Buildings
 - Levels: One
 - 5 Total parking spaces
 - \$1,733 (Assessor)
- Cap Rate: 3
 - \$53004 Gross Scheduled Income
 - \$30672 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,332
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$1,110
 - Cable TV: 01814504
 - Gardener:
 - Licenses:
- Insurance: \$2,700
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 3900
 - Water/Sewer: \$1,304
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,070	\$1,070	\$1,695
2:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,695
3:	1	1	1	1	Unfurnished	\$1,125	\$1,125	\$1,695
4:	1	1	1	1	Unfurnished	\$1,097	\$1,097	\$1,695

Of Units With:

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

Additional Information

- Standard, Trust sale
- 689 - San Dimas area
 - Los Angeles County

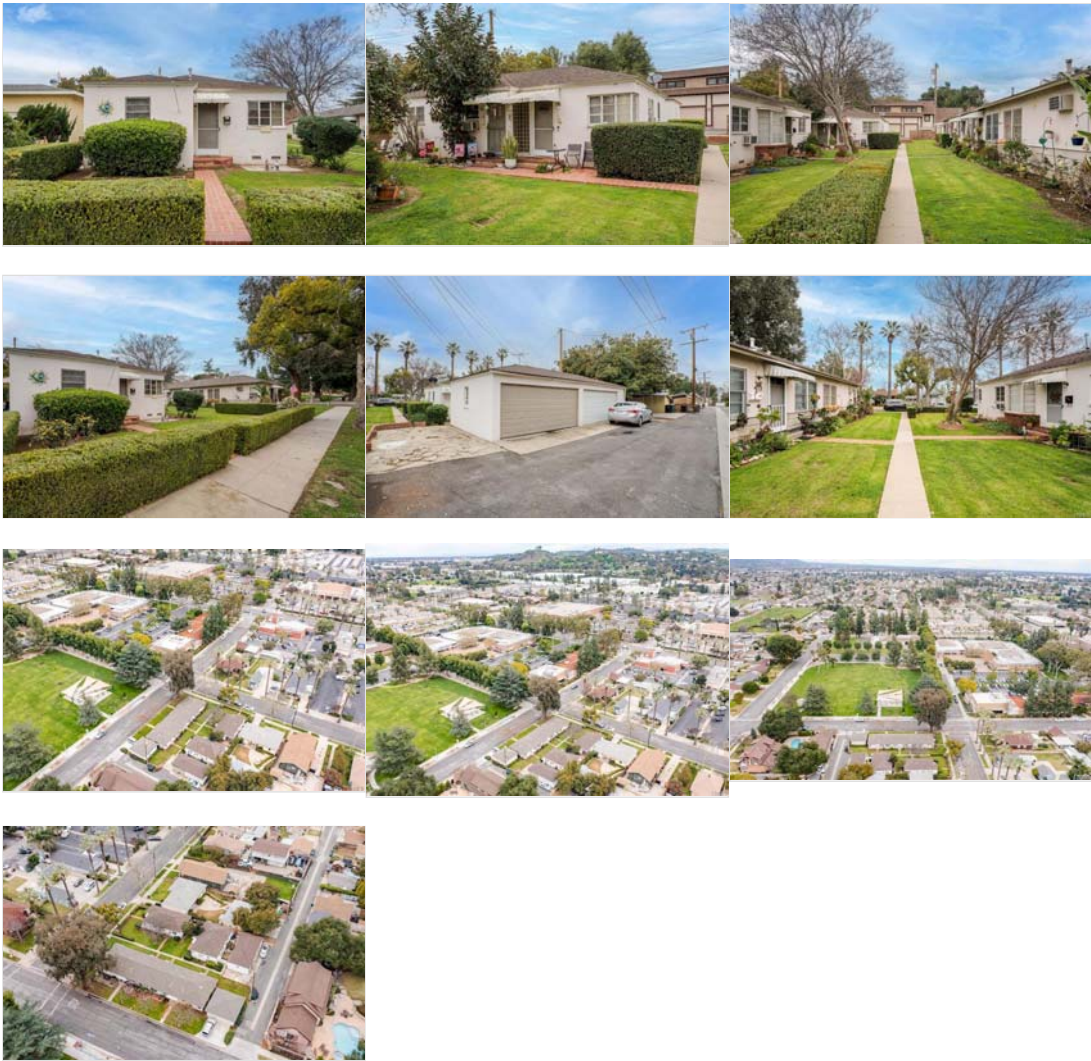
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23072948

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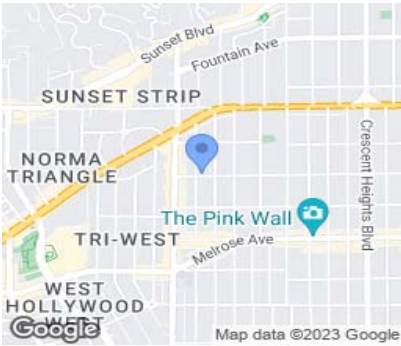
Closed •

List / Sold:
\$2,418,000/\$1,750,000 ↓

900 N Alfred St • Los Angeles 90069
4 units • \$604,500/unit • 5,434 sqft • 6,615 sqft lot • \$322.05/sqft •
Built in 1926

34 days on the market
Listing ID: 23251829

Corner of Willoughby and Alfred. Between Melrose & Santa Monica and just east of La Cienega.



Classic 4-plex in LA area adjacent to West Hollywood. Location and land....sold with an older building. 4 tenants in place. Each unit has 2 bedrooms, 1 bath, laundry in the unit, wood floors and classic design features. LA City has placed the property in their REAP program---remains repairs are not substantial. Interior inspection with an accepted offer. It is imperative that nobody disturbs the tenants---do not approach them or speak to them in any way. Seller may carry part of the financing of the purchase.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$2,418,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, In Closet, Inside, Stackable
- 4 electric meters available

Interior

- Floor: Wood
- Appliances: Disposal

Exterior

- Sewer: Sewer Paid

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,595	\$1,817	\$3,500
2:	1	2	1		Unfurnished	\$1,767	\$1,237	\$3,500
3:	1	2	1		Unfurnished	\$1,553	\$1,087	\$3,500
4:	1	2	1		Unfurnished	\$1,350	\$1,350	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5529002046

Michael Lembeck

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

Re/Max Property Connection

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

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23251829

Printed: 06/04/2023 8:54:59 AM

Closed • **Quadruplex**

1444 W 22nd St • Los Angeles 90007

4 units • \$234,750/unit • 4,792 sqft • 5,595 sqft lot • \$174.25/sqft •

Built in 1923

South of I-10 East of Vermont

List / Sold: **\$939,000/\$835,000** ↓

76 days on the market

Listing ID: SB23038144



USC Adjacent! Under \$200/SF with ADUs! 1444 W 22nd St is a value add 4-Plex comprised of (4) Massive 986 Sq. Ft 1-Bed/1-Bath units delivered with 1 vacancy. These Huge units can be converted into 3-Bedroom Units! The property has FULL RTI Approved Permits= for (2) additional 1-Bed/1-Bath ADUs! With ADUs converting one unit into a 2-Bedroom, 1444 22nd operates at a 9.21% Cap Rate (Pre Construction Costs). Rare to find a property so close to USC with this much upside and will stabilize near a 14% Cap Rate! Using a conservative budget, after rehabbing the available unit and building the 2 Approved ADUs, your true cap rate will be over 7% before even touching the occupied units. Give us a call and we can walk you through this deal. You'll never find a USC DPS zone multi-family at this Price per Square Foot Again. Located in the 90007 Zip Code and in the USC DPS Zone, the subject property is steps from USC, Banc of California Stadium and the Los Angeles Coliseum. THE SF REFLECTED REPRESENTS THE ADU CONVERSION

Facts & Features

- Sold On 06/01/2023
 - Original List Price of \$939,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$0 (Unknown)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
 - Cap Rate: 7.31
 - \$109944 Gross Scheduled Income
 - \$84127 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,518
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01972083
 - 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	\$2,666	\$3,465
2:	1	1	1	0	Unfurnished	\$825	\$825	\$1,995
3:	1	1	1	0	Unfurnished	\$522	\$522	\$1,995
4:	1	1	1	0	Unfurnished	\$760	\$760	\$1,995
5:	1	1	1			\$0	\$0	\$1,795
6:	1	1	1			\$0	\$0	\$1,795

Of Units With:

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

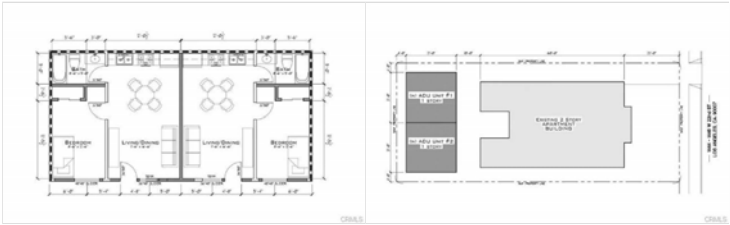
Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055001018

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

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

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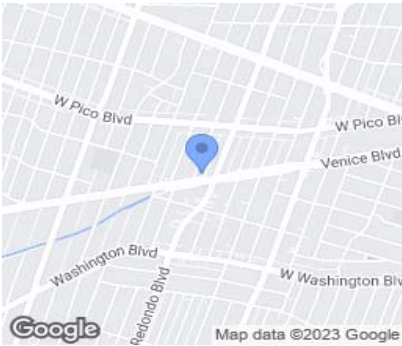
CUSTOMER FULL: Residential Income LISTING ID: SB23038144

