

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	PW22049033	S	11644 116 205th ST	LW	26	STD,TRUS	2	\$64,800		\$1,050,000↓	\$522.91	2008	1959/ASR	7,529/0.1728	N	3	05/09/22	31/31
2	22131265	S	12412 223RD ST	HG	54	STD	2			\$810,000↓	\$449.75	1801	1951	5,307/0.12			05/13/22	17/17
3	JN22049610	S	4776 W 134th ST	HAWT	109	STD	2	\$52,560		\$925,000↑	\$473.87	1952	1955/ASR	6,000/0.1377	N	4	05/12/22	5/5
4	SB22053946	S	4562 W 161st ST	LAWN	113	STD	2	\$35,880		\$800,000↑	\$483.38	1655	1947/ASR	5,860/0.1345	N	2	05/10/22	13/13
5	SB21173271	S	724 Hermosa AVE	HMB	148	STD,TRUS	2	\$91,200		\$2,350,000↓	\$1,191.08	1973	1912/ASR	2,996/0.0688	N	0	05/09/22	170/282
6	SB22060674	S	1172 W 3rd ST	SP	187	TRUS	2	\$13,200		\$825,000↑	\$601.75	1371	1927/ASR	4,994/0.1146	N	1.5	05/11/22	11/11
7	AR22021195	S	3200 3202 Farnsworth AVE	ESER	621	STD	2	\$22,562		\$685,000↑	\$522.10	1312	1928/ASR	7,500/0.1722	N	2	05/09/22	65/65
8	SR22055499	S	5160 Almont ST	LA	621	STD	2	\$0		\$925,000↑	\$498.38	1856	1923/ASR	4,102/0.0942	N	1	05/12/22	9/9
9	320009936	S	346 N Adams ST	GD	628	STD	2	\$0	0	\$127,500↓	\$77.46	1646	1922	7,682/0.1764	N	0	05/11/22	5/5
10	22136851	S	722 N AVENUE 53	LA	632	STD	2			\$1,475,000↑	\$1,015.84	1452	1914	5,087/0.11			05/10/22	13/13
11	22144379	S	3717 MOHAWK ST	PAS	648	PRO	2			\$850,000↑	\$614.16	1384	1946	5,393/0.12	N	3	05/11/22	5/5
12	PW22056333	S	7608 Painter AVE	WH	670	STD	2	\$0		\$830,000↑	\$514.89	1612	1912/ASR	8,336/0.1914	N	2	05/09/22	8/8
13	22143337	S	2003 GRIFFITH PARK BLVD	LA	671	STD	2			\$890,000↑	\$610.43	1458	1955	5,353/0.12			05/10/22	10/10
14	22148871	S	1483 WESTERLY TER	LA	671	STD	2			\$2,088,000↑	\$899.61	2321	1929	5,656/0.12			05/13/22	7/7
15	DW22070627	S	2437 2439 REPETTO AVE	MTB	674	STD	2	\$0		\$800,000↑	\$464.04	1724	1953/ASR	5,004/0.1149	N	2	05/12/22	7/7
16	RS21174953	S	9116 Vermont AVE	LA	699	STD	2	\$15,600		\$575,000↓	\$364.85	1576	1920/ASR	5,209/0.1196	N	2	05/11/22	227/227
17	DW22026400	S	1346 E Glencoe ST	CMP	699	STD	2	\$40,200		\$710,000↑	\$608.40	1167	1949/ASR	5,524/0.1268	N	0	05/09/22	43/43
18	DW22024599	S	3410 Elizabeth AVE	LNWD	699	STD	2	\$4,400		\$840,000↓	\$376.34	2232	1946/ASR	5,825/0.1337	N	0	05/12/22	63/63
19	22140003	S	6908 Woodrow Wilson DR	LA	C03	STD	2			\$1,875,000↑	\$937.50	2000	1923	6,767/0.15			05/11/22	13/13
20	21100611	S	11425 Venice BLVD	LA	C13	STD	2			\$1,250,000↓	\$750.30	1666	1953	5,754/0.13	N	0	05/09/22	114/114
21	PW21236292	S	3676 Kelton AVE	LA	C13	STD	2	\$72,552		\$2,000,000↑	\$1,337.79	1495	1954/ASR	5,055/0.116	N	2	05/11/22	115/115
