

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	PrvPool	Grg	Spcs	Date	DOM/CDOM
1	SB23080835	S	217	2nd ST	MANH	142	STD	2	\$113,940		\$4,500,000	\$1,750.97	2570	1974/ASR	2,704/0.0621	N		3	05/12/23	0/0
2	SB23050038	S	2322	Harriman LN	REDO	151	STD	2	\$69,600		\$1,600,000	\$460.03	3478	1948/ASR	7,513/0.1725	N		3	05/10/23	15/15
3	PW23051637	S	424	W 2nd ST	SP	189	STD	2	\$0		\$1,120,000	\$227.50	4923	2017/ASR	5,001/0.1148	N		2	05/09/23	9/140
4	MB22218589	S	10517	Gidley ST	ELM	619	STD	2	\$0		\$935,000	\$602.45	1552	1942/PUB	10,627/0.244	N		1	05/11/23	142/142
5	SB23063254	S	1427	E Garfield AVE	GD	628	STD	2	\$0		\$1,066,500	\$467.76	2280	1929/ASR	6,575/0.1509	N		2	05/10/23	0/0
6	CV23049030	S	335	W 81st ST	LA	699	STD	2	\$1,500		\$550,000	\$410.45	1340	1949/ASR	5,522/0.1268	N		2	05/10/23	7/259
7	PW23014251	S	4044	Folsom ST	LA	699	STD	2	\$4,325		\$700,000	\$500.00	1400	1924/ASR	2,800/0.0643	N		0	05/11/23	69/69
8	22202682	S	458	N Alta Vista BLVD	LA	C19	STD	2			\$1,475,000	\$594.76	2480	1925	7,700/0.17	N			05/09/23	165/165
9	JV23032440	S	2048	Holly DR	LA	C20	STD	2	\$107,532		\$1,640,000	\$877.94	1868	1911/ASR	10,238/0.235	N		1	05/10/23	19/19
10	PW23024901	S	5506	Ruthelen ST	LA	C34	STD	2	\$0		\$830,000	\$287.20	2890	1923/ASR	6,331/0.1453	N		3	05/08/23	46/100
11	SR23014859	S	201	203 W 67th ST	LA	C34	STD	2	\$69,500		\$850,000	\$335.17	2536	2000/ASR	4,113/0.0944	N		4	05/12/23	59/59
12	OC23030021	S	323	W 47th PL	LA	C42	STD	2	\$22,800		\$700,000	\$363.64	1925	1989/PUB	4,551/0.1045	N		2	05/09/23	12/76
13	23254347	S	4273	Mcclung DR	LA	PHHT	STD	2		8	\$862,500	\$355.52	2426/A	1952/ASR	4,838/0.11			4	05/08/23	3/3
14	PW23040292	S	1154	W 164th ST	GR	120	TRUS	3	\$39,600		\$933,000	\$472.17	1976	1910/PUB	6,077/0.1395	N		4	05/10/23	10/10
15	WS22090896	S	1516	S Sierra Vista AVE #A	ALH	601	STD	3	\$69,600		\$1,820,000	\$556.57	3270	1923/PUB	8,258/0.1896	N		6	05/09/23	327/327
16	AR22154663	S	501	W Linda Vista AVE	ALH	601	STD,TRUS	3	\$90,260		\$1,850,000	\$616.67	3000	1969/PUB	10,670/0.2449	N		2	05/10/23	205/283
17	DW23061157	S	7945	Bright AVE	WH	678	REO	3	\$0	0	\$1,249,900	\$250.63	4987	1988/ASR	6,801/0.1561	N		5	05/10/23	14/169
18	22208055	S	1643	Selby AVE	LA	C05	STD	3			\$1,600,000	\$379.60	4215	1950	6,239/0.14				05/10/23	178/521
19	23235915	S	6217	S Halldale AVE	LA	C34	PRO	3			\$600,000	\$279.20	2149	1923	4,487/0.1	N		2	05/08/23	52/52
20	JV22202102	S	1215	S Woods AVE	ELA	ELA	STD,TRUS	3	\$1		\$740,000	\$369.26	2004	1954/PUB	4,961/0.1139	N		3	05/10/23	93/93
21	PW23041953	S	5966	Woodlawn AVE #A-B	MW	T6	STD	3	\$67,200		\$841,800	\$416.32	2022	1946/ASR	5,041/0.1157	N		2	05/09/23	18/18
22	PV23042618	S	3768	Redondo Beach BLVD	TORR	132	TRUS	4	\$82,740	3	\$1,400,000	\$398.18	3516	1957/ASR	4,970/0.1141	N		4	05/12/23	30/30
23	PW23015235	S	517	N Francisca AVE	REDO	157	STD	4	\$163,800	4	\$2,755,000	\$516.69	5332	1971/ASR	5,976/0.1372	N		6	05/10/23	69/69
24	P1-13237	S	815	W Glenoaks BLVD	GD	624	TRUS	4	\$62,436		\$1,355,000	\$519.95	2606	1942/ASR	6,281/0.14	N		4	05/12/23	7/7
25	23250379	S	1524	Myra AVE	LA	637	STD	4		3	\$1,750,000	\$422.30	4144/A	1922/ASR	4,501/0.1	N		2	05/09/23	16/16
26	SW22190228	S	1062	S Gordon ST	POM	687	STD	4	\$3,600		\$100,000	\$28.89	3462	1981/ASR	4,725/0.1085	N		4	05/12/23	174/174
27	DW23042523	S	755	S Mcbride AVE	LA	699	STD	4	\$54,672		\$850,000	\$213.78	3976	1968/ASR	6,676/0.1533	N		0	05/12/23	31/31
28	23242321	S	4308	Gateway AVE	LA	671	STD	4		5	\$1,707,000	\$496.80	3436	1905	5,250/0.12	N		0	05/09/23	46/46
29	PF23029041	S	1403	W 10th PL	LA	C42	STD	4	\$51,814		\$585,000	\$306.60	1908	1922/ASR	960/0.022	N		0	05/11/23	8/8
30	SB23030296	S	5710	S Figueroa ST	LA	C42	STD	4	\$36,240		\$670,000	\$248.42	2697	1937/ASR	5,400/0.124	N		4	05/09/23	24/24
31	DW23033750	S	6375	Converse AVE	LA	C42	STD	4	\$230,400		\$2,270,000	\$408.05	5563	2023/BLD	7,057/0.162	N		8	05/11/23	35/65
32	OC22245415	S	1548	S Van Ness AVE	LA	KREA	TRUS	4	\$0		\$1,100,000	\$290.08	3792	1921/EST	9,000/0.2066	N		4	05/10/23	76/76
33	SB23080607	S	652	E 99th ST	ING	102	STD	5	\$46,800		\$1,250,000	\$327.48	3817	1954/ASR	10,771/0.2473	N		0	05/10/23	0/0
34	23250953	S	5231	Alhambra AVE	LA	621	STD	5		6	\$1,670,000	\$477.14	3500	1989	5,016/0.11				05/12/23	45/45
35	CV23044453	S	127	E Baseline RD	SDMS	689	TRUS	5	\$151,300		\$2,300,000	\$498.70	4612	1987/ASR	20,698/0.4752	N		10	05/11/23	3/3
36	SB23036043	S	252	E 79th ST	LA	C37	STD	6	\$67,824	4	\$812,500	\$233.68	3477	1955/ASR	6,199/0.1423	N		0	05/08/23	0/0
37	23245393	S	9723	Mallison AVE	SOG	T2	STD	7		6	\$1,975,000	\$397.30	4971/E	1956/ASR	8,632/0.19				05/09/23	5/5
38	22219231	S	11628	Freeman AVE	HAWT	108	STD	8		4	\$2,200,000	\$356.33	6174	1987	6,950/0.15	N		1	05/11/23	132/132
39	SB23047588	S	3631	Stephen M White DR	SP	181	STD	8	\$136,200	5	\$1,950,000	\$296.71	6572	1956/ASR	10,349/0.2376	N		0	05/10/23	22/22
40	BB22234092	S	328	E Tujunga AVE	BBK	610	STD	8	\$143,904	4	\$2,500,000	\$376.17	6646	1962/ASR	7,620/0.1749	N		3	05/08/23	162/162
41	SR23012061	S	6224	De Longpre AVE	HLW	C20	STD	8	\$188,332	5	\$2,510,000	\$519.02	4836	1953/ASR	6,082/0.1396	N		0	05/12/23	79/79
42	22222467	S	1430	Micheltorena	LA	671	STD	8		5	\$2,200,000	\$523.81	4200/A	1923/ASR	8,978/0.2			6	05/08/23	77/616
43	SR22200705	S	7508	Canby AVE	RES	RES	STD	8	\$84,268		\$1,550,000	\$280.29	5530	1959/ASR	8,195/0.1881	N		0	05/08/23	124/124
44	SR23054464	S	5887	Whitnall	NHLW	699	STD	9	\$82,200		\$1,250,000	\$258.42	4837	1962/ASR	5,381/0.1235	N		0	05/08/23	7/7
45	22217471	S	1114	N Kings RD	WHO	C10	STD	12		3	\$3,525,000	\$389.76	9044/A	1972/ASR	8,277/0.19	N			05/11/23	92/92

Closed • Duplex

List / Sold: **\$4,500,000/\$4,500,000**

217 2nd St • Manhattan Beach 90266

0 days on the market

2 units • \$2,250,000/unit • 2,570 sqft • 2,704 sqft lot • \$1750.97/sqft • Built in 1974

Listing ID: SB23080835

North of 2nd St, West of Highland Ave, East of Bayview Dr.



Two bed two bath unit to the rear of the property. Three-bedroom front house, with ocean views. Steps to the beach. Located on a walk-street. Street alley lot.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$4,500,000
- 1 Buildings
- Levels: Three Or More
- 3 Total parking spaces
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: Individual Room
- \$113940 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Living Room, Master Suite
- Floor: Carpet

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01922362
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description: Request

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4	2	Unfurnished	\$9,495	\$9,495	\$10,000
2:	1	2	2	1	Unfurnished	\$0	\$0	\$4,500

Of Units With:

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

Additional Information

- Standard sale
- 142 - Manhattan Bch Sand area
- Los Angeles County
- Parcel # 4180020007

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: SB23080835

Printed: 05/14/2023 6:39:38 AM

Closed • Duplex

List / Sold:

\$1,699,000/\$1,600,000 ↓

15 days on the market

Listing ID: SB23050038

2322 Harriman Ln • Redondo Beach 90278

2 units • \$849,500/unit • 3,478 sqft • 7,513 sqft lot • \$460.03/sqft • Built in 1948

Artesia to grant then a right on Harriman



Redondo Beach delight two houses located on a R-2 corner lot. Live in one and rent the other. The front house located at 1307 Mackay Ln. is a spacious 4 bedroom 3 bath home with lots of space, cabinets and storage areas. The double door entry leads to the large family room with cathedral wood beamed ceilings, bay view window and a sliding glass door leading outside to the patio area. Spacious Kitchen is located toward the back of the home for privacy. The kitchen has a dishwasher and a sun window for plenty of sunlight. The kitchen floor plan is convenient for entertaining guest in the formal dining area that has sliding patio door leading to the back yard area. Large fireplace in the living room that has garage access, laundry has a separate area in the garage. A full bathroom with a shower located downstairs. The staircase has custom oak railings with floor panels guiding upstairs to the four bedrooms. The master bedroom is gigantic with a large walk in closet, with plenty of shelves. Sliding glass doors leading outside to the patio deck that has a view of the neighborhood, and a small utility storage room adjacent to the patio area. Master bathroom has double sinks, exquisite marble bath tub and a standup shower. Custom oak crown molding throughout the house. The two car garage has plenty of storage, cabinets and an enclosed bonus room / work shop in garage. This is a uniquely desirable property close to the fwy, shopping grocery stores and minutes from the beach. The second property at 2322 Harriman Ln is a cute 2 bedroom 2 bath home with a small bonus room currently being used as a bedroom. Separate Laundry area located in the back yard. Multiple vehicles can park in the long driveway.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- \$605,165 (Assessor)
- Laundry: In Garage
- \$69600 Gross Scheduled Income
- \$46363 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Up, Bonus Room, Kitchen, Living Room, Separate Family Room, Walk-In Closet, Workshop
- Floor: Laminate
- Other Interior Features: 2 Staircases, Beamed Ceilings, Crown Molding

Exterior

- Lot Features: Corner Lot, Front Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$380
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00527439
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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
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1:	1	4	3	3	Unfurnished	\$0	\$0	\$4,500
2:	1	2	1	0	Unfurnished	\$2,800	\$2,800	\$3,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 151 - N Redondo Bch/Villas North area
 - Los Angeles County
 - Parcel # 4157027001

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: **\$999,900/\$1,120,000** ↑

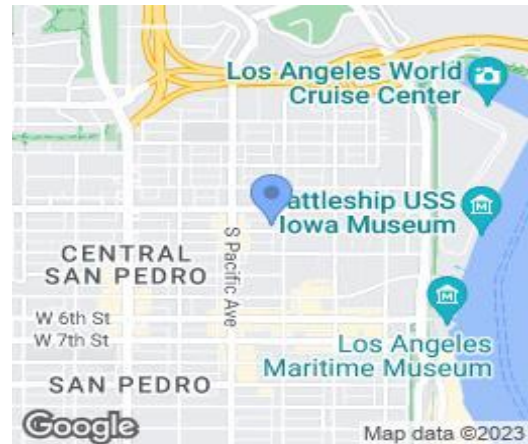
424 W 2nd St • San Pedro 90731

9 days on the market

2 units • **\$499,950/unit** • **4,923 sqft** • **5,001 sqft lot** • **\$227.50/sqft** •
Built in 2017

Listing ID: PW23051637

Exit Expressway 47 on Harbor South, Right on 2nd.



Amazing opportunity to own a 2017 built duplex! This property boasts: 9 bedrooms, 6 bathrooms and approx. 4,923 sq.ft. Located near the planned revitalization project. One of the units has 4 bedrooms and 3 baths. The other unit has 5 bedrooms and 3 baths. Both units have a downstairs bedroom. The kitchens open up to the living area-Perfect for everyday living and entertaining. View balconies and patio areas. You have views of the harbor and city lights. Central air and heating for both units. The modern Craftsman style fits the coastal life style. Both units have inside laundry. There is a two car garage. Laminate flooring in the living areas. Well maintained condition. Do not delay-Come see this wonderful opportunity today!