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Closed • **Quadruplex**

1534 Meadowbrook Ave • Los Angeles 90019
4 units • \$350,000/unit • 3,238 sqft • 7,079 sqft lot • \$401.48/sqft •
Built in 1944
Pico and Redondo Blvd

List / Sold:
\$1,400,000/\$1,300,000 ↓
32 days on the market
Listing ID: SB23066805



All units are 2-bedroom one bath with laundry hookup. Carpeted living room and bedrooms. Tiled bath and kitchen.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas
- \$548 (Estimated)
- Laundry: Inside
- \$8604 Gross Scheduled Income
- \$7286 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$458
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00946029
- Gardener:
- Licenses:
- Insurance: \$158
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,250	\$2,250	\$2,250
2:	1	2	1	1	Unfurnished	\$2,150	\$2,150	\$2,150
3:	1	2	1	1	Unfurnished	\$1,924	\$1,924	\$1,924
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,250

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
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5070015047

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

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23066805

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Closed •

List / Sold:
\$1,150,000/\$1,090,000 ↓

46 days on the market

Listing ID: 23236567

1045 W Vernon Ave • Los Angeles 90037
4 units • \$287,500/unit • 3,574 sqft • 9,754 sqft lot • \$304.98/sqft •
Built in
On Vernon, West of Vermont and East of Normandie Avenue



We are pleased to present this four unit apartment complex in the Chesterfield Square submarket of South Los Angeles. It is located just west of Vermont Avenue on Vernon, and just a few blocks south of USC and the Coliseum. The property consists of two-one bedroom , one-two bedroom and one-three bedroom apartments totaling 3,574 square feet. The buildings are situated on a large, 9,754 square foot lot which is zoned LAR3. Current zoning allows for potential development opportunities in the future. The income is over \$7,000 per month and there is still plenty of upside upon turnover. This is an excellent opportunity for new or experienced investors. Please make all offers subject to inspection and be sure to include supporting documents such as Pre-Approval and current Proof of Funds. Please do not walk the property or disturb tenants in any way.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,150,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 5.57
- \$64098 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$20,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,345	\$2,345	\$2,350
2:	1	3	1		Unfurnished	\$1,600	\$1,600	\$2,950
3:	1	1	1		Unfurnished	\$1,779	\$1,779	\$1,825
4:	1	1	1		Unfurnished	\$1,305	\$1,305	\$1,825
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5020025034

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

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

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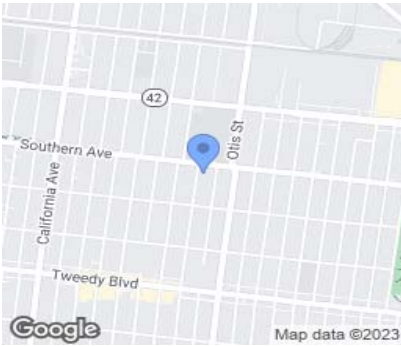
CUSTOMER FULL: Residential Income LISTING ID: 23236567

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Closed • Apartment

9214 San Vicente Ave • South Gate 90280
4 units • \$337,500/unit • 4,767 sqft • 12,926 sqft lot • \$277.95/sqft •
Built in 1957
West of Otis Ave- South of Southern Ave

List / Sold:
\$1,350,000/\$1,325,000 ↓
4 days on the market
Listing ID: RS23048784



This property consists of 4 separate houses two of them built in 1990 with 3 bedroom two bath each and two 2 car garage each. There are two older houses in the front of the lot with 2 bedroom 1 bath each with a lot size of approximate 12,870 square feet in an excellent location.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,350,000
- 4 Buildings
- 8 Total parking spaces
- \$900 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 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:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,500
2:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,600
3:	1	3	2	4	Unfurnished	\$1,400	\$1,400	\$2,600
4:	1	3	2	4	Unfurnished	\$1,400	\$1,400	\$2,600

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
- Rent Controlled
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6203006039

Michael Lembeck

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

Re/Max Property Connection

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

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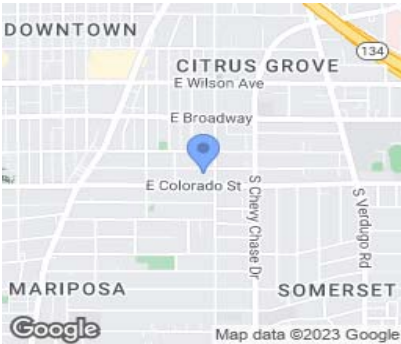
CUSTOMER FULL: Residential Income LISTING ID: RS23048784

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Closed • Commercial/Residential

1010 Orange Grove Ave • Glendale 91205
5 units • \$310,000/unit • 2,700 sqft • 6,831 sqft lot • \$514.44/sqft •
Built in 1920
West of Chevy Chase Dr. off Colorado and Adams

List / Sold:
\$1,550,000/\$1,389,000 ↓
41 days on the market
Listing ID: PW23034429



MASSIVE PRICE REDUCTION, SELLER OPEN TO CARRY OPTION, SELLER WANTS IT SOLD! OPPORTUNITY KNOCKING FOR NEW AND SEASONED INVESTORS! Great investment property in the city of Glendale! 5 Unit property located in a great rental area right off of Chevy Chase Rd. and Colorado. This property was just appraised and is ready for its new owner. 1 unit will be delivered vacant where the new owner can live in the property and rent the other units. What an extraordinary opportunity in the heart of Glendale. A wonderful source of income awaits you. So close to shopping, restaurants, freeways, transportation, and entertainment. Property features a 2 bed 1 bath house in the front and 4 1 bed, 1 bath units in the back featuring a community laundry room which can be used for extra income. Parking inside is available and there is also plenty of street parking. All tenants are currently month to month.

Facts & Features

- Sold On 06/02/2023
- Original List Price of \$1,750,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$710 (Estimated)
- Laundry: Community
- \$71400 Gross Scheduled Income
- \$71400 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,030
- Electric: \$500.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$800
- Cable TV: 02120550
- Gardener:
- Licenses:
- Insurance: \$1,250
- Maintenance:
- Workman's Comp:
- Professional Management: 4536
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$3,200
2:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$2,600
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$2,600
4:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$2,600
5:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$2,600

Of Units With:

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

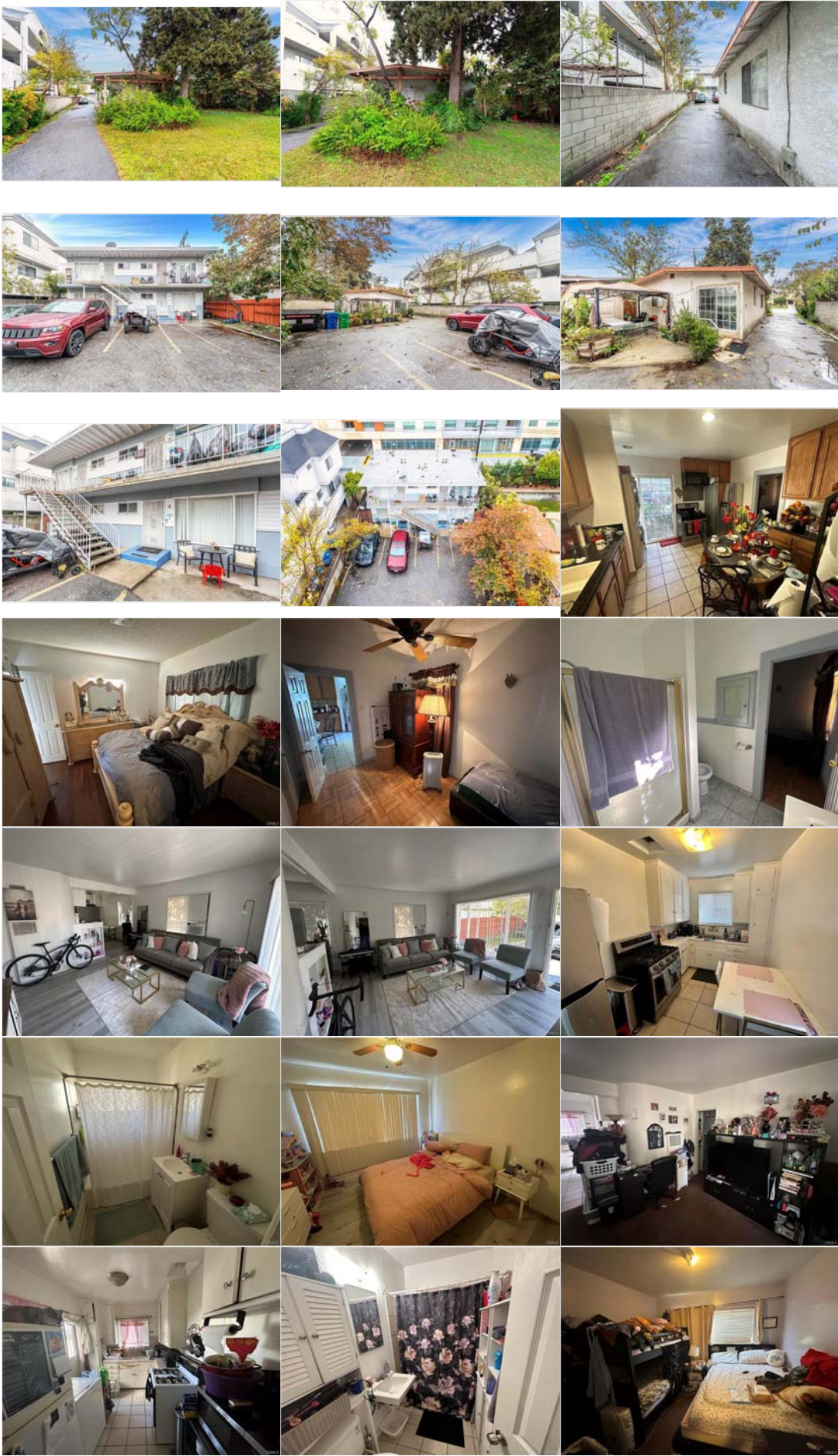
Additional Information

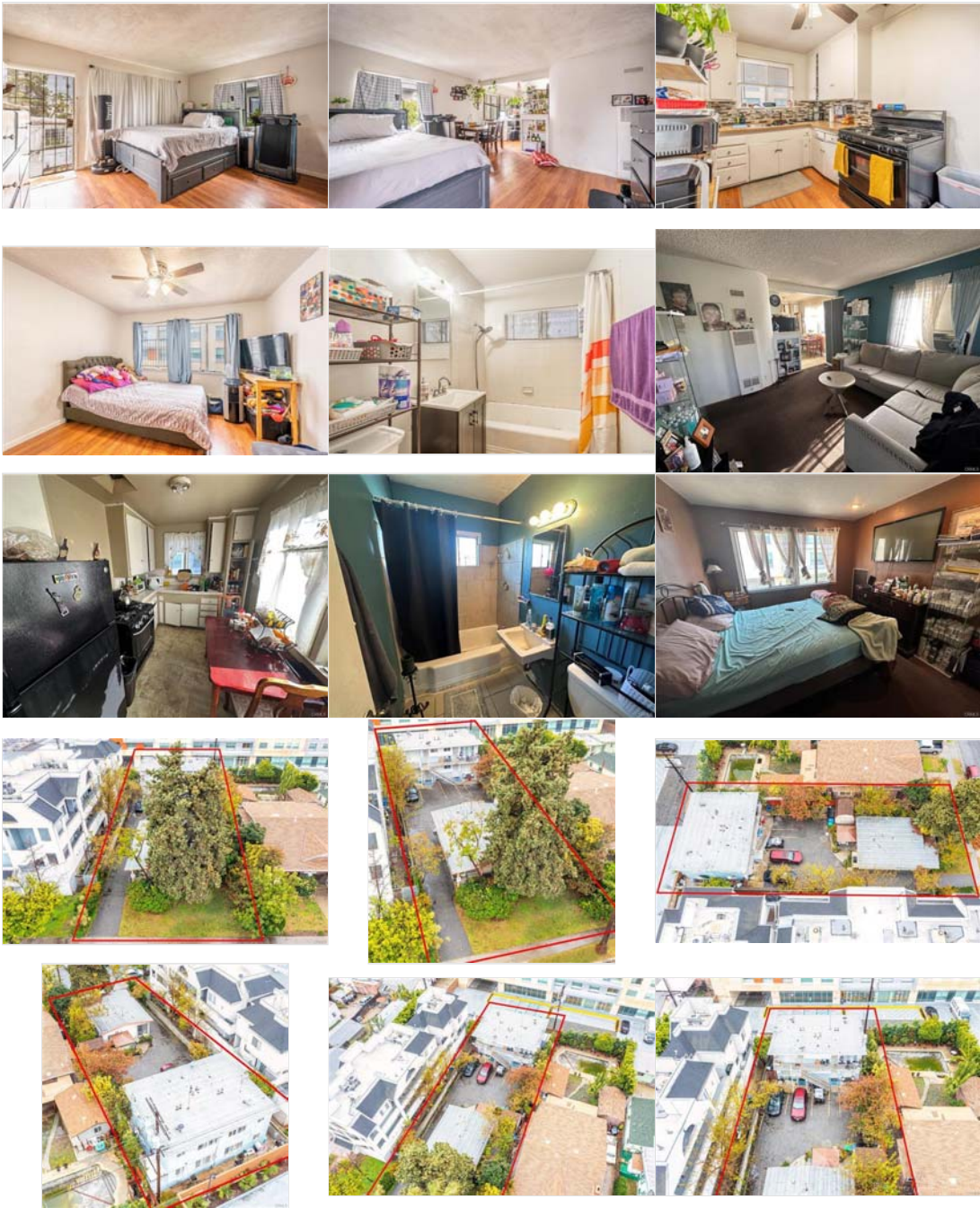
- Standard sale
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674020004

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

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23034429

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Closed • Apartment

List / Sold:

\$1,175,000/\$1,185,000 ↑

2 days on the market

Listing ID: CV23059992

808 N Myrtle Ave • Pomona 91768
5 units • \$235,000/unit • 3,011 sqft • 18,934 sqft lot • \$393.56/sqft •
Built in 1957
South of I-10, East of CA-57; Near the Intersection of W Wilson St & N Myrtle Ave



Private Seller Financing available! We are pleased to exclusively offer for sale this 5 unit multi-family investment in the city of Pomona. The subject property is comprised of 100% single story construction and offers a unit mix of a 2Bed/1Baths single-story detached cottage, and four additional 1Bed/1Baths units. The rental units are situated on a large 18,934 SqFt lot that is in a predominantly residential neighborhood. Tenants pay for electricity and gas while the owner pays for water and trash. Tenants enjoy onsite garage and car-port parking. A savvy investor can look to reposition the property and take advantage of the 37% upside in rental income! The seller is willing to provide private seller financing with the following terms: 40% down payment, 7 year term, 5% interest only payments, no pre-pay penalty.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$1,175,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- \$1,328 (Estimated)
- Laundry: Inside
- \$72840 Gross Scheduled Income
- \$41805 Net Operating Income
- 5 electric meters available
- 5 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: \$28,850
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,164
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,680
- Other Expense: \$750
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,250
2:	1	1	1	0	Unfurnished	\$1,135	\$1,135	\$1,525
3:	1	1	1	0	Unfurnished	\$1,065	\$1,065	\$1,525
4:	1	1	1	0	Unfurnished	\$1,035	\$1,035	\$1,525
5:	1	1	1	0	Unfurnished	\$1,035	\$1,035	\$1,525

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8357007064

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23059992

Printed: 06/04/2023 8:54:59 AM

Closed • Apartment

List / Sold:

\$4,750,000/\$4,500,000 ↓

94 days on the market

Listing ID: SB23003200

1536 Monterey Blvd. • Hermosa Beach 90254
6 units • \$791,667/unit • 5,432 sqft • 4,995 sqft lot • \$828.42/sqft •
Built in 1952
North of Pier Ave. Ease of Hermosa Ave. close to the corner of 16th st.



This trophy 6 unit building is in an A+ Location in the Heart of Hermosa Beach just North of Pier Ave., walking distance to many shops and restaurants. Close Proximity to the Dining, Retail, & Entertainment Options of Pier Avenue, Hermosa Avenue, King Harbor, & the Hermosa Beach Pier. There are (Two) 2-Bedroom/1-Bathroom Units & (Four) 1- Bedroom/1-Bathroom Units. 2 of the units have been remodeled. 1 of the units has been partially remodeled. There are 5.5 parking garage spaces. Ocean views from the second floor units.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$4,999,999
- 1 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Seller)
- Laundry: Common Area
- \$214100 Gross Scheduled Income
- \$143180 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$70,920
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$636
- Cable TV: 01929140
- Gardener:
- Licenses:
- Insurance: \$4,832
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,952
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$3,200		\$3,600
2:	1	2	1	1	Unfurnished	\$2,950		\$3,600
3:	1	1	1	1	Unfurnished	\$3,100		\$3,200
4:	1	1	1	0	Unfurnished	\$3,100		\$3,200
5:	1	1	1	1	Unfurnished	\$2,900		\$3,200
6:	1	1	1	1	Unfurnished	\$2,550		\$3,200

Of Units With:

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

Additional Information

- Standard sale
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4183017013

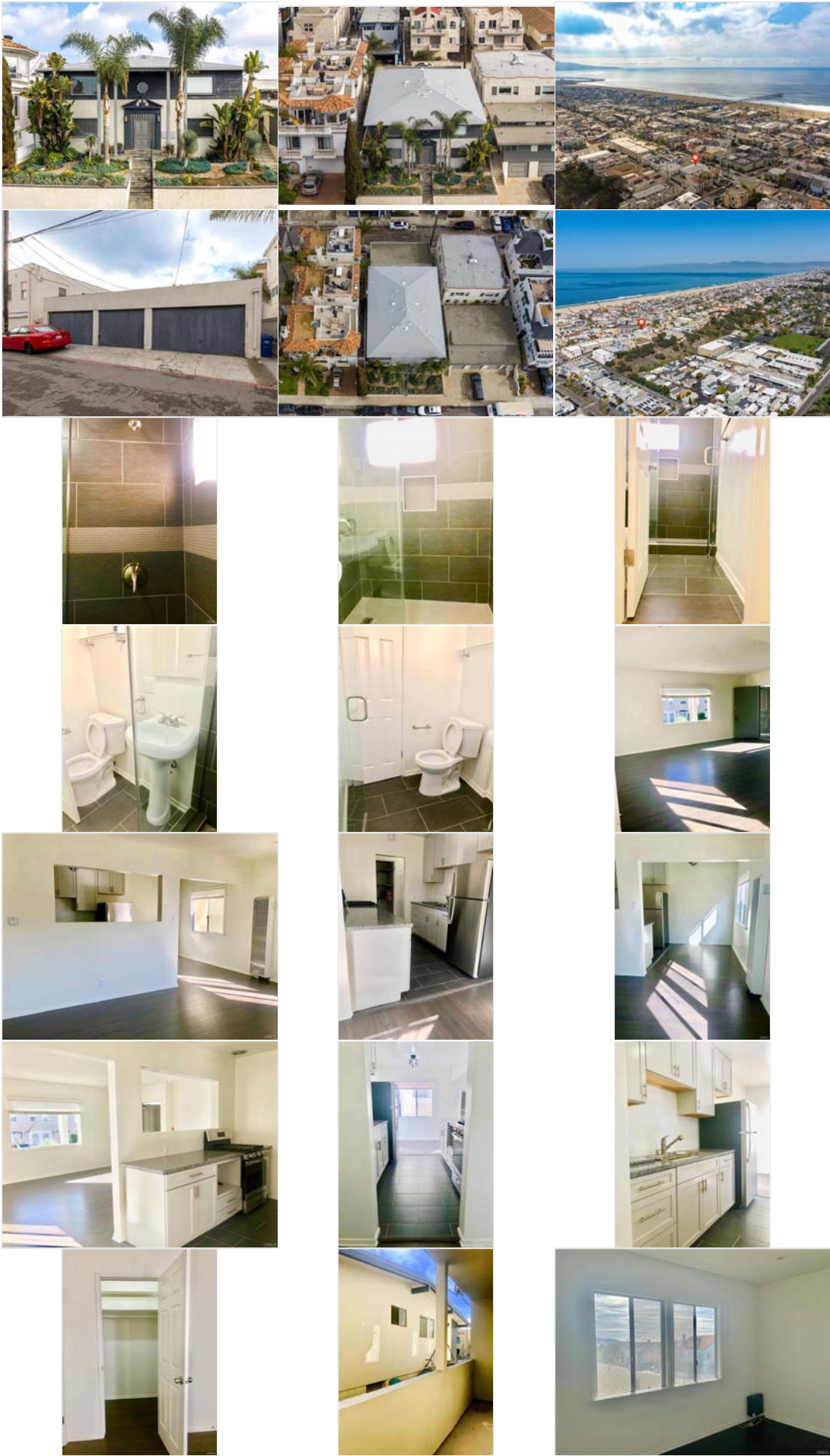
Michael Lembeck

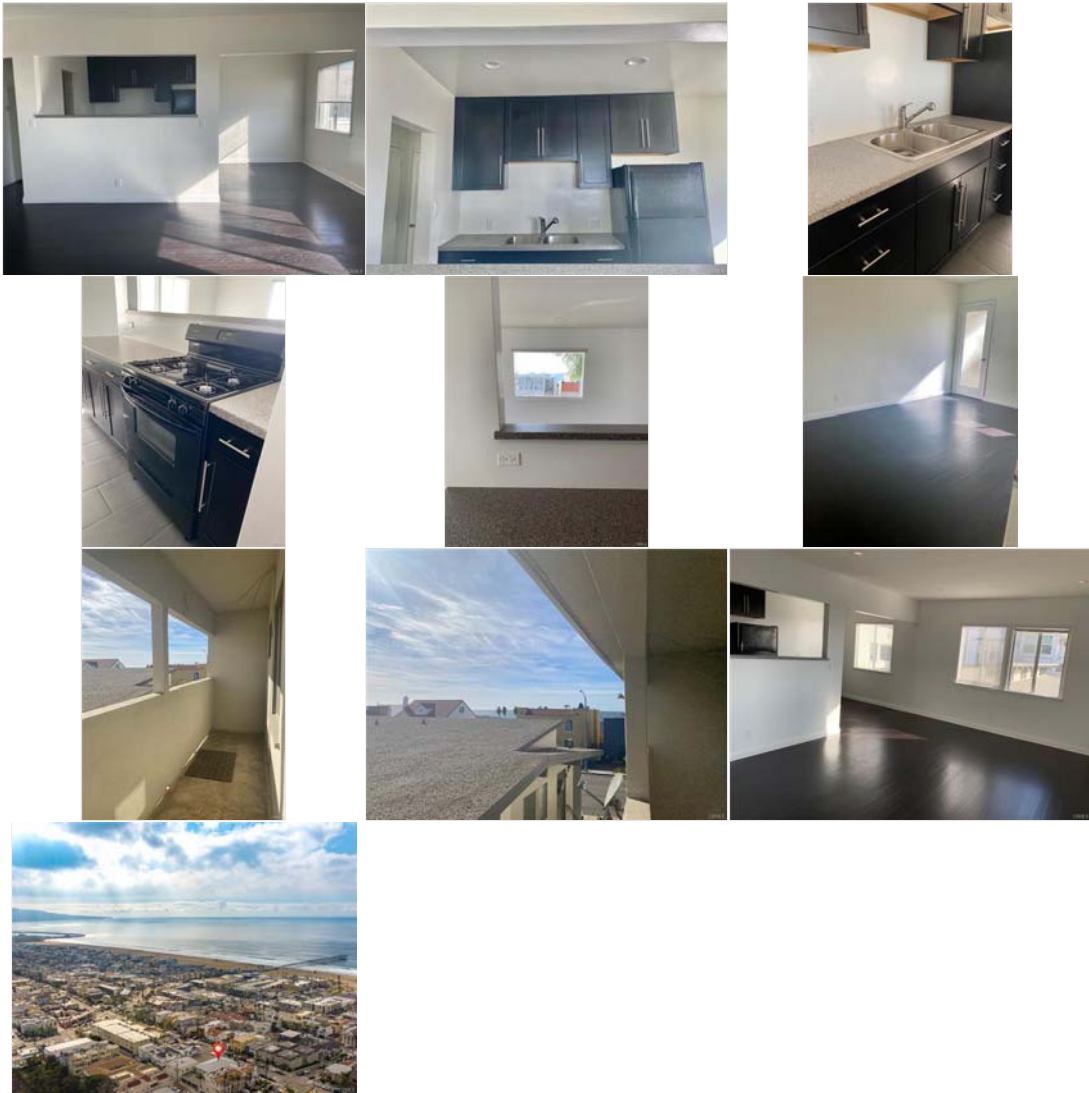
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23003200

Printed: 06/04/2023 8:54:59 AM

Closed • Apartment

103 E Cypress St • Compton 90220
6 units • \$229,167/unit • 5,585 sqft • 9,161 sqft lot • \$219.34/sqft •
Built in 1964
willowbrook and cypress

List / Sold:
\$1,375,000/\$1,225,000 ↓
13 days on the market
Listing ID: PW23036576



Value add investment with tremendous upside. Large units with covered private parking. Close proximity to City Hall and the new soon to be built Compton High School. ** Seller will carry on qualified buyers with 40% down

Facts & Features

- Sold On 05/29/2023
- Original List Price of \$1,400,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$1,938 (Estimated)
- Cap Rate: 4.09
- \$95400 Gross Scheduled Income
- \$57256 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$35,081
- Electric: \$223.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,720
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$2,453
- Maintenance: \$3,900
- Workman's Comp:
- Professional Management: 4770
- Water/Sewer: \$2,555
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,750	\$1,750	\$1,700
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,700
3:	1	2	2	1	Unfurnished	\$950	\$950	\$2,100
4:	1	2	2	1	Unfurnished	\$950	\$950	\$2,100
5:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,100
6:	1	2	2	1	Unfurnished	\$1,100	\$1,100	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RP - Compton S of Rosecrans, E of Central,W of Ala area
- Los Angeles County
- Parcel # 6160020025

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23036576

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Closed • Commercial/Residential

List / Sold:
\$1,550,000/\$1,360,000 ↓

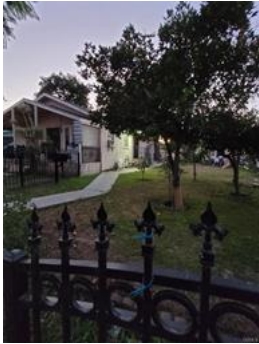
6523 Ajax Ave • Bell Gardens 90201

195 days on the market

6 units • **\$258,333/unit** • **3 sqft** • **12,523 sqft lot** • **No \$/Sqft data** • **Built in 1947**

Listing ID: DW22242216

E of Eastern S of Gage



Great Investment Opportunity in the nice area of Bell Gardens ; is a total of 6 units , 4 units are of 2 bed 1 bath each has washer/ Dryer hookups . And there is 2 units of 1 bed 1 bath each. The Front house has private yard and parking space . In the Rear is the Carports parking space for 5 cars The lote zize is 12,523 sqf. The units has plenty of yard space and fruit trees . Close to Markets , fwys , Restaurants.