22	22118519	S	5164 PACKARD ST	LA	C19	STD	2			\$1,360,000↑	\$459.77	2958	1929	2,904/0.06	N		05/10/22	11/11
23	SR22099393	S	6501 Commodore Sloat DR	LA	C19	STD	2	\$0		\$1,633,000↓	\$569.98	2865	1924/ASR	7,492/0.172	Y	0	05/11/22	0/0
24	PW22020908	S	822 E 87th PL	LA	C34	STD	2	\$58,331		\$800,000↑	\$341.30	2344	1926/ASR	5,158/0.1184	N	0	05/11/22	46/46
25	22140213	S	1178 W 37TH ST	LA	C34	STD	2			\$1,950,000↑	\$820.02	2378	1927	7,250/0.16			05/09/22	28/28
26	DW22054320	S	10218 S San Pedro ST	LA	C36	STD	2	\$0		\$775,000↑	\$301.79	2568	2015/ASR	3,000/0.0689	N	2	05/09/22	14/14
27	JV22049044	S	951 E 53rd ST	LA	C42	STD	2	\$18,700	4	\$518,000↓	\$368.95	1404	1983/ASR	4,601/0.1056	N	2	05/13/22	27/136
28	22130407	S	201 W 60TH ST	LA	C42	STD	2			\$544,000↑	\$350.52	1552	1922	5,400/0.12			05/11/22	40/40
29	DW22056925	S	440 -442 E 43rd PL	LA	C42	STD	2	\$0		\$850,000↑	\$453.09	1876	1924/ASR	4,999/0.1148	N	0	05/13/22	0/0
30	2212061658	S	3606 randolph Pl	BELL	T3	TRUS	2	\$3,550		\$779,500		2	1924/ASR	6,265/0.1438	N	0	05/09/22	0/0
31	PW22034247	S	3175 Seminole AVE	SOG	T4	STD	2	\$0		\$850,000↑	\$466.78	1821	1923/ASR	5,758/0.1322	N	2	05/13/22	58/58
32	DW22054102	S	5514 Loma Vista AVE	MW	T6	TRUS	2	\$1,125		\$741,000↑	\$438.46	1690	1950/ASR	5,082/0.1167	N	2	05/12/22	24/24
33	22135359	S	2463 FEDERAL AVE	LA	WLA	STD	2			\$1,275,000↓	\$637.82	1999	1954	3,196/0.07	N	2	05/13/22	9/9
34	SB22055939	S	3650 W 111th PL	ING	102	STD	3	\$43,200		\$950,000	\$480.77	1976	1951/ASR	9,044/0.2076	N	3	05/13/22	0/0
35	SB22058153	S	1331 E M ST	WILM	196	STD	3	\$0		\$760,000↑	\$529.99	1434	1924/ASR	4,816/0.1106	N	0	05/10/22	9/9
36	320010005	S	410 Vine ST	GD	628	STD	3	\$0	0	\$1,868,000↑	\$586.87	3183	1908	6,207/0.1425	N	0	05/09/22	9/9
37	TR21256638	S	523 Lincoln AVE	PAS	647	STD	3	\$0		\$1,350,000↓	\$682.16	1979	1924/ASR	9,584/0.22	N	0	05/12/22	105/105
38	22137377	S	2319 GRIFFITH PARK BLVD	LA	671	STD	3			\$1,046,000↑	\$667.52	1567	1920	5,756/0.13			05/10/22	0/0
39	PW22039572	S	1729 Kent ST	ECHO	671	STD	3	\$4,250		\$1,350,000↑	\$562.50	2400	1924/ASR	7,651/0.1756	N	0	05/13/22	30/30
40	PW21179803	S	1620 W 55th ST	LA	699	STD	3	\$0		\$640,000↓	\$404.04	1584	1925/ASR	4,450/0.1022	N	1	05/10/22	180/180
41	222001744	S	325 Reeves DR	BEVH	C01	STD	3			\$3,000,000↑			1934/ASR	6,070/0.13		3	05/09/22	15/15
42	21789406	S	705 6th AVE	VEN	C11	STD	3			\$3,120,000↑	\$1,074.75	2903	1924	5,670/0.13	N	0	05/10/22	188/188