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$999,900
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$511 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Bluff
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01891056
- Gardener:
- Licenses:
- Insurance: \$2,400
- 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	2	Unfurnished	\$0	\$0	\$4,000
2:	1	4	3	0	Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- 189 - Barton Hill area

- Los Angeles County
- Parcel # 7449024016

Michael Lembeck

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

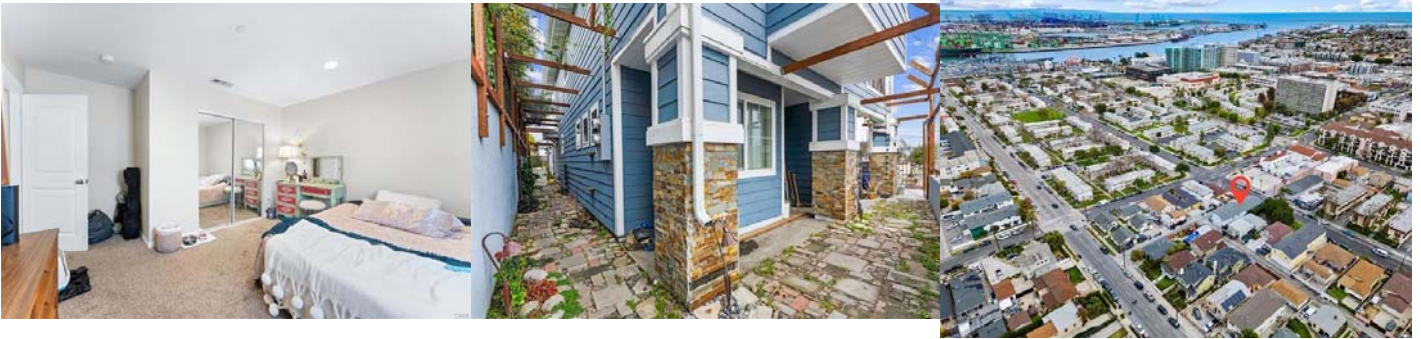
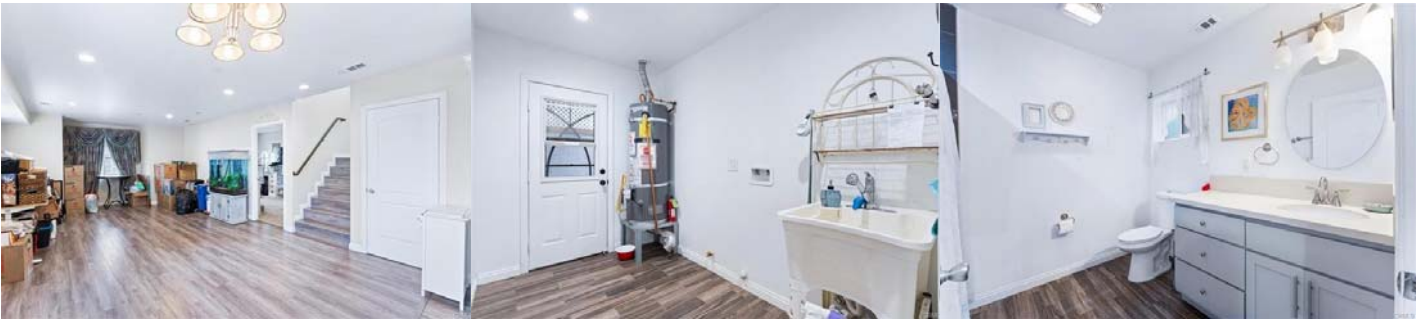
Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23051637

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Closed • **Single Family Residence**

List / Sold: **\$939,888/\$935,000** ↓

10517 Gidley St • El Monte 91731

142 days on the market

2 units • **\$469,944/unit** • **1,552 sqft** • **10,627 sqft lot** • **\$602.45/sqft** •
Built in 1942

Listing ID: MB22218589

South of Lower Azusa - East of Baldwin - West of Santa Anita



WOW !! Location Location Location !! This North El Monte property is Neighboring Desired Arcadia. This Duplex is situated on a Pride of Ownership Street with a large usable lot and room for a couple ADU's (Additional Dwelling Units) or large home. Both units have new roofs and Flooring . Each unit has two bedrooms and 1 bath.. Front unit has new plumbing. Both units are painted and ready for blended families or your tenants . Great Rental Area. Grammer School is walking distance. Perfect for a Family that want family nearby for babysitting but not living with them. Room for Business equipment storage, Room for Boat, RV, Recreational Toys. Come See this excellent property.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside, Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02191300
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County

• Parcel # 8576023022

Michael Lembeck

State License #: 01019397

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed • Duplex

List / Sold:

\$1,150,000/\$1,066,500 ↓

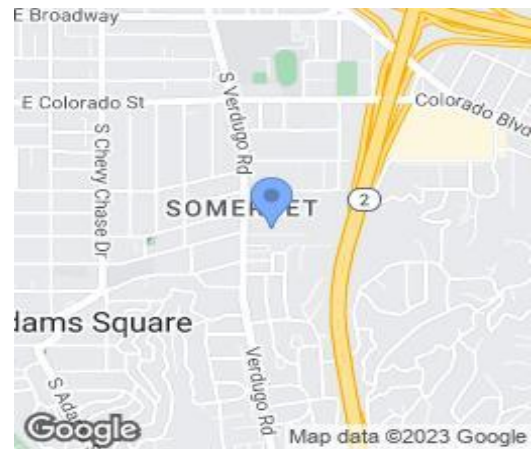
0 days on the market

Listing ID: SB23063254

1427 E Garfield Ave • Glendale 91205

2 units • **\$575,000/unit** • **2,280 sqft** • **6,575 sqft lot** • **\$467.76/sqft** •
Built in 1929

Colorado to Verdugo to Garfield



You are going to fall in love with this vintage duplex. Built in 1929 with 2,280 square feet of living space on a 6,575 square foot lot. On the market for the first time since 1955. 2 side by side units share one common wall with 2 nice sized bedrooms and one bath. 1,140 square feet per unit with a detached 2 car garage. Very clean and very original, both units are ready for your personal touches. Hardwood floors. Nice sized kitchen with separate laundry room. Dining room. Fresh exterior paint in 2016, upgraded electrical systems in 2014, roof repairs in 2016 with new main line cleanouts and sewer lines to the street in 2014. Beautiful tree lined street. 50 x 134 ft. lot. Hurry, this charming duplex will not last long.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,150,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$308 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Laundry
- Floor: Tile, Vinyl, Wood
- Appliances: Disposal, Gas Range, Gas Water Heater, Water Heater
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Front Yard, Gentle Sloping, Lawn, Near Public Transit, Up Slope from Street
- Fencing: Block
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$17,858
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$451
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$507
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Drapes:
- Patio:
- Ranges: 1

- Carpet:
- Dishwasher:
- Disposal: 2

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5683008014

Michael Lembeck

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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: SB23063254

Printed: 05/14/2023 6:39:42 AM

Closed • Duplex

List / Sold: **\$500,000/\$550,000** ↑

335 W 81st St • Los Angeles 90003

7 days on the market

2 units • **\$250,000/unit** • **1,340 sqft** • **5,522 sqft lot** • **\$410.45/sqft** •
Built in 1949

Listing ID: CV23049030

Near 110 and W 79th St.



Two units. Front unit has two bedroom one bath. Back unit is a one bedroom, one bath. Each their own meters. Detached garage and a large drive way. Property has two very fruitful lemon trees and one avocado tree.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$500,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$271 (Estimated)
- Laundry: Inside
- \$1500 Gross Scheduled Income
- \$1100 Net Operating Income
- 2 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: \$5,450
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02182544
- Gardener:
- Licenses:
- Insurance: \$840
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6031027028

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: **\$680,000/\$700,000** ↑

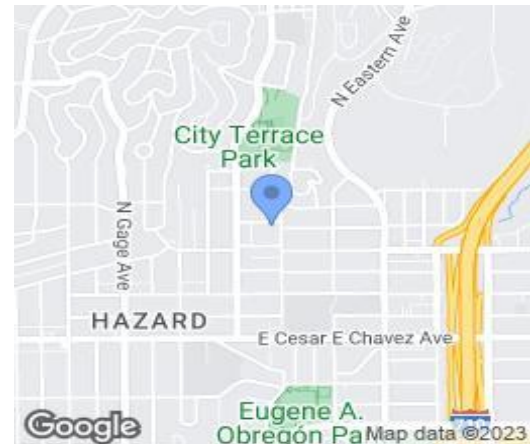
4044 Folsom St • Los Angeles 90063

69 days on the market

2 units • **\$340,000/unit** • **1,400 sqft** • **2,800 sqft lot** • **\$500.00/sqft** •
Built in 1924

Listing ID: PW23014251

Folsom / Hazard



Here is a great opportunity to own a home that can also generate income, you can live in the upper portion and rent out the lower. (Based on specific address, this area is not subject to City of LA rent control). In this popular area of Los Angeles, near parks and only minutes from freeways, The upstairs consist of two bedrooms and one bathroom and has its own laundry area. The home has been totally renovated within the last 2 years. As you walk out to the balcony you take in an almost 180 degree view of the lights and landscape of the area and beyond. The down stairs consist of two bedrooms and one bathroom and also has the same view. The property is fenced in and has a rolling front gate that can be closed and locked for security. As you walk down the driveway to the rear of the home, you will begin to take in the view as described. This home will not last at this price you may want to view it now.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$698,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Ductless
- Heating: Ductless
- \$673 (Estimated)
- Laundry: Dryer Included, Upper Level, Washer Included
- \$4325 Gross Scheduled Income
- \$1200 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate
- Appliances: Disposal
- Other Interior Features: Open Floorplan, Unfurnished

Exterior

- Lot Features: Sloped Down, Patio Home
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$900
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$200
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,500
2:	1	2	1	0	Unfurnished	\$2,025	\$2,025	\$2,200

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 2
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5226038018

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

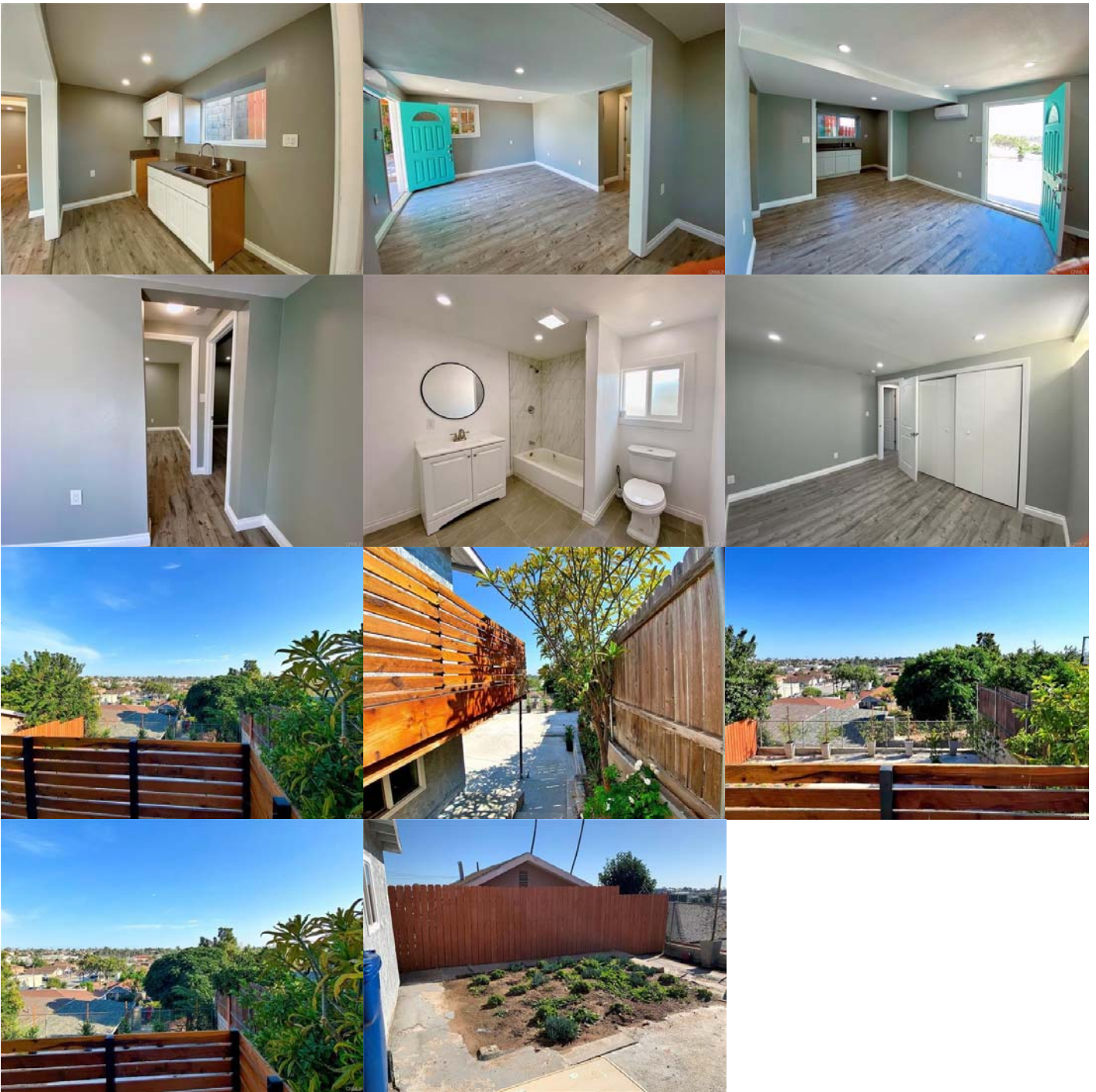
State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: PW23014251

Printed: 05/14/2023 6:39:45 AM

Closed •

List / Sold:

\$1,649,000/\$1,475,000 ↓

165 days on the market

Listing ID: 22202682

458 N Alta Vista Blvd • Los Angeles 90036

**2 units • \$824,500/unit • 2,480 sqft • 7,700 sqft lot • \$594.76/sqft •
Built in 1925**

On Alta Vista between Rosewood and Clinton



PROPERTY CAN BE DELIVERED FULLY VACANT AT THE CLOSE OF ESCROW (deal is in place with tenant). Side-by-side single story duplex in prime location on Alta Vista between Oakwood and Rosewood. Center walkway leads to gated porch and separate entrances for each of the 2 units. Gated driveway. Living room and dining room open to one another and are bathed in sunshine. Large spacious kitchens with laundry rooms inside. 2 spacious beds and 1 bath and closets in the hallway. Large yard with hardscape, lawn, mature fruit trees. Garage is converted to a rec room currently used by tenant. One unit currently occupied and one unit vacant. Prime central location waiting for a new owner to make it shine!

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$1,799,000
- 1 Buildings
- Heating: Forced Air
- Laundry: Washer Included, Dryer Included, In Kitchen

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02039345
- 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:	458	2	1		Unfurnished	\$2,451	\$2,451	\$3,600
2:	460	2	1		Unfurnished	\$0	\$0	\$3,600

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5525026029

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:

\$1,750,000/\$1,640,000 ↓

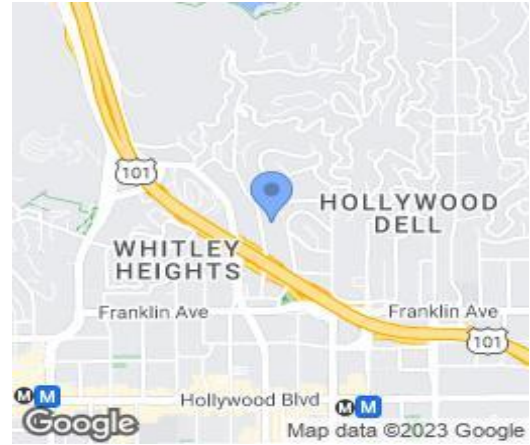
19 days on the market

Listing ID: IV23032440

2048 Holly Dr • Los Angeles 90068

2 units • **\$875,000/unit** • **1,868 sqft** • **10,238 sqft lot** • **\$877.94/sqft** •
Built in 1911

North of 101 Fwy on Holly Dr.



This is Prime Real Estate, Location, Location, Location. This Duplex is nestled in the Hollywood Hills area up against the Hill with unlimited potential for a Developer to build up to 5 Units and it's one of the Biggest Lots on the Street. The Building is in Good Condition and the 2nd Unit is being used as Storage. The average rent is \$11,850 for the Area if you consider it a "Buy and Hold"! Construction is Booming on that Street with Condos being built directly across the Street. Property has 2 Meters and a Basement with a Detached Garage, roof, plumbing and electrical are in Good Condition.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,750,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$0 (Assessor)
- Laundry: Electric Dryer Hookup, Inside, Stackable, Washer Hookup
- \$107532 Gross Scheduled Income
- \$90924 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: Built-In Range, Convection Oven, Dishwasher, Double Oven, Disposal, Gas Range, Gas Water Heater, Microwave
- Other Interior Features: Crown Molding

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Paved
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,559
- Electric: \$2,400.00
- Gas: \$1,320
- Furniture Replacement:
- Trash: \$480
- Cable TV: 01033188
- Gardener:
- Licenses:
- Insurance: \$1,692
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	4	0	1	Unfurnished	\$0	\$0	\$8,961

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5576017057

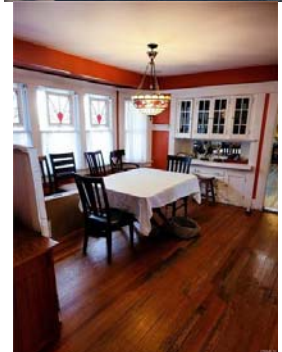
Michael Lembeck

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: IV23032440

Printed: 05/14/2023 6:39:48 AM

Closed • Duplex

List / Sold: **\$900,000/\$830,000** ↓

5506 Ruthelen St • Los Angeles 90062

46 days on the market

2 units • **\$450,000/unit** • **2,890 sqft** • **6,331 sqft lot** • **\$287.20/sqft** •
Built in 1923

Listing ID: PW23024901

GPS



Perfect Opportunity for owner user or Investor. This Mediterranean Style duplex sits on a lovely street in the middle of Chesterfield Square, just South of USC, and has been recently remodeled. Each unit is 2 stories with 2 bedroom and 2 bath and an open floorplan. One unit was recently leased with the tenant paying market rent. The owners unit is an absolute showstopper. Recent upgrades include new kitchens and bathrooms, in unit laundry areas, along with a beautiful fireplace in the living room. The Backyard is spacious and offers alley access along with a three car garage, the perfect candidate for an ADU. Location is A+ with easy access to freeways, also a short distance to DTLA and all it has to offer.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$999,999
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5005022009

Michael Lembeck

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

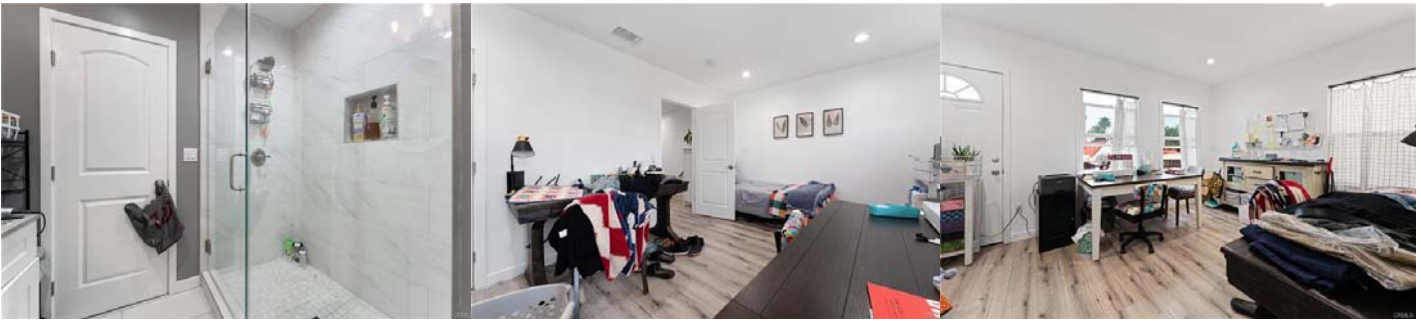
Re/Max Property Connection

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

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Closed • Duplex

List / Sold: **\$879,900/\$850,000** ↓

201 203 W 67th St • Los Angeles 90003

59 days on the market

2 units • \$439,950/unit • 2,536 sqft • 4,113 sqft lot • \$335.17/sqft • Built in 2000

Listing ID: SR23014859

West of Broadway and Sout of Gage.