Facts & Features

- Sold On 05/31/2023
 - Original List Price of \$1,650,000
 - 3 Buildings
 - Levels: One
 - 5 Total parking spaces
 - \$0 (Estimated)
- Laundry: Washer Hookup
 - \$57000 Gross Scheduled Income
 - \$52800 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,200
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02020804
 - Gardener:
 - Licenses:
- Insurance: \$1,096
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$4,200
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$1,900
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$1,900
3:	1	2	1	1	Unfurnished	\$800	\$800	\$1,900
4:	1	2	0	0	Unfurnished	\$0	\$0	\$1,900
5:	1	1	0	1	Unfurnished	\$800	\$800	\$1,400
6:	1	1	0	1	Unfurnished	\$800	\$800	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6328007043

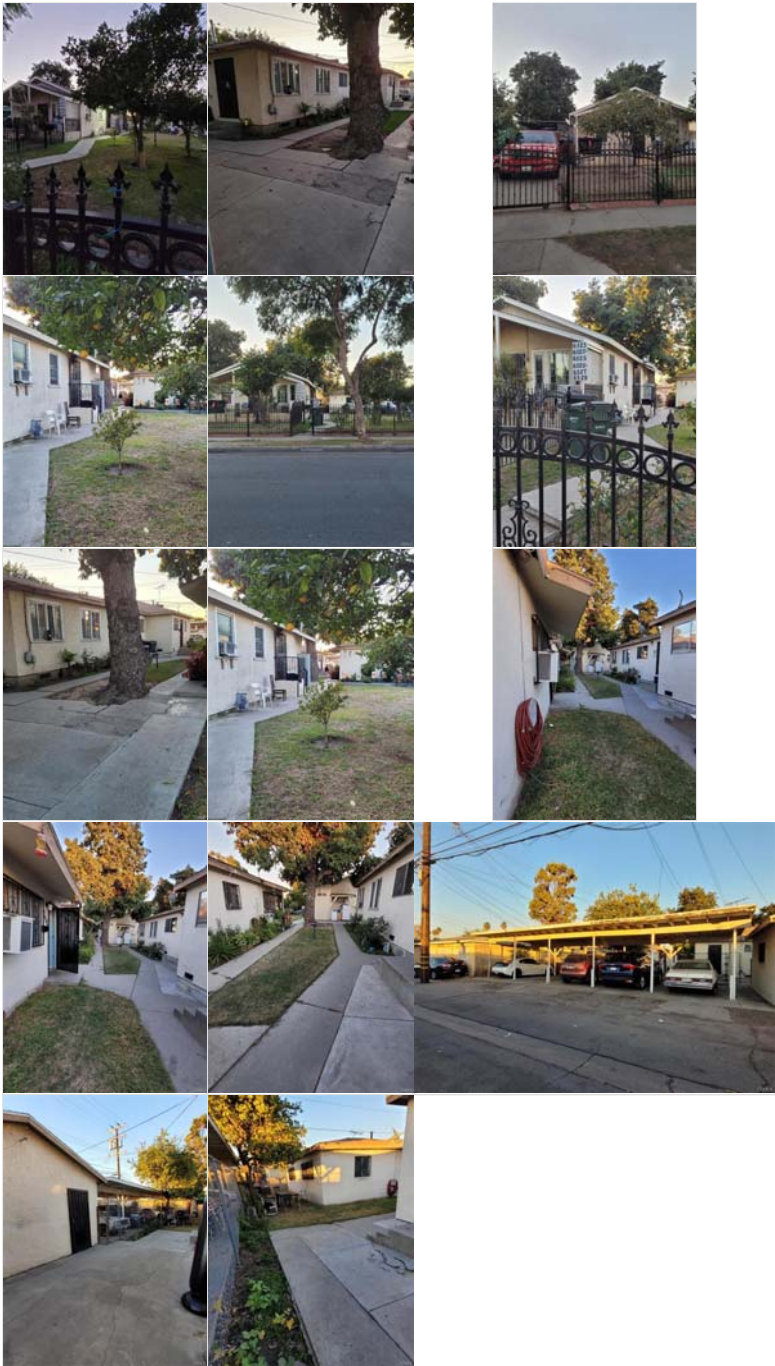
Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: DW22242216

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Closed •

List / Sold:

\$2,350,000/\$2,300,000 ↓

187 days on the market

Listing ID: CV22217186

101 S Cordova St • Alhambra 91801
7 units • \$335,714/unit • 5,178 sqft • 7,075 sqft lot • \$444.19/sqft •
Built in 1924

Take I-10W, Follow I-10 W to S Garfield Ave in Alhambra. Take exit 23B from I-10 W, Continue on S Garfield Ave., Turn right onto E Mission Rd, Turn left onto S Cordova St



101 S Cordova Street is located on South Cordova Street between East Main Street and E Commonwealth Avenue in the heart of Alhambra. The property offers walkable access to Alhambra Place, a 120,000-square-foot retail center with popular shops and restaurants. The highly convenient location offers easy access to the 10 and 210 freeway and is located near several elementary, middle and high schools. The area also offers convenient access to the San Gabriel Valley Medical Center, Cal State LA, The Westfield Santa Anita, East Los Angeles College and the Alhambra Golf Course. 101 S Cordova Street is a rare, two-story, six-unit property plus one non-conforming studio, that is situated on a ±7,075 square foot lot with a total building size of ±5,178 square feet. The property offers an excellent unit mix of one, 1-bedroom, 1-bathroom, five, 2-bedroom, 1-bathroom and one non-conforming studio averaging 739 square feet. The property has also undergone recent interior and exterior renovations. 101 S Cordova Street is a Spanish-stucco designed well-maintained property that features mature landscaping, spacious units with wall air and heating, washer and dryer hook-up, kitchen with stainless steel appliances, patios/balconies, tile and vinyl flooring, and individual parking garages. Alhambra is a city located in the western San Gabriel Valley region of Los Angeles County. It is ideally located by offering convenient access to the neighboring cities within the San Gabriel Valley, Los Angeles County and San Bernardino County. 101 S Cordova Street is a prime Alhambra income-producing property and a great long-term investment. The property is in a highly desirable area and offers stability for any type of investor whether it may be a first-time purchaser, seasoned investor, or those seeking a 1031 exchange opportunity.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$2,550,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.56
- \$160200 Gross Scheduled Income
- \$107175 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$48,219
- Electric: \$700.00
- Gas: \$850
- Furniture Replacement:
- Trash: \$1,640
- Cable TV: 01910881
- Gardener:
- Licenses:
- Insurance: \$2,542
- Maintenance: \$7,770
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,000
- Other Expense: \$1,400
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,600	\$1,600	\$1,800
2:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$2,000
3:	5	2	1	5	Unfurnished	\$2,010	\$10,050	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5345024001

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

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

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Closed •

List / Sold:

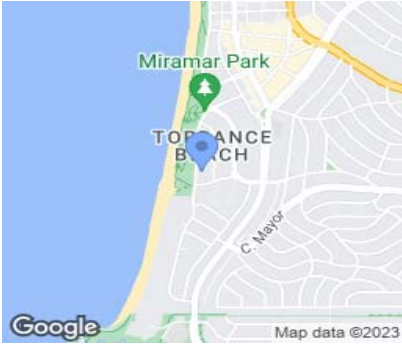
\$9,000,000/\$7,750,000 ↓

105 days on the market

Listing ID: 22211649

348 Paseo De La Playa • Redondo Beach 90277
8 units • \$1,125,000/unit • 7,943 sqft • 10,160 sqft lot • \$975.70/sqft •
Built in 1960

Directly on Paseo de la Playa adjacent to Torrance Beach and the Pacific Ocean



We are proud to present a once in a lifetime opportunity to acquire an 8-unit oceanfront apartment community located in the affluent city of South Redondo Beach. The Villa de la Playa is 1 of 8 apartment buildings on the street and has been meticulously maintained by current ownership. The property has undergone extensive capital improvement over the past 7 years including anew roof, copper plumbing, refurbished garage doors, solar panels, vinyl windows, three (3) newer water heaters and new decks/railings throughout the building. All unit interiors have been renovated including granite/quartz countertops, new or refinished kitchen cabinets, new appliances, LVP flooring, and new vanities and tile bathrooms. The offering is composed of 1 one-bedroom/one bathroom unit, 5 two-bedroom/two-bathroom units, 1 XL two-bedroom/two-bathroom owner's unit and 1three-bedroom/three-bathroom unit. The three bedroom unit has potential to be split into two separate units as the unit features two entrances and two kitchens. The property is not subject to a local rent control (subject to AB 1482) allowing for 10% rent increases in year 1. The property is in the hottest market in the South Bay walking distance to the Riviera Village which features some of the best restaurants and retail in all of the South Bay. This investment presents a very attractive opportunity to own a turnkey asset on one of the most desirable streets in all of the South Bay.