43	DW22022911	S	15922 S Vermont AVE	GR	119	STD	4	\$67,200		\$1,030,000↑	\$336.05	3065	1950/ASR	6,449/0.148	N	0	05/10/22	12/12
44	SB22041832	S	15710 Halldale AVE	GR	119	STD	4	\$64,800		\$1,325,000↑	\$441.67	3000	1943/ASR	8,251/0.1894	N	2	05/10/22	21/21
45	BB22059037	S	2817 W Victory BLVD	BBK	610	STD	4	\$58,596		\$1,290,000↑	\$581.87	2217	1953/ASR	5,499/0.1262	N	3	05/13/22	10/10
46	DW22027825	S	11402 Fairview ST	ELM	619	STD	4	\$5,400		\$1,150,000↓	\$387.60	2967	1930/ASR	15,669/0.3597	N	3	05/09/22	4/4
47	320009649	S	728 730 Porter ST	GD	628	STD	4	\$0	0	\$1,599,000↑	\$564.02	2835	1927	9,237/0.2121	N	0	05/11/22	25/25
48	AR22075868	S	727 W Foothill BLVD	MNRO	639	STD	4	\$71,820		\$1,375,000↑	\$511.15	2690	1954/ASR	6,628/0.1522	N	0	05/12/22	0/0
49	BB22057098	S	2616 Glendale BLVD	SVL	671	STD	4	\$88,728	4	\$1,675,000↑	\$613.55	2730	1951/ASR	5,809/0.1334	N	0	05/11/22	13/100
50	22155561	S	222 S ARNAZ DR	BEVH	C01	STD	4			\$3,149,000↑	\$779.84	4038	1940	6,501/0.14			05/11/22	0/0
51	320008943	S	1416 S Hobart BLVD	LA	C17	STD	4	\$0	0	\$1,395,000↓	\$322.02	4332	1917	8,216/0.1886		6	05/13/22	117/117
52	PW22028251	S	1144 W 57th ST	LA	C34	STD	4	\$54,516		\$661,250↓	\$205.61	3216	1940/ASR	4,558/0.1046	N	0	05/10/22	43/43
53	SB22017284	S	856 W 75th ST	LA	C37	STD	4	\$6,272	5	\$1,125,000↑	\$296.21	3798	1965/ASR	5,599/0.1285	N	0	05/10/22	18/18
54	CV22033712	S	934 S Concourse AVE	ELA	ELA	TRUS	4	\$12,959		\$850,000↓		2	1953/ASR	5,056/0.1161	N	4	05/09/22	24/24
55	SR22050508	S	14839 Blythe ST	PC	PC	STD	4	\$62,760	3	\$1,108,000↑	\$372.31	2976	1956/OTH	6,943/0.1594	N	0	05/12/22	35/35
56	22138457	S	6315 BRYNHURST AVE	LA	PHHT	STD	4			\$1,200,000↓	\$399.60	3003	1912	11,364/0.26			05/12/22	0/48
57	22137501	S	12109 HOFFMAN ST	STUD	STUD	STD	4			\$2,075,000↑	\$457.25	4538	1928	7,201/0.16			05/10/22	17/17
58	CV22083935	S	6252 Milton AVE	WH	678	STD	5	\$82,872		\$1,350,000↑	\$426.27	3167	1960/ASR	7,000/0.1607	N	0	05/12/22	9/9
59	SB22050542	S	401 -409 Regent ST	ING	699	STD	5	\$90,960		\$1,455,300↓	\$406.28	3582	1942/ASR	7,524/0.1727	N	5	05/09/22	35/35
60	SB22054850	S	9857 Belmont ST	BF	RG	STD	5	\$38,400		\$1,051,000↑	\$367.10	2863	1950/ASR	11,325/0.26	N	0	05/08/22	8/8
61	21788864	S	2533 Honolulu AVE	MTR	635	STD	6			\$2,415,000↓	\$445.74	5418	1984	6,820/0.15			05/13/22	110/110
62	22142975	S	1120 MYRA AVE	LA	671	STD	6			\$1,150,000↓	\$311.82	3688	1953	6,331/0.14			05/09/22	14/14
63	PW22013876	S	5675 Packard ST	LA	C16	STD	6	\$167,988	4	\$2,850,000↓	\$491.89	5794	1938/EST	7,298/0.1675	N	6	05/10/22	74/74</