WOW!WOW!WOW! Rare opportunity to buy this two-unit property, completely remodeled with remodel Kitchen with new Quartz counter tops. New and remodel Bathrooms, paint throughout the units, inside and outside. Very spacious with 3 bedrooms, master with its own bathroom, two additional rooms, with laundry area in each unit, both units have open floor plans with spacious living room, dining room and lots of brightness. New light fixtures, rooms are with wood floors and tile floors. Property is adjacent to the University of Southern California, near to Downtown LA. close to all the museums. in the area, the Crypto Arena, L.A. Live, the convention center and more. Great location on W.67th Street. Easy access to LAX and SoFi Stadium. This is a fantastic cash-flowing property for any investor with non-rent control. (Low maintenance) property has been kept in good condition built in 2000.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$899,000
- 1 Buildings
- Levels: One, Two
- 8 Total parking spaces
- 2 Total carport spaces
- Heating: Baseboard
- \$317 (Estimated)
- Laundry: In Closet
- \$69500 Gross Scheduled Income
- \$44200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,300
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01486058
- Gardener:
- Licenses:
- Insurance: \$18,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,588	\$2,588	\$3,200
2:	1	3	2	2	Unfurnished	\$0	\$0	\$3,200

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6012002022

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: SR23014859

Printed: 05/14/2023 6:39:50 AM

Closed • Duplex

List / Sold: **\$695,000/\$700,000** ↑

323 W 47th Pl • Los Angeles 90037

12 days on the market

2 units • **\$347,500/unit** • **1,925 sqft** • **4,551 sqft lot** • **\$363.64/sqft** •
Built in 1989

Listing ID: OC23030021

W 47th between S Grande Ave and S Broadway



An exceptional opportunity awaits to own this beautiful Duplex that provides an impressive 1,925 sq ft of living space. The recently painted Front Unit (#323) features 3 cozy bedrooms and 1 bathroom. The bright and airy living room and dining area are perfect for entertaining, while the open-concept kitchen is a chef's dream. Enjoy the outdoors in the nicely sized front yard. W/D hookups are conveniently located in the hallway. The back unit (#325) is tenant occupied and features 3 bedrooms and 1 bathroom. The detached parking spaces are located at the back of the 2nd unit and are accessible through the alleyway. Centrally located near Downtown Los Angeles, LA Live, USC, and much more, this fantastic Duplex offers endless possibilities for the first time buyer or seasoned investor!

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$695,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$22800 Gross Scheduled Income
- \$20400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom
- Floor: Laminate
- Appliances: Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$160
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$90
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$70
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5110010028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

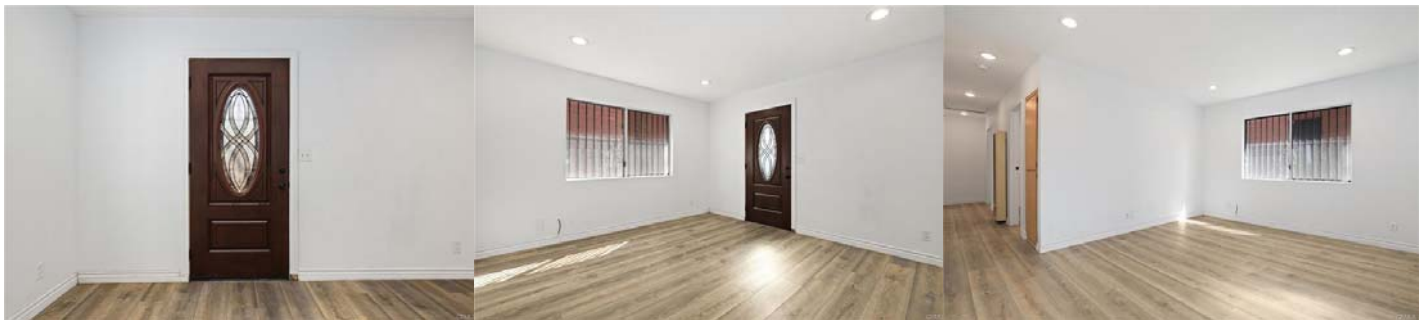
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

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Closed •

List / Sold: **\$775,000/\$862,500** ↑

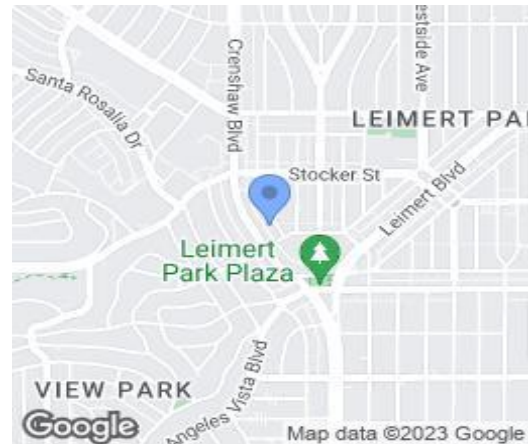
4273 Mcclung Dr • Los Angeles 90008

3 days on the market

**2 units • \$387,500/unit • 2,426 sqft • 4,838 sqft lot • \$355.52/sqft •
Built in 1952**

Listing ID: 23254347

East of Crenshaw, West of Arlington, North of Vernon, South of Martin Luther King Blvd.



AN INCREDIBLE INVESTMENT OPPORTUNITY AWAITS! Located in the highly sought after Leimert Park area on a beautiful tree lined street. This property has endless possibilities. Each unit consists of 2 spacious bedrooms/1 bath, separate dining room, large living room, enclosed balcony. Two separate detached 2 car garages, a detached storage unit and large courtyard area for outdoor entertaining. Check with city for possible ADU garage conversion. Property needs updating. It's the perfect blank canvas for experienced investors or a first-time buyer looking to get into the market and acquire an income property. Also ideal for multi families wanting to purchase and live together. Centrally located to DTLA, Crenshaw/LAX metro line, shops, restaurants, hospital and the 110, 10 and 405 freeway. This duplex has so much potential!

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$775,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 8
- \$59792 Net Operating Income

Interior

- Appliances: Disposal
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$14,608
- 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	\$950	\$950	\$3,000
2:	1	2	1		Unfurnished	\$0	\$0	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5024017033

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 • **Triplex**

List / Sold: **\$950,000/\$933,000** ↓

1154 W 164th St • Gardena 90247

10 days on the market

3 units • **\$316,667/unit** • **1,976 sqft** • **6,077 sqft lot** • **\$472.17/sqft** •
Built in 1910

Listing ID: PW23040292

Between Berendo Ave and S Normandie



Great investment opportunity with easy access to 110 and 91. Front unit is a 2 bedroom, 1 3/4 bath stand alone 1 level home that needs some TLC. Behind the stand alone unit is a shared space and then two 1-bedroom, 1 bath units on the 2nd floor above the 4 single-car garages in the back on the property. All 4 garage spaces have their own access from the alley behind the property. Plenty of opportunities with this property from buying and keeping as-is for cash flow, or make one of the units your primary residence and collect rent on the other two units. An excellent property for investors, do not miss out on this fabulous income property!

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$950,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- \$659 (Estimated)
- \$39600 Gross Scheduled Income
- \$35279 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,321
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02049876
- Gardener:
- Licenses:
- Insurance: \$1,341
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$1,300	\$1,300	\$15,600
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$12,000
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$12,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled

- 120 - South Gardena area
- Los Angeles County
- Parcel # 6113018012

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: PW23040292

Printed: 05/14/2023 6:39:52 AM

Closed •

List / Sold:

\$1,999,999/\$1,820,000 ↓

327 days on the market

1516 S Sierra Vista Ave # A • Alhambra 91801

**3 units • \$666,666/unit • 3,270 sqft • 8,258 sqft lot • \$556.57/sqft •
Built in 1923**

Listing ID: WS22090896

North of 10 Freeway, South of Valley Blvd between New Avenue and Garfield Avenue. Right behind BofA bank.



This property is located within one block from Valley Blvd between Garfield and New Avenue. Very desirable rental location - easy to rent. Walking distance to Chase, BofA, Wells Fargo Bank, Starbucks and Supermarket. There are 3 units on the property. Each unit has 3 bedrooms and 2 car garage. Unit A has 3 bedrooms and 2 3/4 bathrooms, Unit B has 3 bedrooms and 2 1/2 bathrooms, and Unit C has 3 bedrooms and 1 3/4 bathrooms. Please note that Unit C 3/4 bathroom is not permitted. Unit A was built in 1923, while Unit B and Unit C were built in the 1990s. Unit B and Unit C have hardwood floors and updated bathrooms and kitchen. Each unit has their own washer and dryer. Plenty of parking spaces as well.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$2,299,999
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,095 (Estimated)
- Laundry: In Garage
- \$69600 Gross Scheduled Income
- \$54600 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,009
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01379606
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,880
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,000	\$2,000	\$2,700
2:	1	3	3	2	Unfurnished	\$2,000	\$2,000	\$2,400
3:	1	3	2	2	Unfurnished	\$1,800	\$1,800	\$2,100

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- 601 - Alhambra area
- Los Angeles County
- Parcel # 5359005018

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: WS22090896

Printed: 05/14/2023 6:39:52 AM

Closed •

List / Sold: **\$1,850,000/\$1,850,000**

501 W Linda Vista Ave • Alhambra 91801

205 days on the market

**3 units • \$616,667/unit • 3,000 sqft • 10,670 sqft lot • \$616.67/sqft •
Built in 1969**

Listing ID: AR22154663

From fwy 10 exit Garfield north, left turn to Valley, right turn to 6th st, right turn to Linda Vista



Fantastic triplex single level Income property in a desirable area of Alhambra! Two separates well maintained dwellings sitting on an oversize lot, waiting for you to own! Large front house has 3 bed 2 full bath, the rear building has two identical unit side by side with 2 bed 1 full bath each. All 3 units were recently remodeled with upgraded kitchen, bathrooms, flooring, new laundry room, new piping etc... and has its own front or back yard. Easy parking for tenants with two garages and designated parking space. This fantastic well managed property holds a strong occupancy history and strong in-place rents with realistic upside. Great location, great investment opportunity! Easy access to everything!!

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,850,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Central
- \$1,180 (Estimated)
- Laundry: Individual Room
- \$90260 Gross Scheduled Income
- \$85059 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,501
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00794070
- Gardener:
- Licenses:
- Insurance: \$2,795
- 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	2	2	Unfurnished	\$2,860	\$2,860	\$3,000
2:	1	2	1	1	Unfurnished	\$2,450	\$2,450	\$2,500
3:	1	2	1	1	Unfurnished	\$2,395	\$2,395	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale

- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5347003005
-

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 • **Triplex**

List / Sold: **\$1,249,900/\$1,249,900**

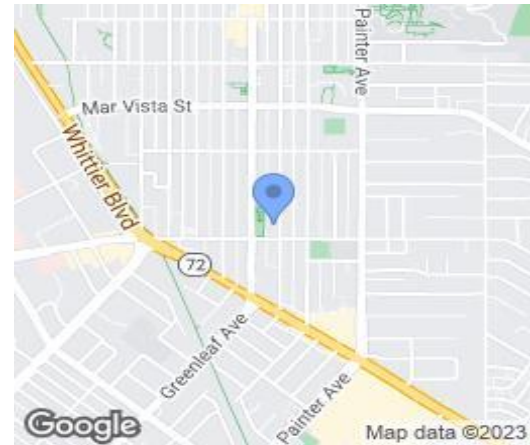
7945 Bright Ave • Whittier 90602

14 days on the market

**3 units • \$416,633/unit • 4,987 sqft • 6,801 sqft lot • \$250.63/sqft •
Built in 1988**

Listing ID: DW23061157

Whittier Blvd & Greenleaf Avenue



Location, location, location! This charming oversize triplex is situated in the heart of Downtown Whittier, offering easy access to shopping, dining, and entertainment. This property is perfect for investors or homeowners who want to generate passive rental income while living in one of the units themselves. Each unit features its own private entrance, ensuring privacy and independence for all residents.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,249,900
- 1 Buildings
- 5 Total parking spaces
- \$0 (Estimated)
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$125
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0

Unit Details

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

Of Units With:

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

Additional Information

- Real Estate Owned sale
- 678 - N. Whittier area

- Los Angeles County
- Parcel # 8141029026

Michael Lembeck

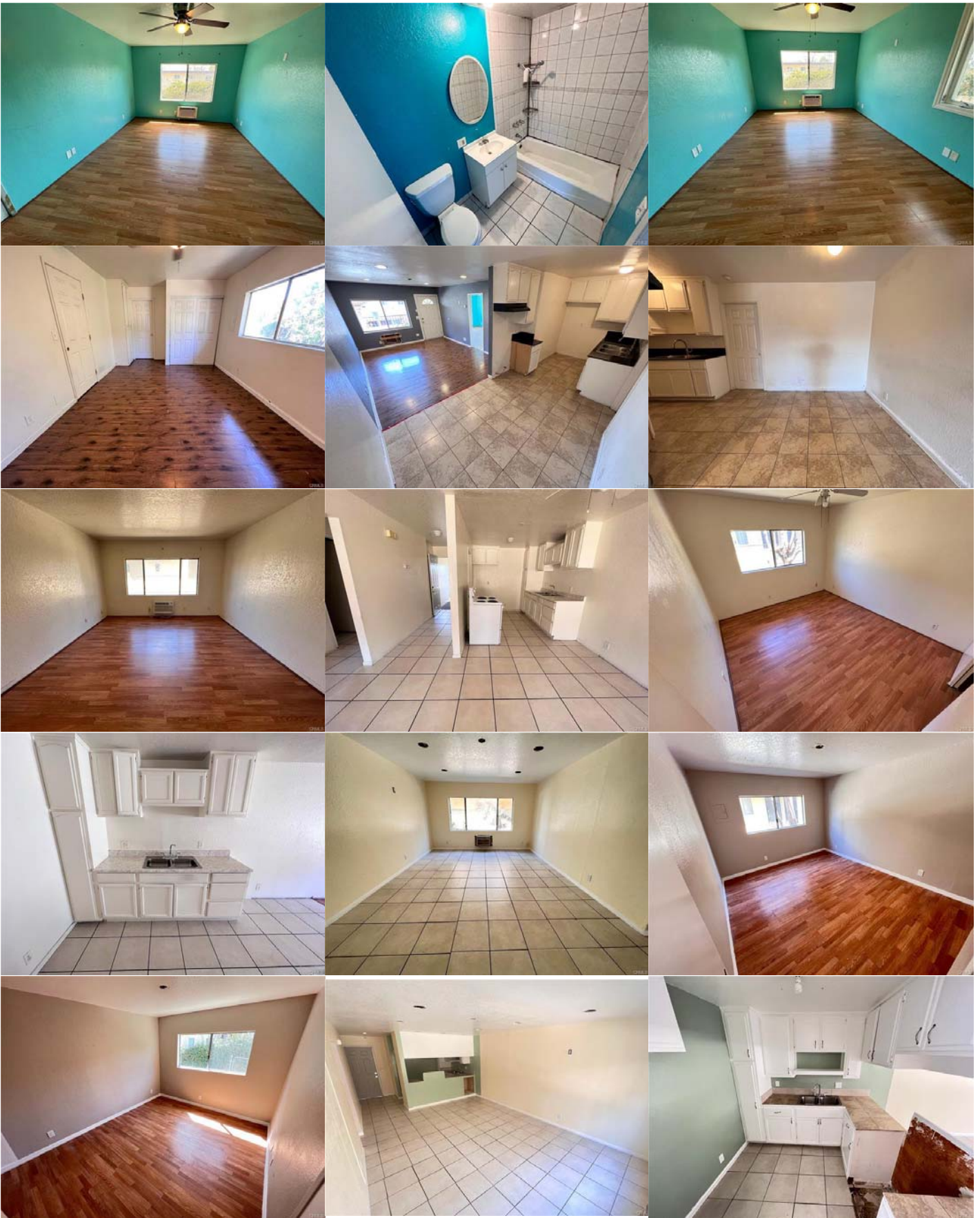
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold:

\$1,999,999/\$1,600,000 ↓

178 days on the market

Listing ID: 22208055

1643 Selby Ave • Los Angeles 90024

**3 units • \$666,666/unit • 4,215 sqft • 6,239 sqft lot • \$379.60/sqft •
Built in 1950**

North of Santa Monica Blvd.