Facts & Features

- Sold On 06/01/2023
- Original List Price of \$10,000,000
- 1 Buildings
- Heating: Wall Furnace, Central
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 1.82
- \$164186 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Waterfront Features: Ocean Front

Annual Expenses

- Total Operating Expense: \$132,354
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,870	\$1,870	\$3,250
2:	5	2	2		Unfurnished	\$2,800	\$14,000	\$22,250
3:	1	2	2		Unfurnished	\$4,840	\$4,840	\$7,000
4:	1	3	3		Unfurnished	\$4,290	\$4,290	\$8,000
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

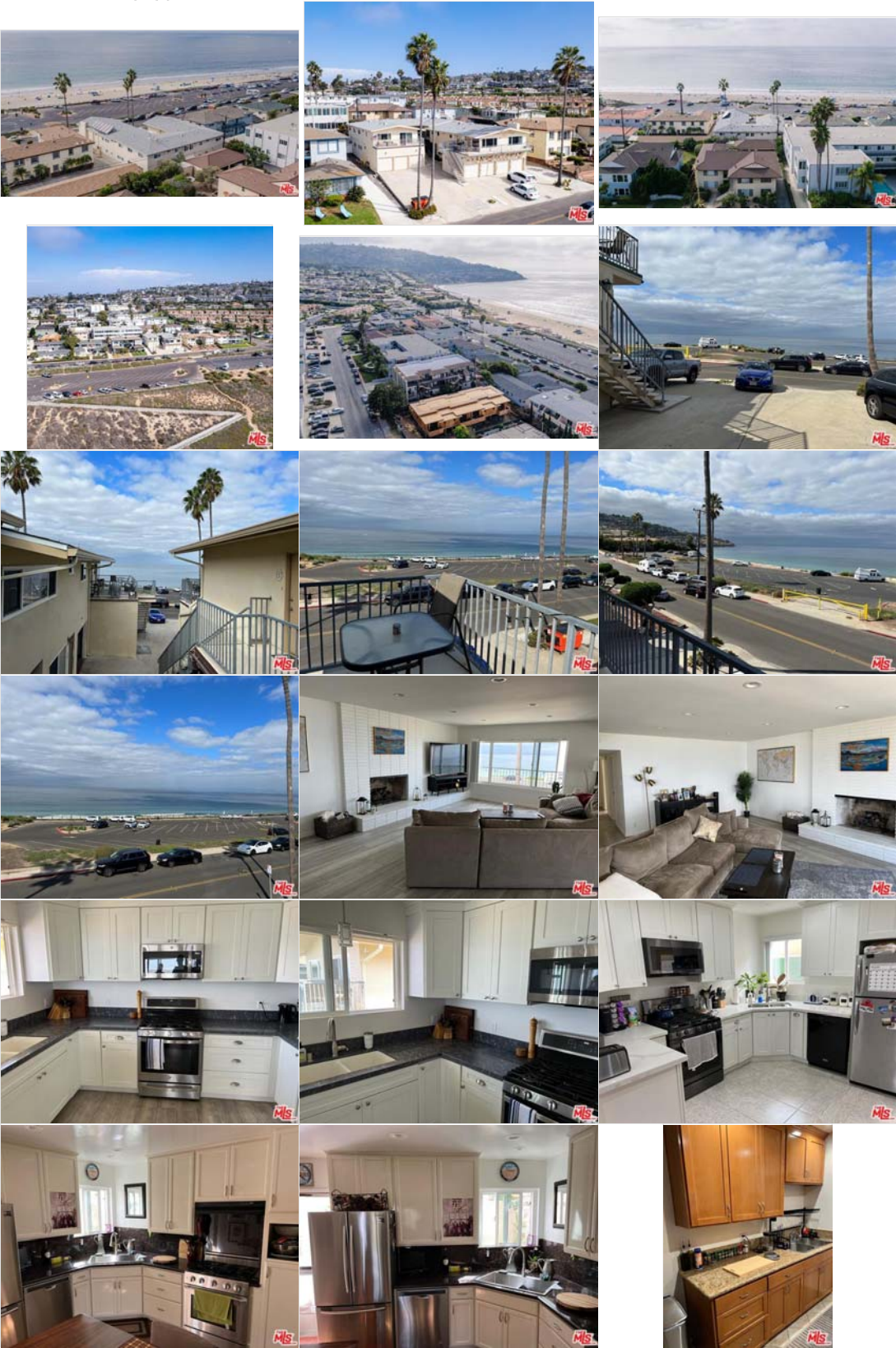
- Standard sale
- 128 - Hollywood Riviera area
- Los Angeles County

• Parcel # 7511018017

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

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

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Closed •

List / Sold:

\$4,595,000/\$4,387,500 ↓

38 days on the market

Listing ID: 23244784

311 W Palm Ave • El Segundo 90245
8 units • \$574,375/unit • 7,332 sqft • 8,376 sqft lot • \$598.40/sqft •
Built in 1970
west of main, north of grand



311 West Palm Avenue in El Segundo is an 8-unit apartment building located in the heart of El Segundo. The 7,332 sq. ft. building situated on a 8,375 sq. ft. lot and boasts an attractive unit mix of one (1) 1 bed/1 bath and (7) 2 bed/1.5 bath units, all townhome style. There are 10 dedicated carports for the building on premises and a laundry facility onsite for the tenants' convenience. While the property is a turnkey asset with new slightly sloped roofs, sewer lines, and seven renovated units, there is still over 20% rent upside. El Segundo is a close knit, family oriented community and home to award winning public schools. While it is considered a beach community, it does not experience the influx of visitors that neighboring beach communities contend with. With the Silicon Beach spillover, the need for housing is at an all-time high, making multifamily assets in the area highly desirable. 311 W Palm Ave provides an investor the opportunity to own an investment property with strong income on a valuable piece of land in an "A" location.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$4,595,000
- 1 Buildings
- Heating: Wall Furnace
- \$170403 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$86,725
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,900	\$1,900	\$2,595
2:	5	2	1		Unfurnished	\$2,640	\$13,200	\$17,475
3:	2	2	1		Unfurnished	\$3,495	\$0	\$6,990
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
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4132008014

Michael Lembeck

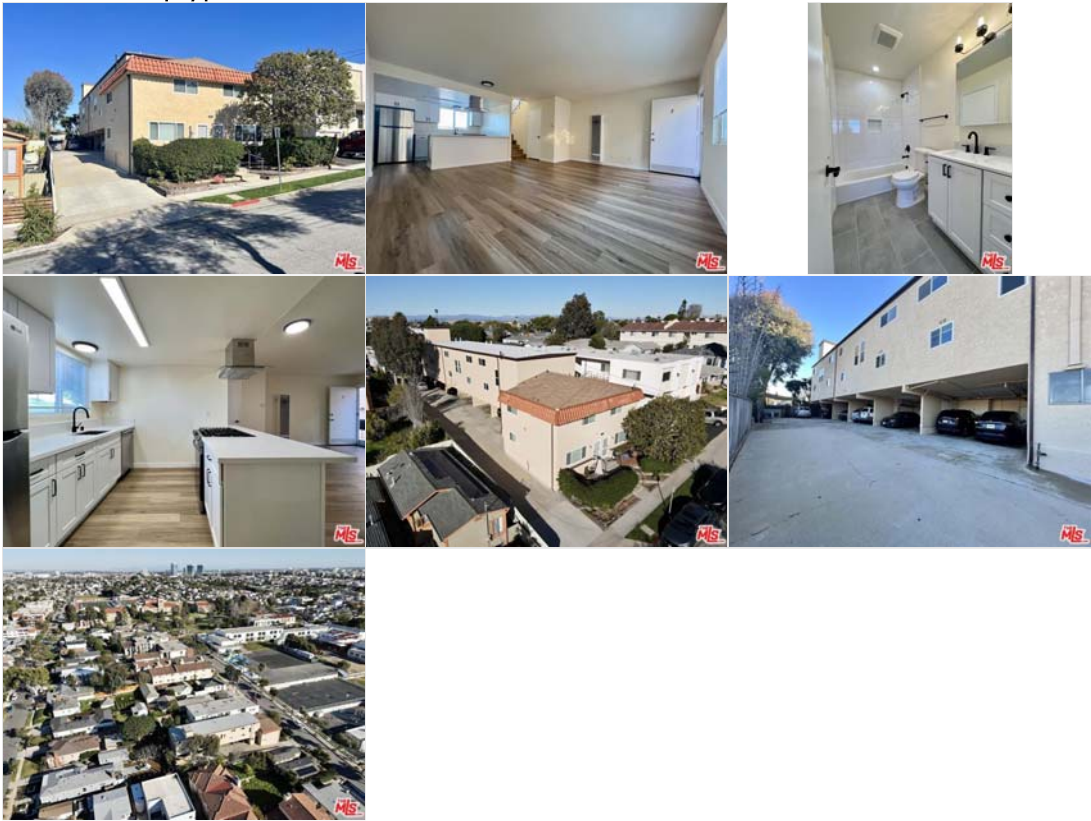
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

Mission Viejo, 92691

Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: 23244784

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Closed •

812 S Grand View St • Los Angeles 90057
8 units • \$281,125/unit • 7,476 sqft • 5,860 sqft lot • \$268.86/sqft •
Built in 1995
Located east of Hoover Street and one block south of MacArthur Park

List / Sold:
\$2,249,000/\$2,010,000 ↓
61 days on the market
Listing ID: 23237477



We are pleased to present 812 S. Grand View Street, an 8-unit value-add opportunity located in the MacArthur Park neighborhood of Los Angeles. Built in 1996, this non-RSO building is permitted to have rents increased by 5% plus CPI. The unit mix is made up of (1) 3bed/3bath unit, (2) 3bed/2bath units, (3) 2bed/2bath units, (2) 2bed/1bath units, and (1) 1bed/1bath unit. There are (12) parking spaces, including (1) handicap parking space, and on-site laundry machines that are owned by the Landlord. Security features include controlled access with gated entrance and parking lot. There is a covenant on the property that requires for a certain percentage of units to be rented at market rate to low-income or moderate-income tenants. Please contact the broker for additional information.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$2,480,000
- 1 Buildings
- \$106555 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$63,844
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,482	\$1,482	\$1,700
2:	2	2	1		Unfurnished	\$1,560	\$1,560	\$2,400
3:	3	2	2		Unfurnished	\$1,816	\$1,816	\$2,400
4:	1	3	2		Unfurnished	\$2,695	\$2,695	\$3,200
5:	1	3	1		Unfurnished	\$1,872	\$1,812	\$2,600
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5141022027

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23237477

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Closed • Apartment

List / Sold:
\$2,199,000/\$2,750,000 ↑

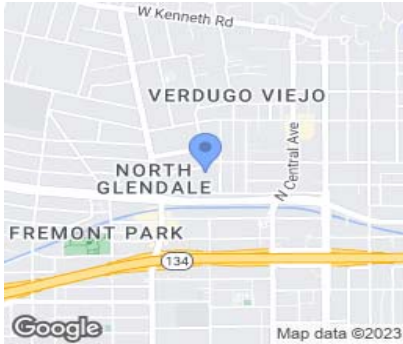
400 W Dryden St • Glendale 91202

39 days on the market

9 units • \$244,333/unit • 5,276 sqft • 7,462 sqft lot • \$521.23/sqft •
Built in 1957

Listing ID: P1-13253

North of Glenoaks Blvd. Take Pacific Ave to W. Dryden, turn right on W. Dryden. Property located near curve on right hand side of W. Dryden. Located at corner of Dryden and Columbus.