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grq_Spcs	Date	DOM/CDOM
71	CV22007813	S	265 E Navilla PL	CVN	614	STD	14	\$176,039		\$3,600,000 ↓	\$312.07	11536	1959/ASR	15,808/0.3629	Y	4	05/13/22	29/29
72	22116057	S	40 Westminster AVE	VEN	C11	STD	18			\$5,875,000 ↓	\$763.88	7691	1912	3,149/0.07			05/12/22	108/279
73	TR22031478	S	9009 Langdon AVE	NOH	NOH	STD	22	\$0		\$4,700,000 ↓	\$258.41	18188	1964/ASR	23,398/0.5371	N	0	05/10/22	35/35
74	22116067	S	14 Westminster AVE	VEN	C11	STD	24			\$8,875,000 ↓	\$949.20	9350	1912	3,148/0.07			05/12/22	108/279

Closed • Single Family Residence

11644 11646 205th St • Lakewood 90715

**2 units • \$550,000/unit • 2,008 sqft • 7,529 sqft lot • \$522.91/sqft •
Built in 1959**

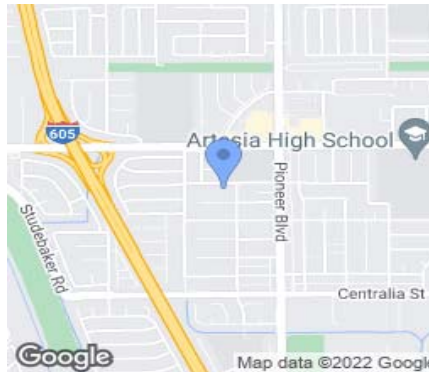
From Pioneer Blvd, South of Del Amo, Go West On 205th

List / Sold:

\$1,100,000/\$1,050,000 ↓

31 days on the market

Listing ID: PW22049033



Must see! 2 detached, single family houses on 1 Lot! Awesome opportunity as a multi-family or income producing investment property. Both houses are upgraded 3 Bedrooms 1 Bath homes in great condition with 6 Bedrooms and 2 Baths combined. Each house is separately metered with separate garages and shared driveway with plenty of extra parking. Property is zoned R4 and has potential for adding additional units (check with the City of Lakewood for further information). ADU additions maybe upside with fewer restrictions. Back House: 11646 205th Street. Completely remodeled (in 2018) 3 bedroom 1 bath home with the following amenities: *Open Concept floor plan * Remodeled Kitchen amenities include: shaker cabinets, new stainless appliances (dishwasher, stove and microwave), quartz countertops, double stainless sink and recessed lighting *Luxury Vinyl Plank flooring and wide baseboards throughout house *Remodeled Bathroom amenities include: new tub/shower with mosaic tile surround, new vanity, toilet and fixtures. *Bedrooms have large closets with extra storage above *New ceiling fans and blinds throughout the house. *Nice patio and backyard area *Attached oversized 2 1/2 car garage with extra storage, work bench, garage openers and laundry hookups. *All new plumbing, electrical, and wall furnace installed in 2018 with permits *Newer water heater *Newer Dual Pane Windows *Roof installed 2006 Front house 11644 205th Street Attractive 3 Bedroom and 1 Bath House with the following amenities: *New paint *Newer Luxury Vinyl Plank flooring and wide baseboards throughout *New kitchen countertop, large stainless sink and faucet *Newer ceiling fans throughout *Large bathroom with built in cabinets for extra storage and tub/shower *Deep single car garage with laundry hookups *New sprinklers in front yard *Newer Dual Pane Windows *Roof installed 2006

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 7 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: In Garage
- \$64800 Gross Scheduled Income
- \$59556 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: Dishwasher, Disposal, Gas Range, Microwave
- Floor: Laminate
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Sprinkler System
- Fencing: Block, Chain Link
- Security Features: Carbon Monoxide Detector(s), Smoke
- Sewer: Public Sewer

Detector(s)

Annual Expenses

- Total Operating Expense: \$2,260
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$60
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,600
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 26 - Lakewood East area
 - Los Angeles County
 - Parcel # 7059016029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$850,000/\$810,000** ↓

12412 223RD St • Hawaiian Gardens 90716

17 days on the market

**2 units • \$425,000/unit • 1,801 sqft • 5,307 sqft lot • \$449.75/sqft •
Built in 1951**

Listing ID: 22131265

East of Norwalk Blvd, between Claretta Ave and Wardham Ave



Turnkey duplex in Hawaiian Gardens for sale. Beyond the wrought iron gates, a bright and spacious front unit has an open floor plan combining the living and dining rooms with glossy tile flooring throughout. The user-friendly kitchen enjoys a pass through-window with a granite top breakfast bar, matching granite countertops, ample storage with under cabinet lighting, built-in appliances, and a convenient laundry area. Bedrooms includes built-in closets and share the main bathroom. At the rear of the property, the spacious second unit has its own full kitchen, full bath, plus an outdoor laundry area. Both units share the sun washed patio space populated by swaying palm trees and a fragrant citrus tree. Nearby Cypress College, El Dorado Park, Knott's Berry Farm, markets, shopping, restaurants, 605 Freeway, and more!