100% VACANT! 3 Units total. Large 2 bed 2 bath upstairs above attached garage. Middle and front units are 1 bed 1 baths. Great location in prime Westwood north of Santa Monica Blvd across the street from the Mormon Temple campus. Ample parking on property in addition to street parking. Laundry room on property. This property is being sold together with the adjacent property to the south, which is a vacant Single Family Residence at 1649 Selby with MLS # 22-208007. Property being sold AS-IS with no concessions. Title shows 4 units, 3 present Most likely two units were combined at one time. No sign on property. Fairburn School district.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,999,999
- 1 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

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

4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4325025026

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: **\$600,000/\$600,000**

6217 S Halldale Ave • Los Angeles 90047

52 days on the market

**3 units • \$200,000/unit • 2,149 sqft • 4,487 sqft lot • \$279.20/sqft •
Built in 1923**

Listing ID: 23235915

South on Normandie from Slauson. West on Gage to Halldale Ave.



1923 Triplex in Los Angeles Harvard Park. 1 two-bedroom unit and 2 one-bedroom units each with one bathroom. Total square footage is 2,149. There are two single car garages. Unit rents are currently under market value and tenants are on month-to-month basis with no current leases in place but subject to tenant rights. Condition of the property has not been verified by the agents as of the listing the interior of the units have not been observed. Property is a probate sale, and it may require court approval but is not subject to overbid. Offers are subject to inspection. It is anticipated that none of the units will be delivered vacant.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$600,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$23980 Net Operating Income

Interior

- Floor: Tile, Carpet
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,429
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02044447
- Gardener:
- Licenses:
- Insurance: \$337
- Maintenance: \$2,200
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$125
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$945	\$945	\$2,100
2:	2	1	1		Unfurnished	\$800	\$1,600	\$1,400
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6002027015

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: 23235915

Printed: 05/14/2023 6:39:55 AM

Closed • **Triplex**

List / Sold: **\$875,000/\$740,000** ↓

1215 S Woods Ave • **East Los Angeles 90022**

93 days on the market

3 units • **\$291,667/unit** • **2,004 sqft** • **4,961 sqft lot** • **\$369.26/sqft** •
Built in 1954

Listing ID: IV22202102

Just south if Olympic Blvd and just west of South Atlantic Blvd in East Los Angeles.



Complete address is 1215 & 1219 South Woods Avenue and 5139 Boswell Place Los Angeles, CA 90022. VACANT!! NO Rent Control on this property. Sellers very motivated and looking at all offers. 3 Units on corner lot, in the heart of East Los Angeles, with 3 car garage nice courtyard. Being Sold AS IS. Great potential. Two units each have 2 bedrooms 1 bathroom with kitchen and laundry room. 3rd unit has only one bedroom one bathroom with kitchen & laundry room. No Rent control status was verified by Los Angeles Housing Department. PROPERTY IS BOARED DUE TO INTRUDERS. PLEASE CHECK BELOW FOR SHOWING DATE.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- \$1,491 (Estimated)
- Laundry: Individual Room
- \$1 Gross Scheduled Income
- \$1 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Corner Lot, Front Yard, Landscaped, Lawn, Level with Street, Level, Near Public Transit
- Fencing: Brick, Invisible, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1
- Electric: \$1.00
- Gas: \$1
- Furniture Replacement:
- Trash: \$1
- Cable TV: 01157650
- Gardener:
- Licenses:
- Insurance: \$1
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- ELA - East Los Angeles area

- Los Angeles County
- Parcel # 5245014007

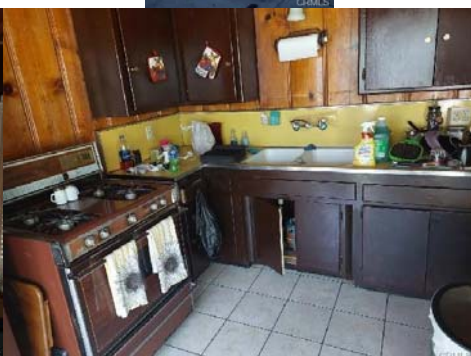
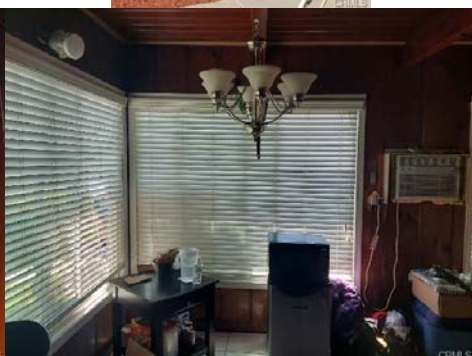
Michael Lembeck

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 • **Triplex**

List / Sold: **\$858,000/\$841,800** ↓

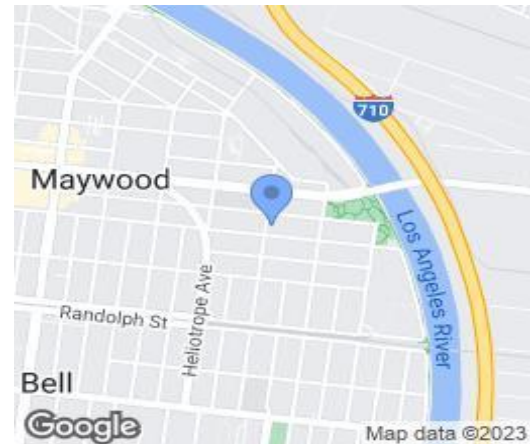
5966 Woodlawn Ave # A-B • Maywood 90270

18 days on the market

3 units • \$286,000/unit • 2,022 sqft • 5,041 sqft lot • \$416.32/sqft • Built in 1946

Listing ID: PW23041953

Slauson/Woodlawn



THE best investment or live in one unit and income for two unit in the City of MAYWOOD. This property is TRIPLEX property has the front house with 2 bedroom 1 bathroom, 2 car garage and a long driveway for extra vehicles. The Second unit separate building with 1 bedroom 1 bathroom, living room, kitchen. The third unit is 1 bedroom and 1 bathroom, living room, kitchen above the garage. The Front house- 2 bedroom with 1 bathroom is vacant now. Walk in distance to elementary school, shopping center and close to 7 and 5 FWY.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$858,000
- 3 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: See Remarks
- \$894 (Estimated)
- Laundry: In Garage
- \$67200 Gross Scheduled Income
- \$58186 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Entry, Living Room, Main Floor Bedroom
- Floor: Laminate, Tile
- Appliances: Gas Cooktop, Microwave
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01952507
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	1	Unfurnished	\$920	\$920	\$1,600
3:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,800

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6314027016

Michael Lembeck

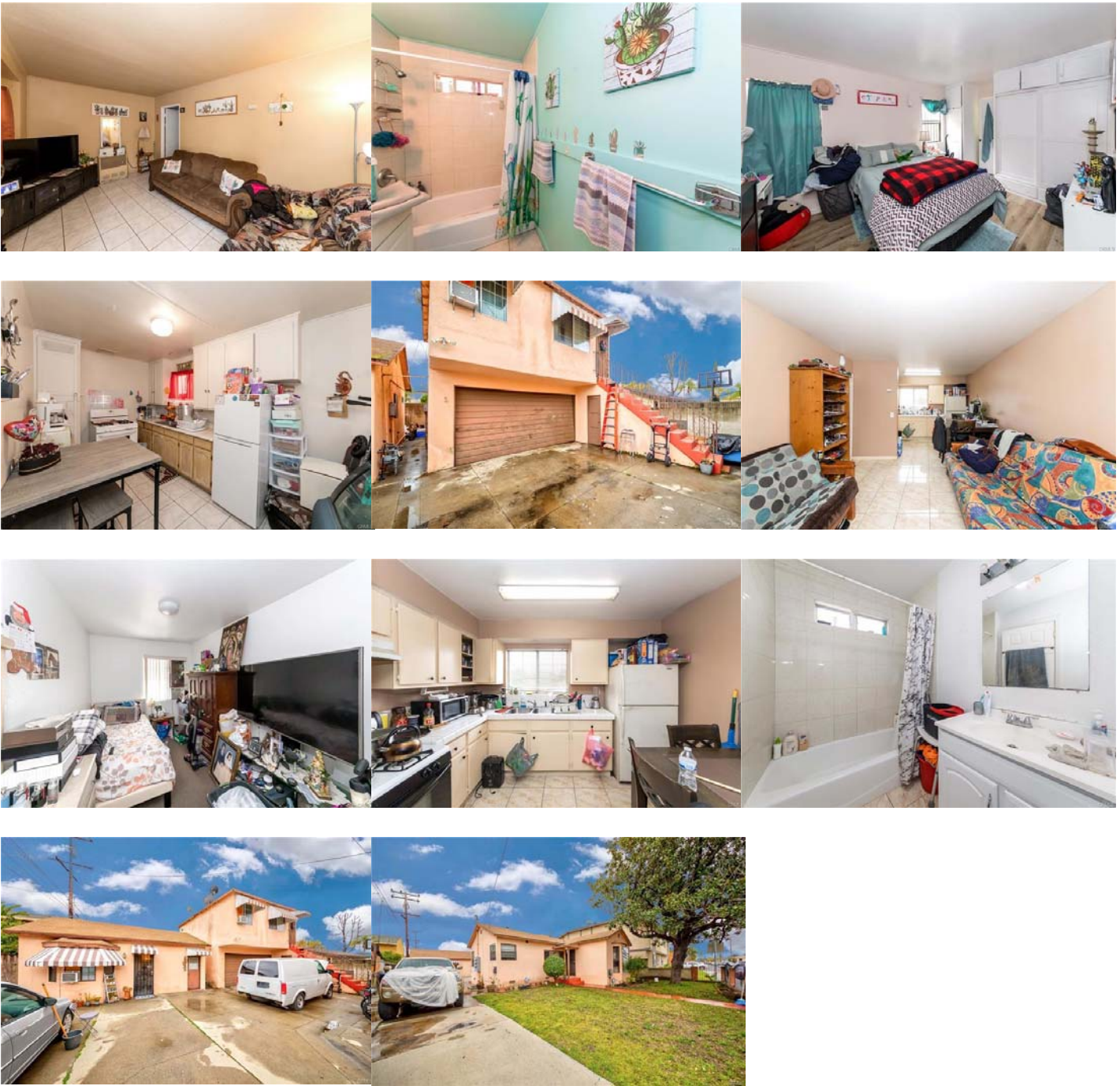
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,500,000/\$1,400,000 ↓

30 days on the market

Listing ID: PV23042618

3768 Redondo Beach Blvd • Torrance 90504

4 units • **\$375,000/unit** • **3,516 sqft** • **4,970 sqft lot** • **\$398.18/sqft** •
Built in 1957

haw



If you have been looking for rental property in a great neighborhood you know they don't come up very often. Owned by the same owner for the last 22 years, this is a fully occupied 4 unit property in a great area of Torrance across from Alondra park and golf course. NO Local Rent Control – Just California rent control AB 1482. The property is comprised of Four 2 bedroom one bath units. Double paned windows and plantation shutters. Each unit is approximately 900 square feet. Two units have remodeled kitchens. Lower units have a nice size private fenced patio off the living room. The upper two units have a good size balcony. All units are in good condition and the property has been well maintained. New top of the line water heater at the end of 2021 (\$12,000) 4 separate gas and electric meters. Each unit has a one car garage with storage. Red tile roof. All units are month to month. Prime Location in Torrance directly across from the Alondra Park & Golf Course, El Camino College, and near the South Bay Galleria, Space-X, Freeways, Restaurants & Shops. All units are occupied and offers are subject to inspection. Trust Sale, no court approval required.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$1,500,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Seller)
- Laundry: Common Area, Dryer Included, Washer Included
- Cap Rate: 3.45
- \$82740 Gross Scheduled Income
- \$51692 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Main Floor Master Bedroom
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Disposal, Gas Cooktop, Microwave
- Other Interior Features: Balcony, Open Floorplan, Stone Counters, Tile Counters

Exterior

- Lot Features: Garden, Landscaped
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,048
- Electric: \$275.00
- Gas: \$1,812
- Furniture Replacement:
- Trash: \$4,000
- Cable TV: 01463615
- Gardener:
- Licenses: 106
- Insurance: \$1,981
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,174
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,400
2:	1	2	1	1	Unfurnished	\$1,570	\$1,570	\$2,400

3:	1	2	1	1	Unfurnished	\$1,900	\$1,900	\$2,400
4:	1	2	1	1	Unfurnished	\$1,425	\$1,425	\$2,400

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 132 - N Torrance - West area
 - Los Angeles County
 - Parcel # 4087002016

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 • **Apartment**

List / Sold:

\$2,790,000/\$2,755,000 ↓

69 days on the market

Listing ID: PW23015235

517 N Francisca Ave • Redondo Beach 90277

4 units • \$697,500/unit • 5,332 sqft • 5,976 sqft lot • \$516.69/sqft • Built in 1971

W of PCH E of N Catalina



We are pleased to present a unique opportunity to acquire four townhomes, in a trophy location, at a low basis. Priced at a 17GRM, \$523/Sq.Ft., and a current 4.21% Cap (Pro forma 5.08% cap), this is available at a cost well below the comps. The subject property consists of one 3 bed/ 2.5 bath, one 2 bed/ 2 bath, & two 2 bed/ 1.5 bath townhome units. Each unit has its own private balcony/patio space, as well as its own private roof top deck. There is ample parking onsite, as well as onsite seller owned laundry for additional income. 517 N Francisca is located steps from the Redondo Beach Pier, the beach, Hollywood Riviera, and the 49 Acre 2,290 unit power plant development. This is one of the lowest GRMs, and lowest price per foot you'll find in such a sought after location & with condo-quality units. Reach out for more information ASAP, as this opportunity will not last long.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$2,790,000
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- Cap Rate: 4.21
- \$163800 Gross Scheduled Income
- \$117409 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,917
- Electric: \$918.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,178
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance: \$2,399
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,832
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2	2	Unfurnished	\$3,130	\$6,260	\$7,500
2:	1	2	2	1	Unfurnished	\$3,200	\$3,200	\$3,750
3:	1	3	3	1	Unfurnished	\$3,940	\$3,940	\$4,495

Of Units With:

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

- Disposal:

Additional Information

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

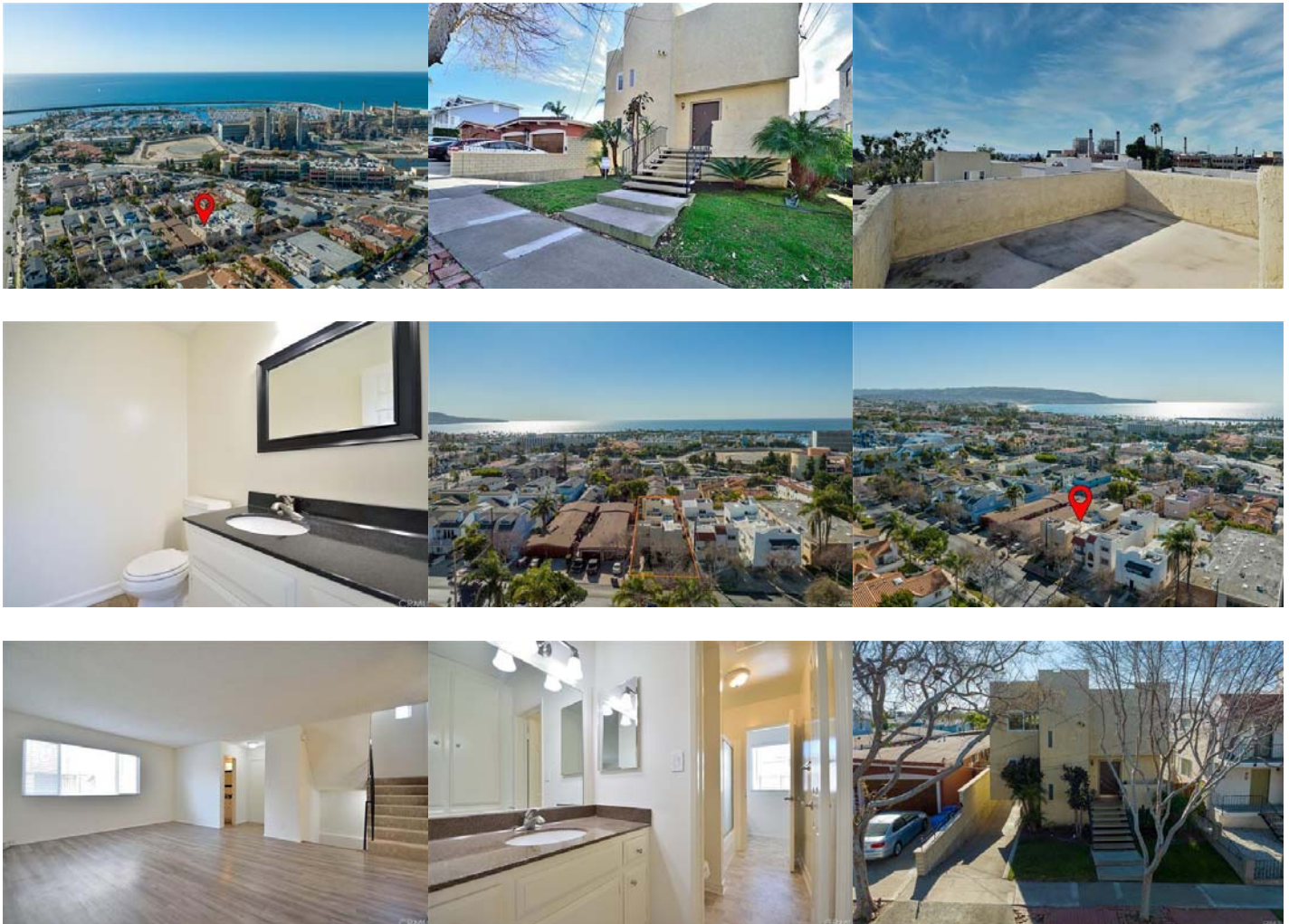
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PW23015235

Printed: 05/14/2023 6:39:59 AM

Closed • **Quadruplex**

List / Sold:

\$1,300,000/\$1,355,000 ↑

7 days on the market

Listing ID: P1-13237

815 W Glenoaks Blvd • **Glendale 91202**

4 units • **\$325,000/unit** • **2,606 sqft** • **6,281 sqft lot** • **\$519.95/sqft** •
Built in 1942

Between Highland Ave. and Concord St. west of Pacific Ave, off the 134.



A wonderful opportunity to purchase this well-maintained, four-unit property in a prime location of Glendale. Built in 1942, this property is a great mix of one 2+1 and three 1+1 units, situated on a 6281 SF lot. There is a 60% rental upside opportunity with annual rental increases (AB1482: 5% + CPI), tenant turnover, and renovations as needed. This property offers two single and one double garages, great curb appeal and an extremely quiet building with long-term tenants. A great opportunity for the savvy investor.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$1,300,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$62436 Gross Scheduled Income
- \$39630 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Appliances: Free-Standing Range

Exterior

- Lot Features: Front Yard, Level with Street
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$22,806
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$396
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$760
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,167
- Other Expense: \$101
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		1	1	1	Unfurnished	\$15,600	\$1,300	\$1,900
2:		1	1	1	Unfurnished	\$13,932	\$1,161	\$1,850
3:		1	1	1		\$13,932	\$1,161	\$1,850
4:		2	1	1	Unfurnished	\$18,972	\$1,581	\$2,700
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 624 - Glendale-Chevy Chase/E. Glenoaks area
- Los Angeles County
- Parcel # 5635007028

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: P1-13237

Printed: 05/14/2023 6:40:02 AM

Closed •

List / Sold:

\$1,895,000/\$1,750,000 ↓

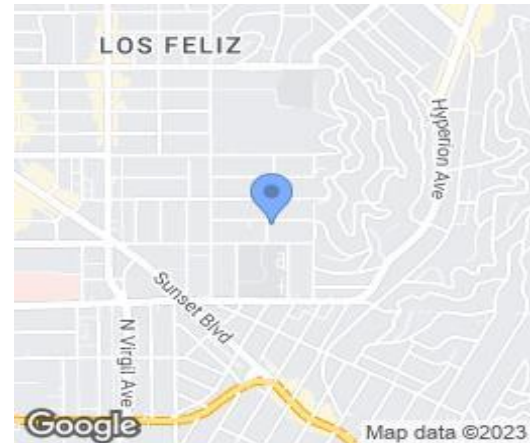
16 days on the market

Listing ID: 23250379

1524 Myra Ave • Los Angeles 90027

4 units • \$473,750/unit • 4,144 sqft • 4,501 sqft lot • \$422.30/sqft • Built in 1922

Please use navigation.



Located on a quiet street, this 1920s Spanish Colonial Revival features four spacious and bright 2 BD / 1 BR units, spanning over two stories, measuring over 1,000 SqFt each, with a 350 SqFT Garage. Nestled between buzzing Sunset Junction and Hyperion Ave, the property pairs period details such as original windows and hardwood floors with modern amenities including in-unit washer/dryer (in 3/4 units), individually metered utilities and hot water heaters in every unit. Units share a similar layout with a separate light-filled sunroom/ dining room facing the street, primary bedroom with walk-in closets, second bedroom and kitchen towards the back and bathrooms with tub; upstairs units are accessed by private staircase and downstairs units are accessed by breezeway. The property currently yields a monthly income of \$8,003; its projected rent is \$11,300. One unit to be delivered vacant (1528 Myra Ave), two units are currently rented at market value and one below market value. 1524 Myra Ave (1,010 SqFt) has been recently updated, with new central heat/air, new soft panels, 50/50 galvanized/copper plumbing, an all modern kitchen, a functioning gas fireplace as well as a privatized breezeway. 1526 Myra Ave (1,051 SqFt) has original wiring, new copper piping and no heater. In good condition overall. 1528 Myra Ave (1,051 SqFt) has been carefully renovated and features new wiring, copper piping as well as updated bathroom and kitchen and a new furnace. 1530 Myra Ave (1,010 SqFt) has original wiring, galvanized piping, a wall furnace, and currently has no laundry connected but can be put in. The two car garage will be delivered vacant; potential to repurpose the space. Electrical fast charger currently assigned to vacant unit (1528 Myra Ave) but could be reassigned. Flat roof with Spanish tiles around. New electrical panel. This attractive building is in a highly desirable neighborhood and presents a wonderful investment opportunity for the savvy investor.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$1,895,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- 0 Total carport spaces
- Laundry: See Remarks
- Cap Rate: 2.56
- \$73848 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Refrigerator, Gas Oven

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$22,188
- 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
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1:	1	2	1	Unfurnished	\$3,295	\$3,295	\$3,295
2:	1	2	1	Unfurnished	\$3,200	\$3,200	\$3,200
3:	1	2	1	Unfurnished	\$0	\$0	\$3,295
4:	1	2	1	Unfurnished	\$1,508	\$1,508	\$3,295
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 # 5430023024

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

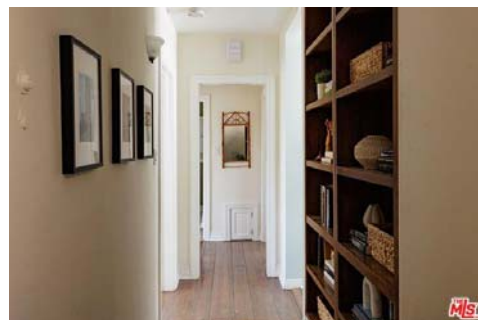
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Click arrow to display photos





Closed •

List / Sold: **\$1,300,000/\$100,000** ↓

1062 S Gordon St • Pomona 91766

174 days on the market

4 units • \$325,000/unit • 3,462 sqft • 4,725 sqft lot • \$28.89/sqft •

Listing ID: SW22190228

Built in 1981

Park to 11th



Excellent investment opportunity on a 4 plex in Pomona. Located in a quiet neighborhood. Situated at the corner of S. Gordon and 11th St. This 2 story property consists of 4 units, all 2 bedroom, 1 bath. All are currently rented. Each unit has its own 1 car garage. Mature trees in the front provide good shade. Front of property has a fenced yard. There is a community laundry room. Property is to be sold as is. Seller will not do any work to property. Please do not disturb tenants. Tenants are long term. Seller will not vacate tenants. Drive by only. Please submit offers subject to inspection.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$1,400,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Common Area
- \$3600 Gross Scheduled Income
- \$3000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$600
- Electric: \$35.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$95
- Cable TV: 02190978
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$310
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	8	0	4	Unfurnished	\$3,600	\$3,600	\$0

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
- 687 - Pomona area
- Los Angeles County
- Parcel # 8341020030

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: SW22190228

Printed: 05/14/2023 6:40:04 AM

Closed • **Quadruplex**

List / Sold: **\$950,000/\$850,000** ↓

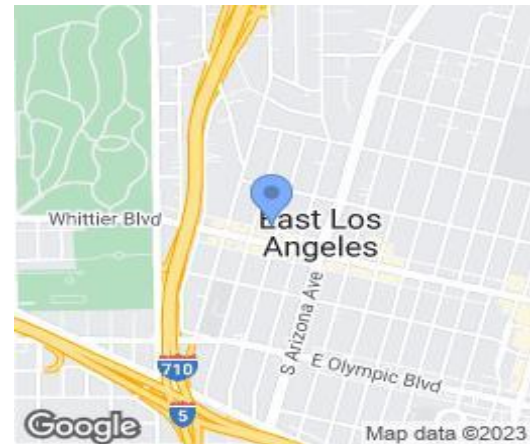
755 S McBride Ave • Los Angeles 90022

31 days on the market

4 units • **\$237,500/unit** • **3,976 sqft** • **6,676 sqft lot** • **\$213.78/sqft** •
Built in 1968

Listing ID: DW23042523

North of Whittier Blvd./ South of Hubbard Ave.



Four unit property in the heart of East Los Angeles. Great opportunity for an investor looking for an investment property in an excellent rental area. Spacious units show like two-story townhomes. Each unit has 2 bedrooms upstairs with a full bathroom and a half bathroom downstairs that includes a living and kitchen area. Great low maintenance property that is located near Whittier Blvd and close to shops, restaurants, transit lines and 5, 710 and 60 freeways.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- \$0 (Unknown)
- Laundry: Washer Hookup
- \$54672 Gross Scheduled Income
- \$37625 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: \$17,047
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01836030
- Gardener:
- Licenses:
- Insurance: \$2,122
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Furnished	\$1,105	\$1,105	\$1,850
2:	1	2	2	0	Furnished	\$1,055	\$1,055	\$1,850
3:	1	2	2	0	Furnished	\$1,030	\$1,030	\$1,850
4:	1	2	2	0	Furnished	\$1,030	\$1,030	\$1,850

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

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5247013022

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 •

List / Sold:

\$1,725,500/\$1,707,000 ↓

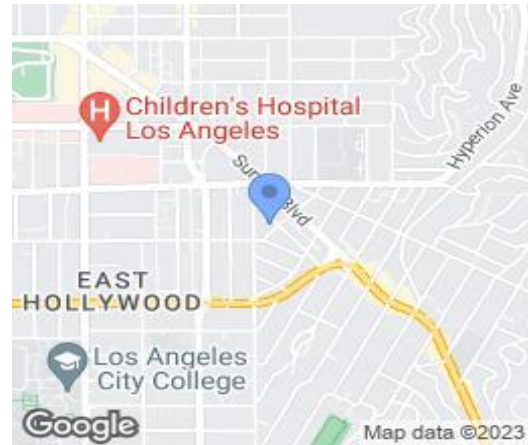
46 days on the market

Listing ID: 23242321

4308 Gateway Ave • Los Angeles 90029

**4 units • \$431,375/unit • 3,436 sqft • 5,250 sqft lot • \$496.80/sqft •
Built in 1905**

Drive West on Sunset Blvd, turn left on Bates Ave, right on Gateway.



Priced to sell, Beautiful, charming with character, well maintained & remodeled 4-unit property located in Hip, Trendy - Sunset Junction neighborhood in Silverlake. Close proximity to MANY shops, restaurants and bars. All Units remodeled with very nice kitchens, cabinets, counter tops, lighting, and with original good condition Hardwood floors, Stone Tiles with some carpeting in offices. 2 lower units have 1 bed, 1 bath. 2 upper units: 1 bedroom, 1 office/bedroom, 1 bathroom. 1 downstairs units has a large private amazing side yard! Building just painted, 4 brand New electrical panels & meters, newer double pane windows, Recoated roof, faux fireplaces in all units. Further upside in Rents are possible for all 4 units. Property has 2 Metro subway stations nearby and many bus routes. All units include ALL APPLIANCES. Separate large 4-spot carport in the back with a 5th parking spot on the side. Nicely landscaped with orange tree and low-quat trees in the back, palm trees in front. Foundation is likely about 20 years old, and this is a building you will be proud to own for years. 3 units tenants on month to month, 4th on a lease. PLEASE DO NOT DISTURB TENANTS OR KNOCK ON DOORS. Perfect to owner occupy or as full rental property! Showings are pretty easy. Just passed the Los Angeles Housing Dept's rigorous inspection of all 4 units and the building!

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$1,945,500
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Washer Included, Dryer Included, Individual Room
- Cap Rate: 5.3
- \$91548 Net Operating Income
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Attic, Living Room, Master Bathroom, Walk-In Closet
- Floor: Wood, Carpet, Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Gas Cooktop, Oven, Gas Oven
- Other Interior Features: High Ceilings

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s), Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$31,464
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01160681
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	1	1	Unfurnished	\$2,750	\$2,305	\$2,750
2:	1	2	1	Unfurnished	\$3,000	\$2,888	\$3,000
3:	1	2	1	Unfurnished	\$3,000	\$2,800	\$3,000
4:	1	1	1	Unfurnished	\$2,500	\$2,310	\$2,500
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5429004012

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 • **Quadruplex**

List / Sold: **\$595,000/\$585,000** ↓

1403 W 10th Pl • Los Angeles 90015

8 days on the market

4 units • **\$148,750/unit** • **1,908 sqft** • **960 sqft lot** • **\$306.60/sqft** •
Built in 1922

Listing ID: PF23029041

Exit 110 freeway at 8th street west



Welcome to 1403 W. 10th Place. This property has additional address of 1015 Albany & 1015.5 Albany. This is a great four-unit 2 story building is situated in the heart of downtown Los Angeles and is within walking distance to LA Live, Crypto.com Arena, the Fashion District, and various other attractions. All four units are studio apartments and separately metered for gas & electricity. owner only pays for water, trash and insurance. They are located near local freeways, public transit, shopping centers and local eateries. They are easy to maintain with low building maintenance and lots of potential. First time on the market in 40 years.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$595,000
- 1 Buildings
- 0 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Seller)
- Laundry: Inside
- \$51814 Gross Scheduled Income
- \$47014 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02142086
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	0	Unfurnished	\$1,400	\$16,800	\$1,550
2:	1	0	1	0	Unfurnished	\$750	\$9,000	\$1,550
3:	1	0	1	0	Unfurnished	\$768	\$9,214	\$1,550
4:	1	0	1	0	Unfurnished	\$1,400	\$16,800	\$1,550

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

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5137013002

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: PF23029041

Printed: 05/14/2023 6:40:06 AM

Closed • **Quadruplex**

List / Sold: **\$695,000/\$670,000** ↓

5710 S Figueroa St • Los Angeles 90037

24 days on the market

4 units • **\$173,750/unit** • **2,697 sqft** • **5,400 sqft lot** • **\$248.42/sqft** •
Built in 1937

Listing ID: SB23030296

Slauson and Figueroa between 57th and 58th



This fourplex unit in Los Angeles presents an outstanding opportunity for anyone looking to own a property with great potential. The unit consists of a two-story front-facing unit that features two bedrooms upstairs and one bathroom. In addition, there are three attached single-story units, each with one bedroom and one bathroom. A gated driveway leads to a spacious four-car garage at the rear. Although the property is in need of updates and remodel, all the units are currently occupied, and there is excellent potential for growth <ADU also possible> Its convenient location near the 110 FWY further adds to the property's appeal. Don't miss out on the chance to own this fourplex unit in Los Angeles!