Prime opportunity to purchase a 9 unit apartment building located in the heart of Glendale. Centrally located building featuring 9 occupied units near Public Transportation, local schools, shopping, and downtown Glendale. Lovely 2 bedroom owners unit with large balcony. Eight one bedroom units. Parking for five units. Units come with stove and refrigerator, hardwood floors, wall A/C units, and community laundry facility with coin operated washer and dryer. Long term tenants. Upside potential in income. One unit recently remodeled and dual pane windows have been installed

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$2,199,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central, Electric, Wall Furnace
- Laundry: Community
- \$105000 Gross Scheduled Income
- \$95000 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 9 water meters available

Interior

- Rooms: Kitchen
- Floor: Carpet, Wood
- Appliances: Refrigerator, Gas Range, Free-Standing Range
- Other Interior Features: 2 Staircases, Balcony, Tile Counters, Ceiling Fan(s)

Exterior

- Lot Features: 16-20 Units/Acre, Sprinklers None, Lot 6500-9999
- Security Features: Closed Circuit Camera(s), Smoke Detector(s), Resident Manager
- Fencing: Partial
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,400
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$3,600
- Maintenance:
- Workman's Comp:
- Professional Management: 3600
- Water/Sewer: \$8,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$975	\$975	\$1,000
2:	1	1	1			\$908		
3:	1	1	1	1	Unfurnished	\$926	\$925	
4:	1	1	1	0	Unfurnished	\$1,300	\$1,300	
5:	1	1	1	1	Unfurnished	\$950	\$950	
6:	1	1	1	0	Unfurnished	\$1,000	\$1,000	
7:	1	1	1	1	Unfurnished	\$925	\$925	
8:	1	1	1	0	Unfurnished	\$1,000	\$1,000	
9:	2	1	1	1	Unfurnished	\$725		
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 9
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 9
- Refrigerator: 7
- Wall AC: 10

Additional Information

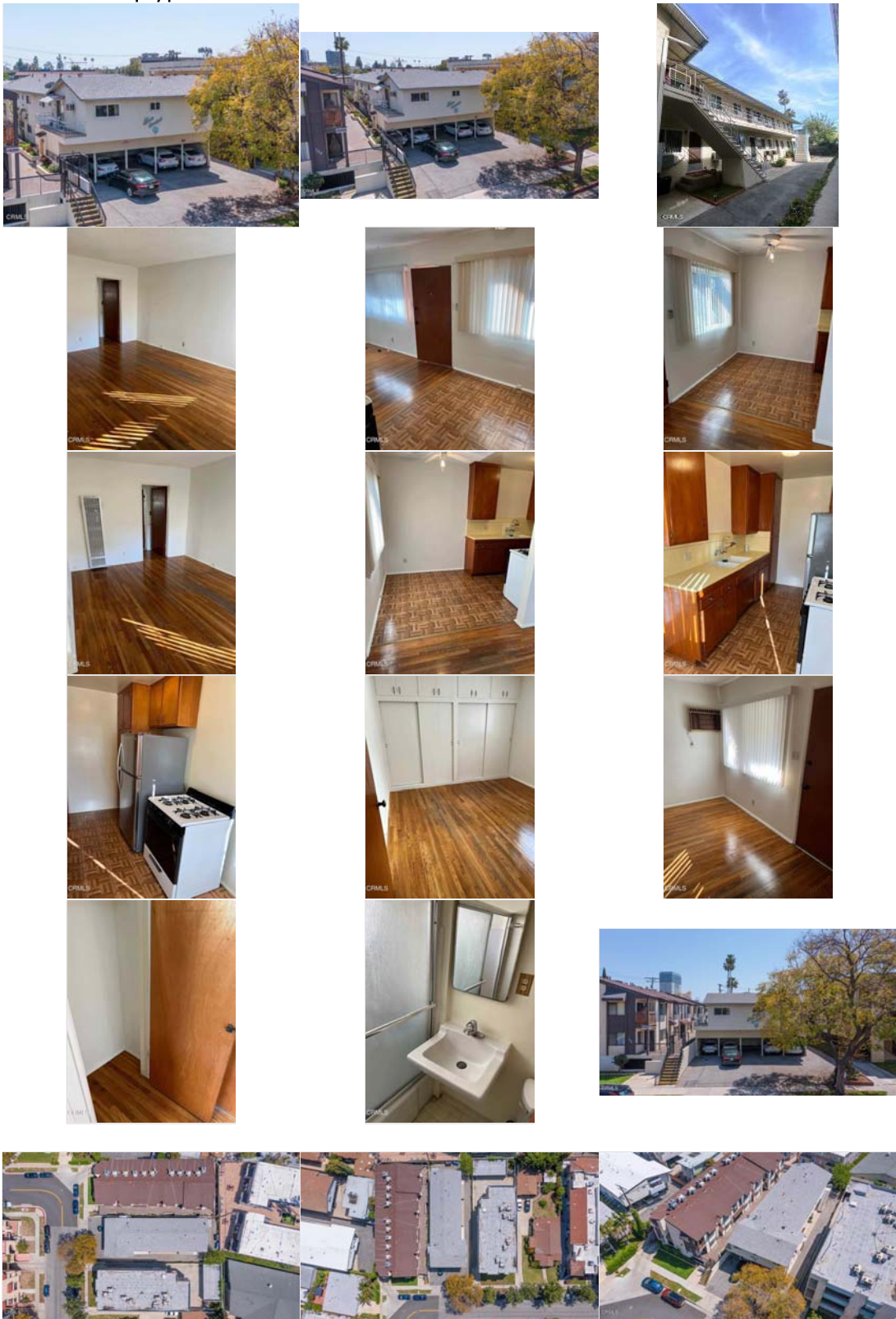
- Trust sale
- Rent Controlled

- Los Angeles County
- Parcel # 5636004002

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

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

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: P1-13253

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Closed •

1016 Wilcox Ave • Los Angeles 90038
10 units • \$244,500/unit • 6,918 sqft • 6,812 sqft lot • \$345.48/sqft •
Built in 1958
South of Santa Monica Blvd, West of Vine St

List / Sold:
\$2,445,000/\$2,390,000 ↓
37 days on the market
Listing ID: 23250105



We are pleased to present 1016 N Wilcox Avenue, located in the prime Hollywood 90038 zip code. This property presents an exciting value add investment opportunity with low in place current rents & strong upside potential. Existing upgrades include new windows throughout, completed seismic retrofit work, providing added safety and peace of mind for tenants. In addition, on-site laundry facilities make this property an attractive option for renters. Several of the units have already been upgraded with new floors, quartz counter tops, new cabinetry & stainless steel appliances, providing nice appeal for tenants & a head start on improvements for the next owner. The central location of 1016 N Wilcox Avenue is also a major selling point, situated within close proximity to all the popular Hollywood shops, restaurants, businesses, and night life. This convenience factor is sure to be a draw for potential tenants. Furthermore, the area is experiencing an influx of new construction at higher rental costs, which surely will drive value seeking, would be renters to nearby, more affordable residences such as what 1016 N Wilcox offers.