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$850,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: In Kitchen, Outside

Interior

- Rooms: Living Room
- Appliances: Microwave, Oven, Gas Oven, Gas Cooktop
- Other Interior Features: Crown Molding, Recessed Lighting

Exterior

- Lot Features: Back Yard
- Security Features: Gated Community

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
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1:	1	3	1	Unfurnished	\$3,000	\$0	\$3,000
2:	1	2	1	Unfurnished	\$1,900	\$1,500	\$1,900

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

Of Units With:

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

Additional Information

- Standard sale
- 54 - Hawaiian Gardens area
- Los Angeles County
- Parcel # 7076010003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22131265

Printed: 05/15/2022 10:40:20 AM

Closed •

List / Sold: **\$919,000/\$925,000** ↑

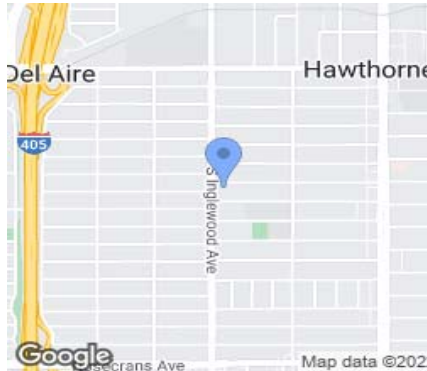
4776 W 134th St • Hawthorne 90250

5 days on the market

**2 units • \$459,500/unit • 1,952 sqft • 6,000 sqft lot • \$473.87/sqft •
Built in 1955**

Listing ID: IN22049610

West of Hawthorne, just east of Inglewood, Between El Segundo & Rosecrans



Once in a lifetime opportunity. Duplex in Prime Hawthorne Location. Front unit 3 bed & 1 full bath & a private front yard. Rear unit 2 Bed 1 Bath. Both Units have 2 car garage. Both Units are good size & Feel like a home. There is the conc driveway on side, that is ideal to use as a open patio/play area yard. Both units have inside laundry. High rents and very low expenses. Tenants pay Electric, Gas, Trash and gardener. Owner pays only the water ! High demand rental area, Always rented, no vacancy. Owner has replaced water lines to copper for both units, ABS drain lines and newer sewer. Updated foundation. New roof over garage building and new gutters on both buildings. Option to convert garage into an ADU (Verify with city please). Both units tenants occupied with fully paying tenants. Please do not talk to tenants. offer subject to interior inspection. Good unit mix, This property is perfect for an investor or owner occupant (Units delivered with current tenants). Property offers further rent upside for higher rent cash flow. Low Maintenance and low management effort building.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$919,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- \$666 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$52560 Gross Scheduled Income
- \$38860 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,700
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00671377
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance: \$0
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$2,280	\$2,280	\$2,600
2:	1	2	1	2	Unfurnished	\$2,100	\$2,100	\$2,250

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4042013024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IN22049610

Printed: 05/15/2022 10:40:20 AM

Closed • Duplex

4562 W 161st St • Lawndale 90260

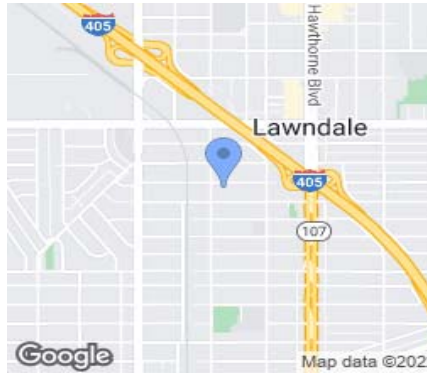
2 units • **\$362,500/unit** • **1,655 sqft** • **5,860 sqft lot** • **\$483.38/sqft** •
Built in 1947