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$695,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Ductless
- \$518 (Estimated)
- Laundry: Inside, See Remarks
- \$36240 Gross Scheduled Income
- \$22290 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,450
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01522651
- Gardener:
- Licenses:
- Insurance: \$1,450
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense: \$6,500
- Other Expense Description: new tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$870	\$870	\$1,800
2:	1	1	1	1	Unfurnished	\$675	\$675	\$1,400
3:	1	1	1	1	Unfurnished	\$800	\$800	\$1,400
4:	1	1	1	1	Unfurnished	\$675	\$675	\$1,400

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

- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5001037009
-

Michael Lembeck

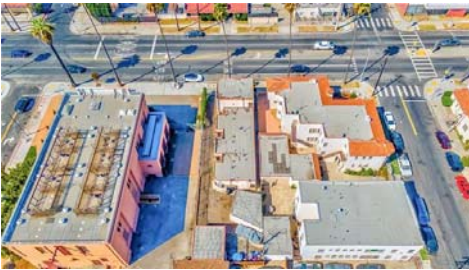
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos





Closed • **Quadruplex**

List / Sold:

\$2,300,000/\$2,270,000 ↓

35 days on the market

Listing ID: DW23033750

6375 Converse Ave • **Los Angeles 90001**

4 units • **\$575,000/unit** • **5,563 sqft** • **7,057 sqft lot** • **\$408.05/sqft** •
Built in 2023

Between E Gage St. and E 66th St



New Luxurious 4 unit property. Two separate duplex buildings. Each Unit offers, two stories Units with 2 car garages. The front units each has 4 Bedrooms with 3.5/Bath and attached 2 car garages. Back units each have 4 Bedrooms, 3/Baths and 2 attached car garage. These Units have a beautiful entrance with an open floor plan to the living room, dining room and kitchen area. Great for large families, 4 Bedrooms, the master bedroom in each unit with walk-in closet and own bathroom, plenty of closet storage in each unit. Modern look, Beautiful Custom kitchen Cabinets throughout with beautiful quartz tops. Modern look anti scratch waterproof vinyl flooring. Stainless steel microwave. Spacious bedrooms, closet area in each bedroom, reset lights through all the house, New windows in all units. HVAC system in all units, tankless water heaters, separate water meters, laundry area with hook-ups. New Fence and two entrance gates, one in the front with a long driveway for extra parking. In the back there is an entrance Property to direct access to the garage. Property is completed and ready to be sold!

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: Two
- 10 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,113 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$230400 Gross Scheduled Income
- \$226575 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Laundry, Living Room, Master Bathroom, Walk-In Closet
- Appliances: Disposal, Gas & Electric Range, Microwave, Tankless Water Heater, Water Line to Refrigerator
- Floor: Laminate, Tile, Wood
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Carbon Monoxide Detector(s), Fire Sprinkler System, Smoke Detector(s)
- Fencing: Excellent Condition, New Condition, Wood, Wrought Iron
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,825
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses: 125
- Insurance: \$2,500
- Maintenance:
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description: 0000

Unit Details

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

2:	1	4	4	2	Unfurnished	\$0	\$0	\$4,800
3:	1	4	3	2	Unfurnished	\$0	\$0	\$4,800
4:	1	4	3	2	Unfurnished	\$0	\$0	\$4,800

- # Of Units With:
- Separate Electric: 4

• Gas Meters: 4

• Water Meters: 4

• Carpet:

• Dishwasher: 4

• Disposal: 4

• Drapes:

• Patio:

• Ranges:

• Refrigerator:

• Wall AC:

Additional Information

- Standard sale
- C42 - Downtown L.A. area

• Los Angeles County

• Parcel # 6010030042

Michael Lembeck

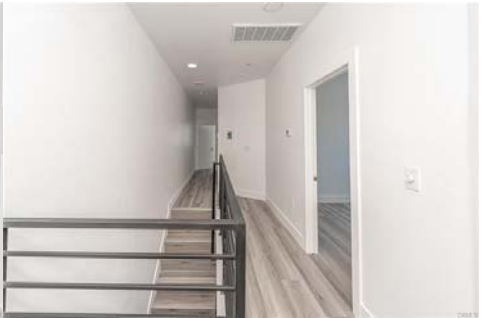
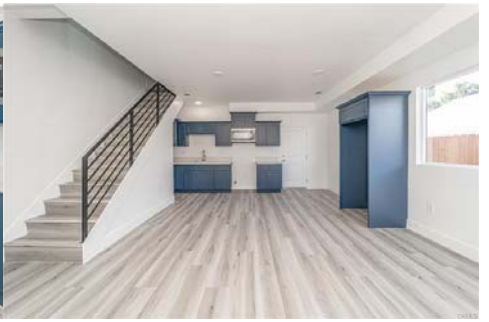
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

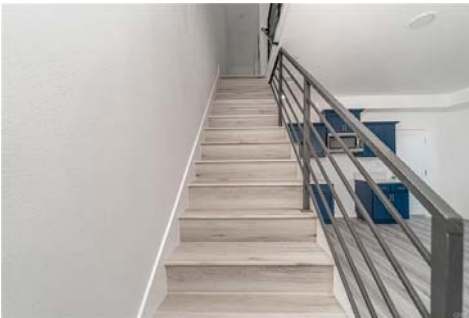
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos











Closed • **Quadruplex**

List / Sold:

\$1,450,000/\$1,100,000 ↓

76 days on the market

Listing ID: OC22245415

1548 S Van Ness Ave • Los Angeles 90019

4 units • **\$362,500/unit** • **3,792 sqft** • **9,000 sqft lot** • **\$290.08/sqft** •
Built in 1921

East of Arlington, North of Venice



4 Unit Building in the heart of Koreatown, walking distance from parks, cafes, restaurants and minutes from freeways. Built in 1921. Each unit has 1 bedroom and 1 bathroom with similar square footage. The property is being sold by the successor trustee of a living trust. 1 unit will be occupied with tenant on a month-to-month lease with rent at \$1000. Income and expenses have not been itemized as future income and expenses will depend on the choices make buy any buyer regarding renovations/rents/etc. Property is being sold "As Is" so buyer and their agent(s) are being advised to do the proper research to determine if this is the property for you. Great opportunity for an investor to renovate and reposition a 1920s classic apartment building.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,450,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas
- \$644 (Estimated)
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Wood
- Appliances: Gas Oven, Gas Range, Water Heater

Exterior

- Lot Features: 2-5 Units/Acre, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Fencing: None
- 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	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,000

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Trust sale
- Rent Controlled

- KREA - Koreatown area
- Los Angeles County
- Parcel # 5073003011

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: OC22245415

Printed: 05/14/2023 6:40:15 AM

Closed • **Apartment**

List / Sold: **\$1,250,000/\$1,250,000**

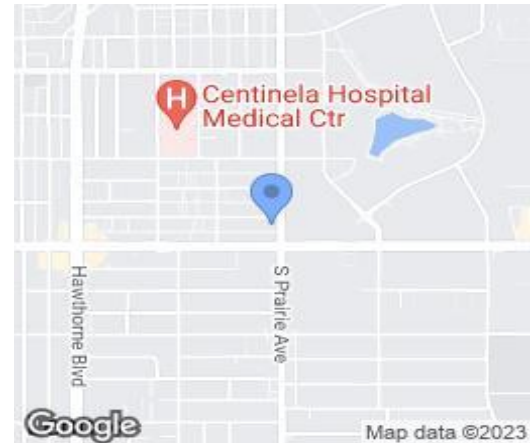
652 E 99th St • Inglewood 90301

0 days on the market

5 units • \$250,000/unit • 3,817 sqft • 10,771 sqft lot • \$327.48/sqft • Built in 1954

Listing ID: SB23080607

Off of Prairie and Century Blvd



Added to MLS for comp purposes.

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$1,250,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- \$46800 Gross Scheduled Income
- \$21698 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,102
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	0	Unfurnished	\$700	\$700	\$3,500
2:	1	0	0	0	Unfurnished	\$800	\$800	\$1,400
3:	1	0	0	0	Unfurnished	\$800	\$800	\$1,400
4:	1	0	0	0	Unfurnished	\$800	\$800	\$1,400
5:	1	0	0	0	Unfurnished	\$800	\$800	\$1,400

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
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4024044012

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: SB23080607

Printed: 05/14/2023 6:40:15 AM

Closed •

List / Sold:

\$1,895,000/\$1,670,000 ↓

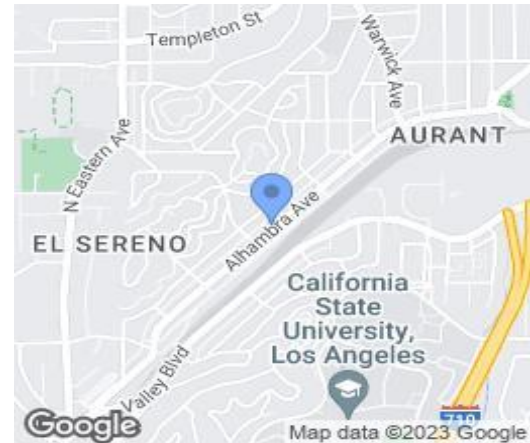
45 days on the market

Listing ID: 23250953

5231 Alhambra Ave • Los Angeles 90032

**5 units • \$379,000/unit • 3,500 sqft • 5,016 sqft lot • \$477.14/sqft •
Built in 1989**

Located between Lombardy Blvd. & Endicott St. Just North of Valley Blvd and the 710 FWY.



Huge 100k Price Reduction! Rare Non-Rent Control (1989 built) 5-unit opportunity with 4 fully renovated vacancies in prime El Sereno. The property is ready to cash flow at an amazing Current Cap Rate of 6% and 12.4 GRM. Excellent unit mix of all spacious 2 bedroom, 1 bath units with 2 parking spaces for each unit. There's an additional upside to a 6.8% Cap Rate and 11.3 GRM on proforma. The property was built in 1989 and is not subject to LA City Rent control, therefore allowing for 10% annual increases (5% + CPI). The property was meticulously renovated in 2022 featuring exterior upgrades, new cabinets, flooring, lighting, bathrooms, stainless steel appliances, and washer/dryer in unit. Located in the El Sereno neighborhood of Los Angeles which is centrally located to downtown LA, Cal State LA University, and neighboring Alhambra and Pasadena. All units are individually metered for gas and the property has 10 tandem parking spaces in the back. In addition, there are preliminary plans to add 2 detached ADUs in the back for future upside.

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$1,895,000
- 5 Buildings
- Heating: Wall Furnace
- Cap Rate: 6
- \$113630 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$33,777
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished	\$2,795	\$0	\$2,795
2:	1	2	1		Furnished	\$2,795	\$0	\$2,795
3:	1	2	1		Furnished	\$2,795	\$0	\$2,798
4:	1	2	1		Furnished	\$2,795	\$0	\$2,795
5:	1	2	1		Furnished	\$2,795	\$1,484	\$2,795
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5217020033

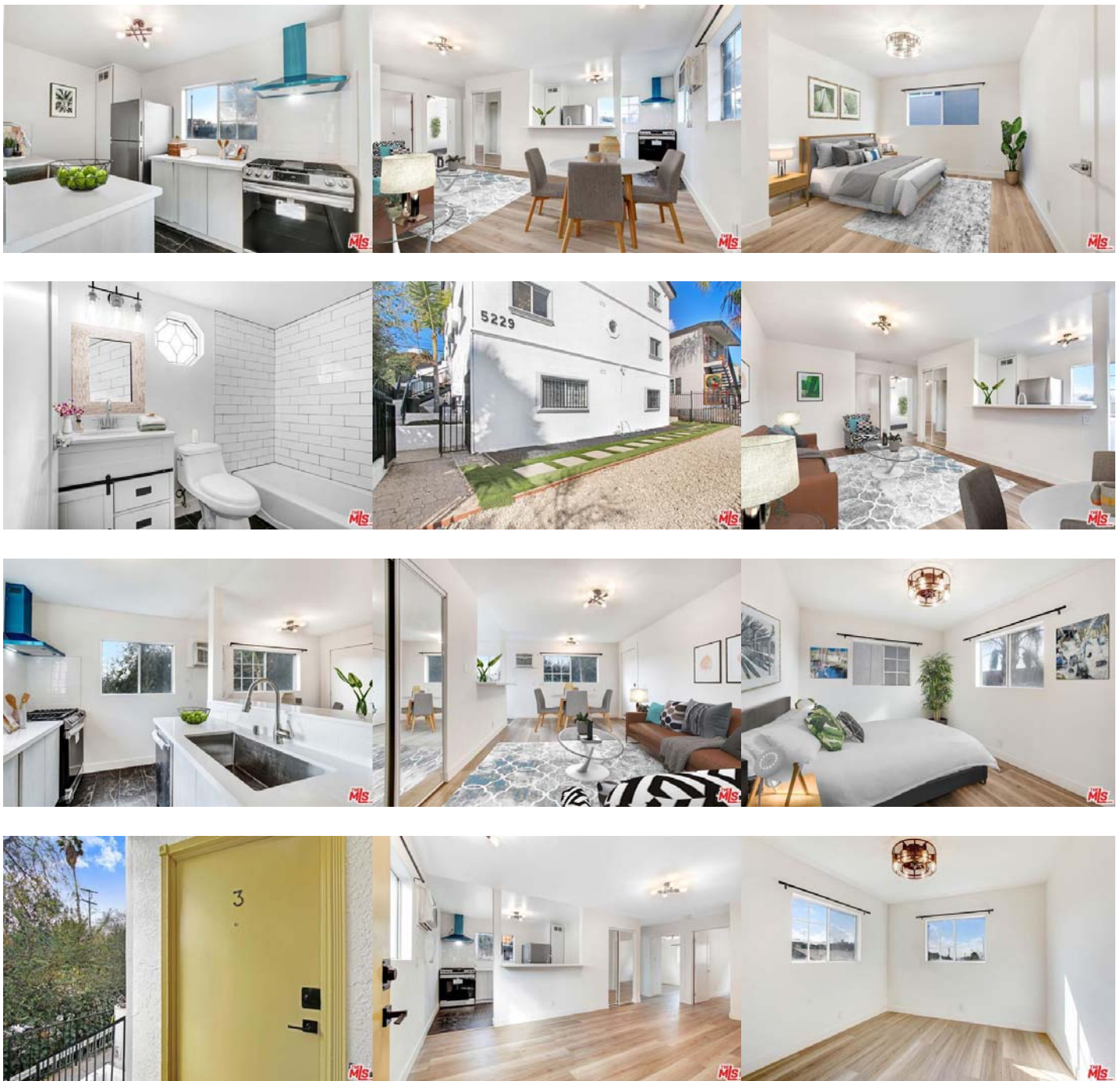
Michael Lembeck

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: 23250953

Printed: 05/14/2023 6:40:16 AM

Closed • **Apartment**

List / Sold:

\$2,199,900/\$2,300,000 ↑

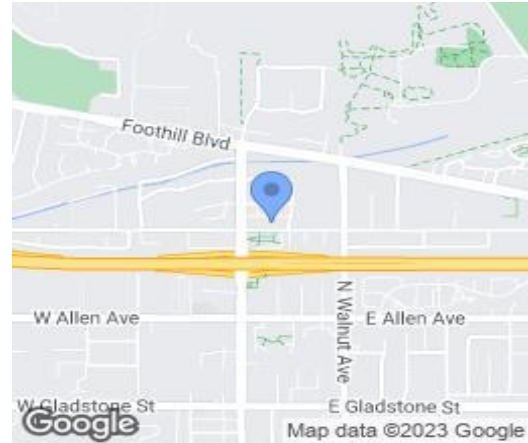
3 days on the market

Listing ID: CV23044453

127 E Baseline Rd • San Dimas 91773

5 units • \$439,980/unit • 4,612 sqft • 20,698 sqft lot • \$498.70/sqft • Built in 1987

NORTH OF 210 FREEWAY/ EAST OF SAN DIMAS AVE.