Facts & Features

- Sold On 05/30/2023
- Original List Price of \$2,445,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Central
- Cap Rate: 4.32
- \$105671 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$66,734
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,042	\$1,042	\$2,095
2:	1	1	1		Unfurnished	\$1,750	\$1,750	\$2,095
3:	1	1	1		Unfurnished	\$1,500	\$1,500	\$2,095
4:	1	1	1		Unfurnished	\$1,700	\$1,700	\$2,095
5:	1	1	1		Unfurnished	\$1,037	\$1,037	\$2,095
6:	1	1	1		Unfurnished	\$1,650	\$1,650	\$2,095
7:	1	1	1		Unfurnished	\$1,208	\$1,208	\$2,095
8:	1	1	1		Unfurnished	\$1,650	\$1,650	\$2,095
9:	1	1	1		Unfurnished	\$1,273	\$1,273	\$2,095
10:	1	0	1		Unfurnished	\$1,595	\$1,595	\$1,595
11:								
12:								
13:								

Of Units With:

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

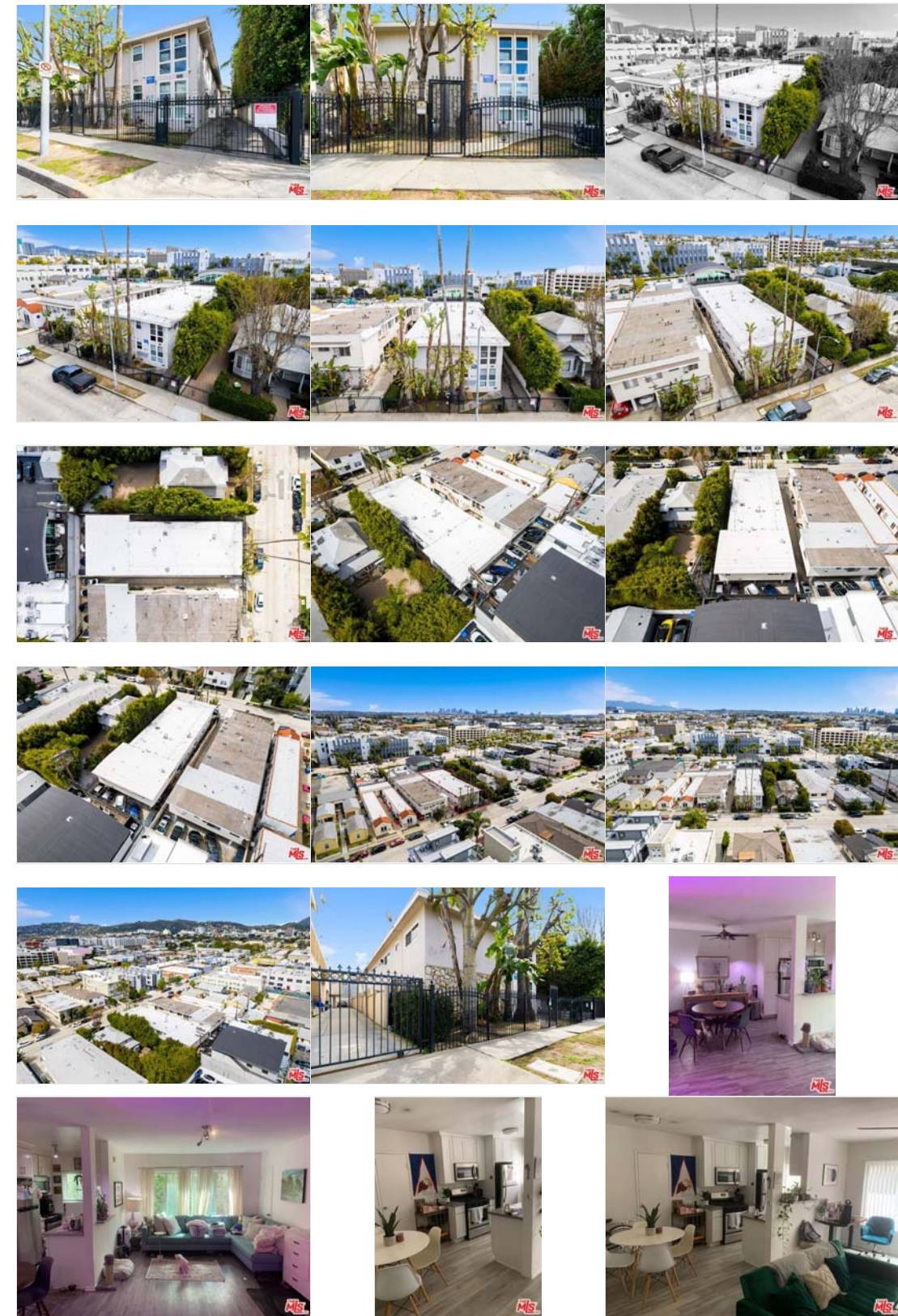
Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5533014014

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

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

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CUSTOMER FULL: Residential Income LISTING ID: 23250105

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Closed • Apartment

List / Sold:
\$4,880,000/\$4,540,000 ↓

2 days on the market

6400 6412 Roble Ave • Highland Park 90042
20 units • \$244,000/unit • 15,516 sqft • 26,540 sqft lot • \$292.60/sqft •
Built in 1950

Listing ID: AR23064828

from South Pasadena Marmion Way go north on Ave 64, Roble Ave is side street right off Ave 64



6400-6412 Roble Ave, a very well maintained 20-unit apartment community located in the neighborhood of Highland Park, CA. First time ever offered for sale since 1979, this investment offering provides a True Value-add Opportunity with Proforma CAP Rate of over 9% (with 2 ADUs built out - BUYER TO VERIFY!). The property is priced to sell with a reasonable price/unit, attractive price/sf, attractive current CAP Rate, and excellent proforma CAP Rate. The community is situated in what can be considered as one of the best locations in Highland Park. The property offers an investor the rare opportunity to own an excellent value-add real estate in a strong and gentrifying submarket nearby downtown Los Angeles, and City of Pasadena. The property is strategically located at corner of Roble Ave and Ave 64, a block from York Blvd, providing easy access to dining, retail stores, and shopping along York Blvd. It is within walking distance to Highland Park Metro Station, and Figueroa St retail corridors. It is at the border of Highland Park and South Pasadena and within walking distance to South Pasadena Arroyo Seco Golf Course and South Pasadena Arroyo Seco Park. The property has a high Walk Score of 88 ("Very Walkable"). It has excellent demographics with ±\$110,131 average household income within a 1-mile radius. It offers superb access to Downtown Los Angeles, and City of Pasadena (Old Town, Rose Bowl, etc.) via FWY 110, and minutes away to FWY 2, FWY 134 and FWY 210. The property was built in 1950 and has a total of 15,516 SF building size on a large 0.61acre / ±26,540 SF lot. It has an excellent curb appeal with drought tolerant landscaping front yard and center driveway. It has an excellent unit mix of eight (8) large 2bedroom+1bathroom, and twelve (12) 1bedroom+1bathroom. Each unit is large with good layout (none of the units have been upgraded). The complex has a new secured mailbox and recently installed washing machine. It has a total of 20 parking spaces with combination of 9 carports + 11 open space; No parking soft story retrofit is required. There is a shared laundry room with recently replaced washer (seller owned machines - 2 washers and 2 dryers). Each unit is separately metered for electricity and gas. The property has been very well-maintained throughout current ownership.

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$4,880,000
- 4 Buildings
- Levels: Two
- 20 Total parking spaces
- 9 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (See Remarks)
- Laundry: Common Area
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Lot 20000-39999 Sqft, Irregular Lot, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02201380
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	8	Unfurnished	\$0	\$0	\$0
2:	12	1	1	12	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 21
- Gas Meters: 21
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 20
- Drapes:
- Patio:
- Ranges: 20
- Refrigerator:
- Wall AC: 20

Additional Information

- Standard sale
- 632 - Highland Park area

- Rent Controlled

- Los Angeles County
- Parcel # 5492037011

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

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23064828

Printed: 06/04/2023 8:54:59 AM

Closed •

400 S Mentor Ave • Pasadena 91106
21 units • \$357,143/unit • 24,827 sqft • 22,843 sqft lot • \$302.09/sqft •
Built in 1966
South Mentor & San Pasqual



List / Sold:
\$7,500,000/\$7,500,000
6 days on the market
Listing ID: 23255029

We are proud to present this 21-unit multifamily property at 400 S Mentor Ave. With Caltech University's campus steps to the east and The Shops on Lake Avenue steps to the west, this property is ideally located in one of the most sought pockets of Pasadena, and it has an impressive walk score of 95(walker's paradise). 400 S Mentor has never been sold before. The seller's father built this property 56 years ago, back in 1966, and it has been in the family ever since. Sitting on over a half-acre of land, this 24,827 square foot property boasts a great unit mix of (12) 2 bed / 2 bath units, (5) 1 bed / 1.5 bath units, (2) 1 bed / 1 bath units, and (2) studios. The units are very large, with the average unit size being over 1,000 square feet, and the 1st floor units all come with a large, private patio while the 2nd and 3rd story units come with a private balcony. The property's large laundry room has 3 washers and 3 dryers, all leased from WASH, and the laundry room provides each tenant with their own locker where they can store items outside their unit. Other property features include: 24 parking spaces at the rear of the property, fully secured with 24-hour monitoring, a relaxing entry lobby, an elevator that is serviced monthly, professionally managed, and the property is separately metered for electric (there is no gas at the property). 400 S Mentor is a great opportunity for a value-add investor to capture over 25% upside potential in rent. Also, this property is perfect for ADUs, where a buyer could build two detached, new construction ADUs at the back of the property. In total, we estimate there is the potential to increase this property's annual Net Operating Income by nearly 60% (from \$330k currently to \$526k pro-forma potential).

Facts & Features

- Sold On 05/31/2023
- Original List Price of \$7,500,000
- 1 Buildings
- Laundry: Community
- Cap Rate: 4.41
- \$330560 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$187,670
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	0	1		Unfurnished	\$1,580	\$3,160	\$3,900
2:	2	1	1		Unfurnished	\$1,740	\$3,480	\$4,200
3:	5	1	1		Unfurnished	\$1,902	\$9,510	\$11,000
4:	12	2	2		Unfurnished	\$2,346	\$28,152	\$37,200
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
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5735029024

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

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

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