161st, west of Hawthorne Boulevard

List / Sold: **\$725,000/\$800,000** ↑

13 days on the market

Listing ID: SB22053946



Call your renovation specialist for this value-add opportunity. Excellent opportunity to own two detached homes on a lot! This is a fixer project and both units need work. The front house is a 1 bedroom/1 bath with an attached 2-car garage and the back house is a 3 bedroom/1 bath with a fireplace and laundry hookups. 4562 & 4564 W. 161st Street have a Walk Score of 77 out of 100. This location is Very Walkable so most errands can be accomplished on foot. This location is nearby parks including William Green Park, Dale Page Park and Jane Addams Park.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Natural Gas
- \$748 (Estimated)
- Laundry: Inside
- \$35880 Gross Scheduled Income
- \$22354 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,526
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$310
- Cable TV: 01972083
- Gardener:
- Licenses: 80
- Insurance: \$1,317
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,236
- Other Expense: \$748
- Other Expense Description: Drt Asmt

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$640	\$640	\$1,600
2:	1	3	1	0	Unfurnished	\$2,350	\$2,350	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4080021019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB22053946

Printed: 05/15/2022 10:40:20 AM

Closed • Duplex

724 Hermosa Ave • Hermosa Beach 90254

**2 units • \$1,199,500/unit • 1,973 sqft • 2,996 sqft lot • \$1191.08/sqft •
Built in 1912**

Cross streets 8th and Hermosa Ave

List / Sold:

\$2,399,000/\$2,350,000 ↓

170 days on the market

Listing ID: SB21173271



Attention investors, second home buyers, vacation property specialists, landbankers and developers! This Flex-Use Vintage California Beach Cottage presents many opportunities for the astute buyer. Ready for occupancy now, the property was just freshly painted inside and out, with new flooring, ceiling fans, lighting and landscaping. Its inviting, beachy character shines through! Classic charm like this simply can't be replicated in newer buildings, and there's a further value-add opportunity to maximize rents and value by upgrading the kitchens and bathrooms. As a duplex, this property provides many flexible and versatile use options. 1) Hold it as a legacy investment property to build generational wealth as the current owners have. 2) Live in one of the units and rent out the other for income - the rent will offset about \$900k of your mortgage, making it a compelling effective net purchase of \$1.6m. 3) Use it as a fun vacation home or vacation rental where the side-by-side units provide co-living for extended family/kids in their own private spaces. 4) Set your children up to live in a family-owned property while they attend college or start their professional life, then retain for investment or build your dream home. 5) Develop a beautiful new 4,400+ sf 3 story home with a rental unit that would be worth approx. \$5.7m in today's market. The property is positioned on a coveted west-facing 40' extra-wide lot. It's all about life by the beach here. This is a fun and active, car-optional location, ideal for beachgoers who love being in the mix and close to Pier Plaza's restaurants and shops, The Strand, and summer beach concerts. Hermosa's pristine wide sandy beach is just 8 doors away and is the favored training ground of pro beach volleyball players.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$2,499,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Inside
- \$91200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminated, Tile, Wood
- Appliances: Gas Range, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Level with Street, Rectangular Lot, Near Public Transit, Value In Land
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

- Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02142076
 - Gardener:
 - Licenses:
- Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- 148 - Hermosa Bch Sand area
 - Los Angeles County
 - Parcel # 4187021040

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

List / Sold: **\$739,000/\$825,000** ↑

1172 W 3rd St • **San Pedro 90731**

11 days on the market

2 units • **\$369,500/unit** • **1,371 sqft** • **4,994 sqft lot** • **\$601.75/sqft** •
Built in 1927

Listing ID: SB22060674

Third and Bellmarin



Trust Sale. Two on a lot, great view property located in the Holy Trinity area. The front house is set high above the street. Spacious living and dining room combo with direct access to a large covered viewing porch. Great views of the ocean, harbor and bridges from the covered deck and living room. Large storage area below the porch. Wood plank flooring and recently remodeled bathroom. Bright kitchen and large service porch with pantry and laundry hook-ups. Additional private patio deck located at the rear of the property perfect for entertaining . The rear house is also a one bedroom one bath with nice harbor and ocean views. It also has a fenced in yard. There is a large garage located at the rear of the property. Perfect as a owner occupied or rental property!!