Presenting 121-129 E. Baseline Rd., a five unit apartment situated on two separate parcels. Three single story bungalow buildings are spaced over almost ½ acre, at the base of the foothills of San Dimas. This opportunity has (5) 2 bedroom/2 bath units with their own private yards and private 2 car garages. The units were built in 1987 and the three buildings total 4,612 square feet of living area. There is onsite guest parking and a secure laundry room. Each unit has central heating and A/C as well as a fenced patio. A majestic oak tree greets you as you enter the park like setting. This property presents a unique value-add investment opportunity, with the potential rental income growth from additional units. One unit has recently been entirely renovated, and the other four units have been meticulously maintained, with some upgrades. Tenants enjoy onsite secured parking and guest parking. Landlord is responsible for water and trash. The property is situated in a desirable location with easy access to major highways and public transportation. University of La Verne, Citrus College, Azusa Pacific University, The Claremont Colleges and Cal Poly Pomona are in close proximity to the property. These are some of the leading Universities in the nation. The property is located within minutes of Downtown San Dimas. Tenants benefit from proximity to shopping, parks, hiking trails, golf courses, grocery stores and eateries. 121 E. Baseline Rd is included in the sale. The two parcels allow for 30 year conventional financing on this investment Given the rental upside potential, this is an excellent addition to any real estate investor's portfolio.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$2,199,900
- 3 Buildings
- Levels: One
- 14 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,078 (Estimated)
- Laundry: Community, Individual Room
- Cap Rate: 4.74
- \$151300 Gross Scheduled Income
- \$104203 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 6 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard, Landscaped, Lot 20000-39999 Sqft, Rectangular Lot, Level, Sprinkler System
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$40,097
- Electric: \$473.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,407
- Cable TV: 00617478
- Gardener:
- Licenses: 179.5
- Insurance: \$2,924
- Maintenance: \$4,280
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,754
- Other Expense: \$180
- Other Expense Description: GAS

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
-------	------	-------	--------	------------	-------------	------------	-----------

1:51010Unfurnished\$121,500\$121,500\$150,000

Of Units With:

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

Additional Information

- Trust sale
- 689 - San Dimas area
 - Los Angeles County
 - Parcel # 8661013014

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 • **Apartment**

List / Sold: **\$925,000/\$812,500** ↓

252 E 79th St • Los Angeles 90003

0 days on the market

6 units • **\$154,167/unit** • **3,477 sqft** • **6,199 sqft lot** • **\$233.68/sqft** •
Built in 1955

Listing ID: SB23036043

East of Fwy 110 and South of Florence Ave



Six unit apartment complex presenting an excellent Value add opportunity situated on large corner lot.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$925,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$1,023 (Estimated)
- Cap Rate: 4.2
- \$67824 Gross Scheduled Income
- \$38511 Net Operating Income
- 7 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$27,278
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$3,400
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$850	\$850	\$2,666
2:	1	1	1	0	Unfurnished	\$1,250	\$1,250	\$1,700
3:	1	1	1	0	Unfurnished	\$1,070	\$1,070	\$1,700
4:	1	1	1	0	Unfurnished	\$798	\$798	\$1,700
5:	1	1	1	0	Unfurnished	\$845	\$845	\$1,700
6:	1	1	1	0	Unfurnished	\$839	\$839	\$1,700

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
- C37 - Metropolitan South area
- Los Angeles County

• Parcel # 6030002001

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: SB23036043

Printed: 05/14/2023 6:40:20 AM

Closed •

List / Sold: **\$1,975,000/\$1,975,000**

9723 Mallison Ave • South Gate 90280

5 days on the market

**7 units • \$282,143/unit • 4,971 sqft • 8,632 sqft lot • \$397.30/sqft •
Built in 1956**

Listing ID: 23245393

North of Tweedy Boulevard and West of Otis Street



9723 Mallison Avenue is a 7-unit upgraded multifamily investment asset sitting on a quiet tree lined street in the highly desirable rental market of South Gate. This property has undergone an extensive rehab, with over \$400,000 in recent capital improvements. Some of the improvements include (2) one bedroom ADU's, upgraded interiors with upgraded plumbing and electrical, new dual pane vinyl windows, new roof, new drought resistant landscaping and exterior paint. Furthermore, the current loan in the amount of \$1,073,709 at 2.98% fixed until August 2026 is assumable. The subject property represents a tremendous opportunity for an investor to acquire an easy to manage turnkey building that generates excellent cash flow starting day 1.

Facts & Features

- Sold On 05/09/2023
- Original List Price of \$1,975,000
- 3 Buildings
- Heating: Wall Furnace
- Cap Rate: 5.54
- \$109405 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$51,432
- 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	\$2,195	\$2,195	\$2,395
2:	4	2	1		Unfurnished	\$1,914	\$7,656	\$9,000
3:	2	1	1		Unfurnished	\$1,623	\$3,245	\$3,245
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

- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6203022031

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: 23245393

Printed: 05/14/2023 6:40:20 AM

Closed •

List / Sold:

\$2,350,000/\$2,200,000 ↓

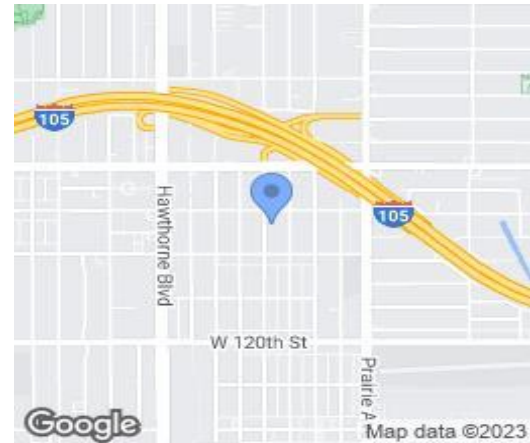
132 days on the market

Listing ID: 22219231

11628 Freeman Ave • Hawthorne 90250

**8 units • \$293,750/unit • 6,174 sqft • 6,950 sqft lot • \$356.33/sqft •
Built in 1987**

Exiting the 105 fwy, the subject property is location 1.5 blocks South of Imperial Hwy between Hawthorne Blvd and Prairie Ave.



We are pleased to present this 8 unit offering located in an excellent North Hawthorne location in close proximity to major thoroughfares, and major South Bay employment hubs. The building has a unit mix of (2) 1 Bed/1 Bath, (2) 1 Bed/1 Bath w/ Den and (2) 2 Bed/2 Bath Units. The subject property consists of 6,174 square feet and sits on a 6,950 square foot lot zoned HAR3YY. The building was built in 1987 and features 12 individual parking spaces. The exterior has excellent curb appeal as the building and landscaping have been well maintained. A future investor will benefit from an excellent location just South of Imperial, East of Hawthorne and West of Prairie. With its close proximity to major employers and business hubs near LAX and El Segundo, the building is centrally located and ideal for prospective renters. Its location benefits from amenities along Hawthorne Blvd and is just a quick drive to major entertainment and dining centers in Manhattan, Hermosa, and Redondo Beach

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$2,500,000
- 1 Buildings
- Levels: Multi/Split
- 13 Total parking spaces
- 12 Total carport spaces
- Heating: Wall Furnace
- Laundry: Community
- Cap Rate: 4.16
- \$97666 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Range, Oven, Gas Oven
- Other Interior Features: Intercom, Living Room Balcony

Exterior

- Lot Features: Front Yard, Landscaped, Lawn
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$57,961
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	2		Unfurnished	\$1,825	\$3,650	\$4,800
2:	4	1	1		Unfurnished	\$1,562	\$9,370	\$11,400

3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4047012004

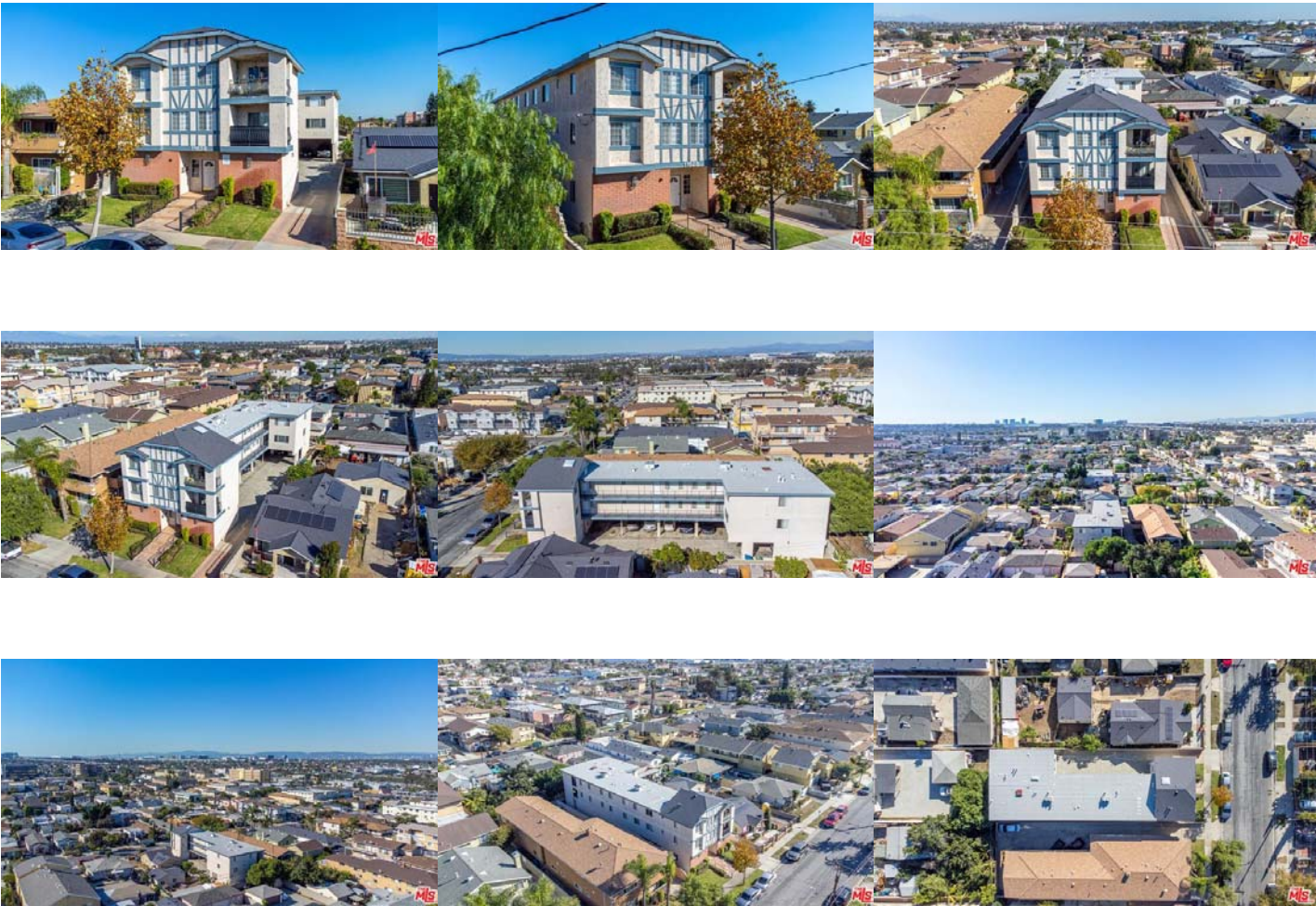
Michael Lembeck

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: 22219231

Printed: 05/14/2023 6:40:21 AM

Closed • **Commercial/Residential**

List / Sold:

\$2,000,000/\$1,950,000 ↓

3631 Stephen M White Dr • San Pedro 90731

22 days on the market

8 units • \$250,000/unit • 6,572 sqft • 10,349 sqft lot • \$296.71/sqft • Built in 1956

Listing ID: SB23047588

From S Pacific Avenue, turn onto Stephen M White Drive. Property is on the right hand side.



LOCATION AND VIEWS! Own an 8-unit property across the street from the beach with **IEWS** of the ocean, whitewater, coastline, Vincent Thomas Bridge, and city lights! Stephen M. White Drive is one of the most desirable streets in the Point Fermin neighborhood of San Pedro. This property is perfect for an investor or for an owner-user, as there are four 2 bedroom/1 bathroom units, two 1 bedroom/1 bathroom units, and two studio units, along with a community laundry room and a carport with one parking spot for each of the 8 units. Soft story retrofit was completed in March of 2018. This property is close to restaurants, shopping, and nightlife in the downtown San Pedro area, Point Fermin Park, Cabrillo Beach, the Cabrillo Marina, famous Crafted at the Port of Los Angeles, Brouwerij West Brewery, and the Korean Bell at Angels Gate Park. Hurry and buy in San Pedro before the brand-new waterfront West Harbor project is complete!

Facts & Features

- Sold On 05/10/2023
- Original List Price of \$2,000,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Heating: Forced Air, Wall Furnace
- \$1,335 (Estimated)
- Laundry: Common Area, Community, Dryer Included, Individual Room, Washer Hookup, Washer Included
- Cap Rate: 4.84
- \$136200 Gross Scheduled Income
- \$96823 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Utilities - Overhead
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$41,777
- Electric: \$445.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses: 1433
- Insurance: \$4,840
- Maintenance: \$2,110
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,932
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,390	\$1,390	\$2,500
2:	1	2	1	1	Unfurnished	\$1,850	\$1,850	\$2,500
3:	1	2	1	1	Unfurnished	\$1,950	\$1,950	\$2,500
4:	1	2	1	1	Unfurnished	\$1,700	\$1,700	\$2,500
5:	1	1	1	1	Unfurnished	\$1,120	\$1,120	\$2,200
6:	1	1	1	1	Unfurnished	\$1,165	\$1,165	\$2,200
7:	1	0	1	1	Unfurnished	\$1,200	\$1,200	\$1,700
8:	1	0	1	1	Unfurnished	\$975	\$975	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467017022

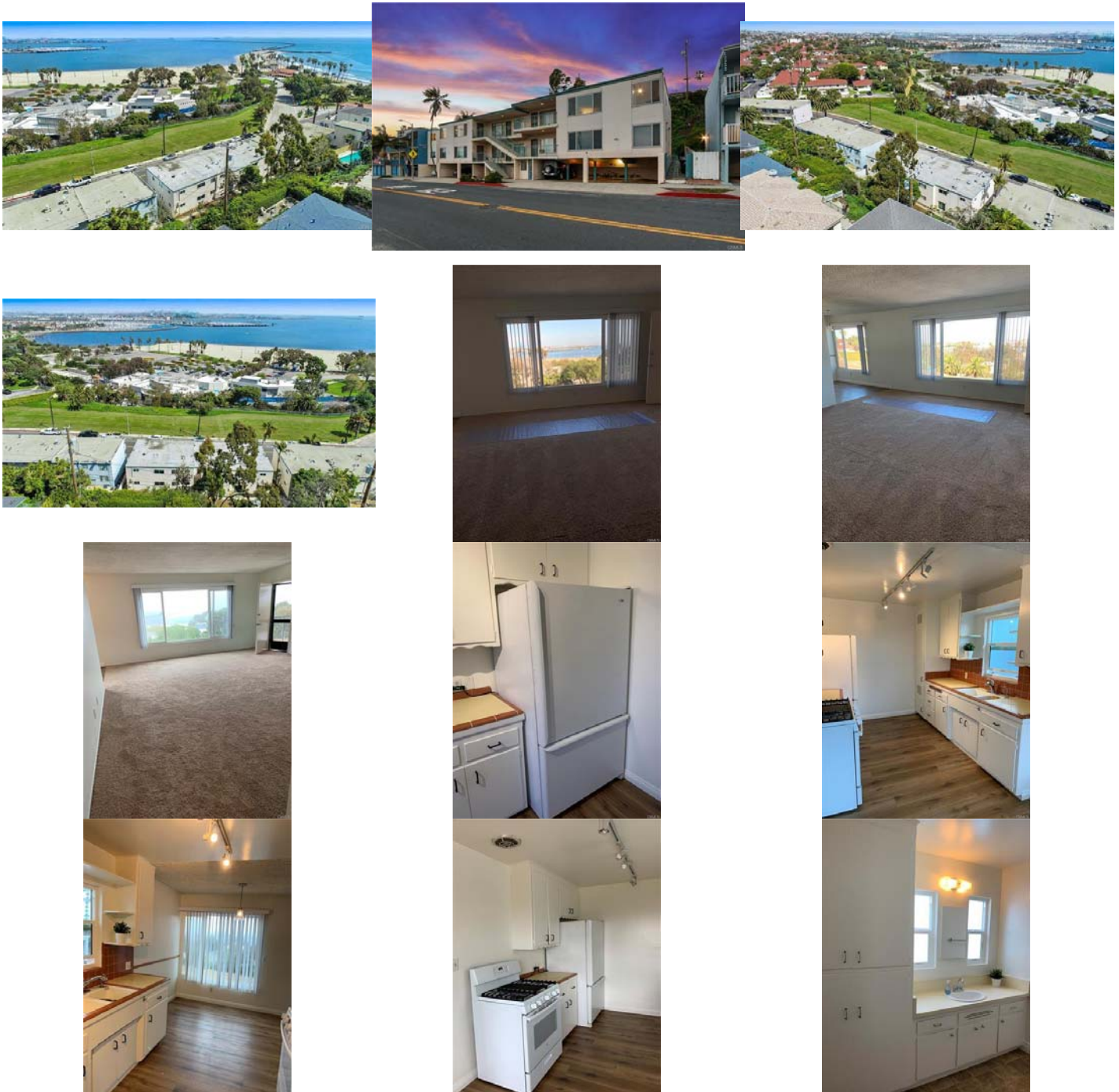
Michael Lembeck

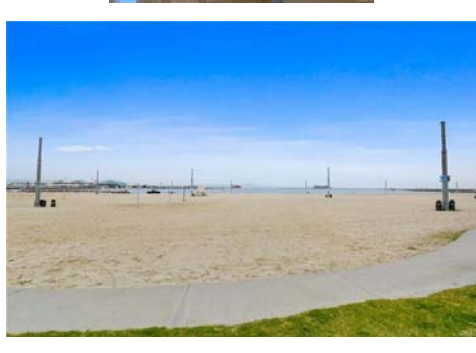
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

 Click arrow to display photos









Closed • **Apartment**

List / Sold:

\$2,775,000/\$2,500,000 ↓

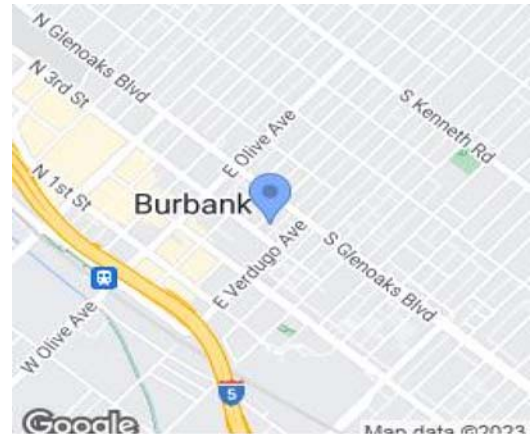
162 days on the market

Listing ID: BB22234092

328 E Tujunga Ave • **Burbank 91502**

8 units • **\$346,875/unit** • **6,646 sqft** • **7,620 sqft lot** • **\$376.17/sqft** •
Built in 1962

3rd street East on Tujunga



Prime Location! Quality 8-unit building located in the heart of downtown Burbank. Pride of ownership in these well-maintained units that have been in the family for decades. Most units have some or all upgrades, 3 garage parking in front, and carports in the back. The wonderful courtyard allows some of the upstairs units to have balconies and patios with a view of the mountains. Walk to great shopping, restaurants, and Burbank Towncenter. Located 3 blocks from Burbank Police/Fire departments and Burbank Public library. Burbank is known to be the Media Capital and is home to Disney, Warner Bros, Nickelodeon, Netflix, and Burbank Studios, Close to Ikea, Hollywood/Burbank Airport, St. Joseph's Hospital, Hollywood Bowl, and DTLA. Burbank Amenities also include Debell Golf Course, Award-winning parks & recreation, LA Equestrian Center, and Starlight Bowl. The City of Burbank is an incorporated city with its own Police/Fire, Schools and is not under LA city rent control. All tenants are on month-to-month. Unit makeup consists of 2) 1br-1 bath, 5)2br -1 bath and 1) 3br-2 bath. The 3-bedroom unit is renovated and vacant and can be viewed with an appointment.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$3,250,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- \$970 (Public Records)
- Laundry: Common Area, Individual Room
- Cap Rate: 3.73
- \$143904 Gross Scheduled Income
- \$111926 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Fencing: Block
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$31,978
- Electric: \$1,915.00
- Gas: \$3,534
- Furniture Replacement:
- Trash: \$1,919
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$7,006
- Maintenance: \$1,800
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,204	\$0	\$2,452
2:	1	2	1	1	Unfurnished	\$1,505	\$0	\$2,452
3:	1	2	1	1	Unfurnished	\$1,369	\$0	\$1,850
4:	1	2	1	1	Unfurnished	\$1,259	\$0	\$2,452
5:	1	2	1	1	Unfurnished	\$1,232	\$0	\$2,452
6:	1	1	1	1	Unfurnished	\$1,505	\$0	\$2,452

7:	1	1	1	1	Unfurnished	\$1,068	\$0	\$1,850
8:	1	3	2	1	Unfurnished	\$2,850	\$0	\$2,800

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 9 • Gas Meters: 9 • Water Meters: 1 • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • 610 - Burbank area • Los Angeles County • Parcel # 2453021010 |
|---|---|

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: BB22234092

Printed: 05/14/2023 6:40:23 AM

Closed • **Apartment**

List / Sold:

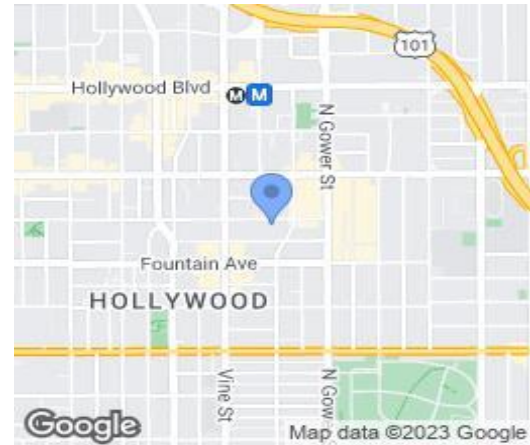
\$2,750,000/\$2,510,000 ↓

79 days on the market

Listing ID: SR23012061

6224 De Longpre Ave • **Hollywood 90028**

8 units • **\$343,750/unit** • **4,836 sqft** • **6,082 sqft lot** • **\$519.02/sqft** •
Built in 1953



We are pleased to present 6224 De Longpre, an 8-unit building located near Sunset Blvd and Vine St in the highly desirable rental market of Hollywood. The subject is in close proximity to many world famous Hollywood attractions, including walking distance to the Hollywood Walk of Fame. Two units will be delivered vacant at close of escrow and can be rented at market rents! 7 of the 8 units have been extensively renovated with stainless steel appliances, granite counters, marble bathrooms, and other capital upgrades. The subject is located in an Opportunity Zone which would provide additional tax benefits to an owner. Property is minutes from various film studios, the Hollywood Walk of Fame, Pantages Theatre, the Capitol Records Building, Hollywood Forever Cemetery, and many famous dining establishments!

Facts & Features

- Sold On 05/12/2023
- Original List Price of \$3,050,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- \$1,029 (Estimated)
- Laundry: Common Area
- Cap Rate: 4.74
- \$188332 Gross Scheduled Income
- \$130257 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$52,425
- Electric: \$5,900.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$2,700
- Cable TV: 01524599
- Gardener:
- Licenses:
- Insurance: \$3,800
- Maintenance: \$3,100
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,267	\$2,267	\$2,500
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500
3:	1	1	1	0	Unfurnished	\$1,995	\$1,995	\$2,300
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,300
5:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$2,300
6:	1	1	1	0	Unfurnished	\$1,895	\$1,895	\$2,300
7:	1	1	1	0	Unfurnished	\$1,795	\$1,795	\$2,300
8:	1	1	1	0	Unfurnished	\$947	\$947	\$2,300

Of Units With:

- Separate Electric: 9
- Drapes:

- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C20 - Hollywood area
- Los Angeles County
- Parcel # 5546022005

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 •

List / Sold:

\$2,249,000/\$2,200,000 ↓

77 days on the market

Listing ID: 22222467

1430 Micheltorena • Los Angeles 90026

8 units • **\$281,125/unit** • **4,200 sqft** • **8,978 sqft lot** • **\$523.81/sqft** •
Built in 1923

1 Block from Sunset Blvd, Corner of Hamilton/Micheltorena



**** 5 UNITS DELIVERED VACANT! **** 1430 Micheltorena Street is located in the rapidly growing Silverlake neighborhood of Los Angeles, and is adjacent to Sunset Boulevard dining, nightlife, and shopping. The offering consists of (8) 1 Bedroom / 1 Bathroom units within 4 detached Spanish Bungalows on a large 8,978 sqft corner lot. These units are in original condition and boast approximately 40% upside in rents! The property has a common courtyard area, is separately metered for gas + electricity, and has a detached 6-car garage. Plans included to add an additional 2 ADU units in the detached garages. Additionally, a Buyer has the potential to convert these rental units into "For Sale" product (TIC Conversion).

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$2,250,000
- 4 Buildings
- 8 Total parking spaces
- Cap Rate: 5.16
- \$116061 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$58,911
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,093	\$1,093	\$2,600
2:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
3:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
4:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
5:	1	1	1		Unfurnished	\$374	\$374	\$2,600
6:	1	1	1		Unfurnished	\$565	\$565	\$2,600
7:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
8:	1	1	1		Unfurnished	\$2,600	\$2,600	\$2,600
9:								
10:								
11:								
12:								
13:								

9:

10:

11:

12:

13:

Of Units With:

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

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

Additional Information

- Standard sale

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # UNAVAILABLE

Michael Lembeck

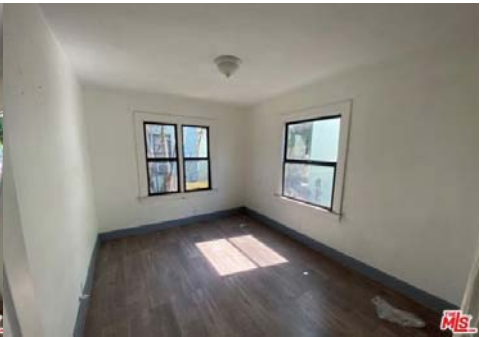
State License #: 01019397
Cell Phone: 714-742-3700

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: 22222467

Printed: 05/14/2023 6:40:27 AM

Closed • **Apartment**

List / Sold:

\$1,899,000/\$1,550,000 ↓

124 days on the market

Listing ID: SR22200705

7508 Canby Ave • Reseda 91335

8 units • **\$237,375/unit** • **5,530 sqft** • **8,195 sqft lot** • **\$280.29/sqft** •
Built in 1959

East of Reseda/South of Saticoy



Welcome to 7508 Canby Ave. Reseda, Ca. The property was built in 1959 and has 5530 Square feet and consists of 2 two bedroom 1 bath units and 6 one bedroom one bath units. Generous lot size with 8,195 sq ft. Situated in a growing Reseda location, this investment offering allows for the opportunity to capitalize on the existing rents and own a highly desirable property in a high demand rental market. The property is centrally located in the SFV with close access to the 405, 101 and the 23 Freeways, Burbank and downtown Los Angeles. New energy efficient windows have been installed recently throughout the building. Property is separately metered for gas and electricity. Long term tenants who are all current on their rental payments. There are six covered carports and two spaces for parking. Convenient laundry room onsite.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$1,899,999
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 6 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,175 (Estimated)
- Laundry: Community, Dryer Included, Outside, Washer Included
- \$84268 Gross Scheduled Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

- Rooms: Kitchen, Living Room

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Rectangular Lot, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01897136
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$530	\$530	\$0
2:	1	2	1	0	Unfurnished	\$1,091	\$1,091	\$0
3:	1	1	1	0	Unfurnished	\$978	\$978	\$0
4:	1	1	1	0	Unfurnished	\$852	\$852	\$0
5:	1	1	1	0	Unfurnished	\$874	\$874	\$0
6:	1	1	1	0	Unfurnished	\$845	\$845	\$0

7:	1	1	1	0	Unfurnished	\$742	\$742	\$0
8:	1	1	1	0	Unfurnished	\$978	\$978	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RES - Reseda area
- Los Angeles County
- Parcel # 2119015024

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: SR22200705

Printed: 05/14/2023 6:40:28 AM

Closed • **Apartment**

List / Sold:

\$1,350,000/\$1,250,000 ↓

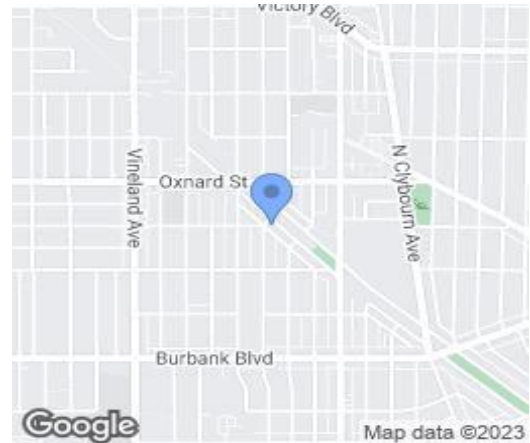
7 days on the market

Listing ID: SR23054464

5887 Whitnall • **North Hollywood 91601**

9 units • **\$150,000/unit** • **4,837 sqft** • **5,381 sqft lot** • **\$258.42/sqft** •
Built in 1962

North of Burbank Blvd.



We are proud to represent this 9 unit apartment building in North Hollywood. The building was constructed in 1962. Its unit mix consists of (5) singles, (3) 1+1 units, and (1) 2+1 unit. With a lot size of 5,381 square feet, the property has a total of 4,837 rentable square feet. Seismic retrofitting has been completed. North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 05/08/2023
- Original List Price of \$1,350,000
- 1 Buildings
- 0 Total parking spaces
- \$961 (Estimated)
- Laundry: Community
- \$82200 Gross Scheduled Income
- \$40545 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 9 water meters available

Interior

Exterior

- Lot Features: Corner Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,189
- Electric: \$7,769.00
- Gas: \$2,659
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$4,698
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	5	0	1	0	Unfurnished	\$600	\$3,000	\$7,200
2:	3	1	1	0	Unfurnished	\$967	\$2,900	\$5,700
3:	1	2	1	0	Unfurnished	\$950	\$950	\$2,300

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 9
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 2415015001

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 •

List / Sold:

\$4,300,000/\$3,525,000 ↓

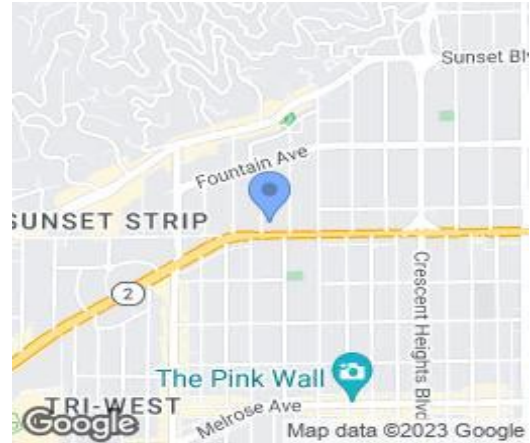
92 days on the market

Listing ID: 22217471

1114 N Kings Rd • West Hollywood 90069

**12 units • \$358,333/unit • 9,044 sqft • 8,277 sqft lot • \$389.76/sqft •
Built in 1972**

1 Block North of Santa Monica Blvd



Motivated Seller! 12 units income property in the heart of West Hollywood located north of Santa Monica Blvd. The building consists of 12 one-bedroom units and 18 parking stalls on the ground level. Two of those units were beautifully upgraded which shows opportunity this property could provide. The upgraded units have a stunning built-in, gas-powered glass fire place, hardwood floors, stainless steel appliances, in-unit washer/dryer, recessed lighting, Caesar stone counters/breakfast bar and built-in home entertainment features. Central AC/Heating is controlled by the smart-phone enabled NEST thermostat. Superb location! Walking distance to various cafes, nightlife, shopping, and entertainment in West Hollywood.

Facts & Features

- Sold On 05/11/2023
- Original List Price of \$4,780,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Community
- Cap Rate: 3.07
- \$146773 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$109,685
- 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	\$1,605	\$1,605	\$2,995
2:	2	1	1		Unfurnished	\$1,753	\$1,753	\$2,995
3:	3	1	1		Unfurnished	\$1,805	\$1,805	\$2,995
4:	4	1	1		Unfurnished	\$1,495	\$1,495	\$2,995
5:	5	1	1		Unfurnished	\$1,735	\$1,735	\$2,995
6:	6	1	1		Unfurnished	\$2,895	\$2,895	\$2,995
7:	7	1	1		Unfurnished	\$1,449	\$1,449	\$2,995
8:	8	1	1		Unfurnished	\$1,805	\$1,805	\$2,995
9:	9	1	1		Unfurnished	\$1,434	\$1,434	\$2,995
10:	10	1	1		Unfurnished	\$920	\$920	\$2,995
11:	11	1	1		Unfurnished	\$1,735	\$1,735	\$2,995
12:	12	1	1		Unfurnished	\$2,995	\$2,995	\$2,995
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5554025016

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: 22217471

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