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$739,000
- 2 Buildings
- Levels: One
- 1.5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$13200 Gross Scheduled Income
- \$13200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry
- Floor: Carpet, Laminate, Tile
- Appliances: None
- Other Interior Features: Ceiling Fan(s), Unfurnished

Exterior

- Lot Features: Front Yard, Near Public Transit
- Fencing: Block, Vinyl
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$5,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,600
- Cable TV: 01297191
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$2,200

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7452022033

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Duplex**

3200 3202 Farnsworth Ave • El Sereno 90032

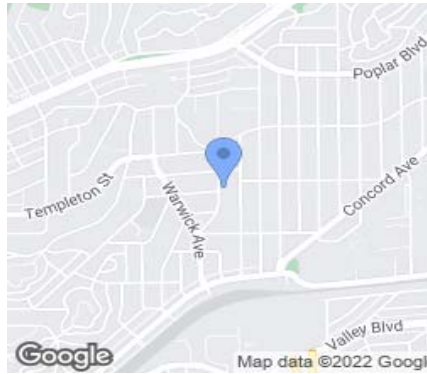
2 units • **\$337,500/unit** • **1,312 sqft** • **7,500 sqft lot** • **\$522.10/sqft** •
Built in 1928

S. Huntington Dr.

List / Sold: **\$675,000/\$685,000** ↑

65 days on the market

Listing ID: AR22021195



LOCATION! LOCATION! LOCATION! Duplex situated in a great area in El Sereno. Property is GREAT for First Time Buyers and offers Great Potential! Large Rear Back Yard offers an opportunity to build on additional separate ADU. Seller can provide the plans for your review. One Bed one Bath each site by site with one car detached garage. Close to CAL STATE L.A & Downtown.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$675,000
- 1 Buildings
- 2 Total parking spaces
- \$298 (Estimated)
- Laundry: In Kitchen
- \$22562 Gross Scheduled Income
- \$16250.5 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,944
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$420
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$844
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$779	\$779	\$1,500
2:	1	1	1	1	Unfurnished	\$957	\$957	\$1,500

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 621 - El Sereno area
- Los Angeles County
- Parcel # 5220008006

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR22021195

Printed: 05/15/2022 10:40:20 AM

Closed • Duplex

List / Sold: **\$919,900/\$925,000** ↑

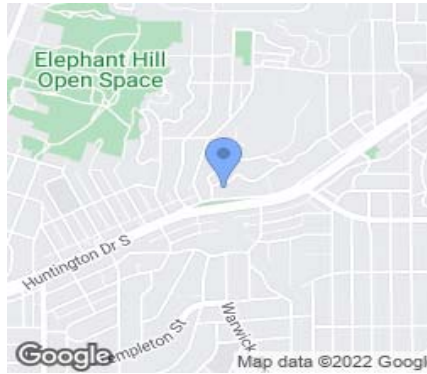
5160 Almont St • Los Angeles 90032

9 days on the market

2 units • **\$459,950/unit** • **1,856 sqft** • **4,102 sqft lot** • **\$498.38/sqft** •
Built in 1923

Listing ID: SR22055499

From Huntington Dr S, Go Right on Huntington Dr N, Left on Barrett Rd and Right on Almont St.



DUPLEX, VACANT in a very nice area of El Sereno. Completely upgraded with new paint, wood and tile floors, roof, dual A/C & Heater units in every room, each entry unit with double wrought-iron doors, rolling gate with remote control, tankless, storage shed in the back and much, more features. Both units have its own laundry area. Property has an upstairs and another downstairs units. Back yard and deck for entertaining needs and so on. Call to make an appointment and start writing your offer.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$919,900
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Dual, ENERGY STAR Qualified Equipment
- Heating: Combination, ENERGY STAR Qualified Equipment
- \$309 (Estimated)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Bonus Room, Laundry, Living Room, See Remarks
- Floor: Tile, Wood
- Appliances: Microwave
- Other Interior Features: Balcony, Granite Counters, Living Room Balcony, Recessed Lighting, Storage, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre
- Waterfront Features: Pond
- Fencing: Wood
- Sewer: Sewer Paid
- Other Exterior Features: Lighting

Annual Expenses

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

- Licenses:

Unit Details

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

Additional Information

- Standard sale
 - Rent Controlled
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5309001002

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

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

Closed •

List / Sold: **\$1,196,000/\$127,500** ↓

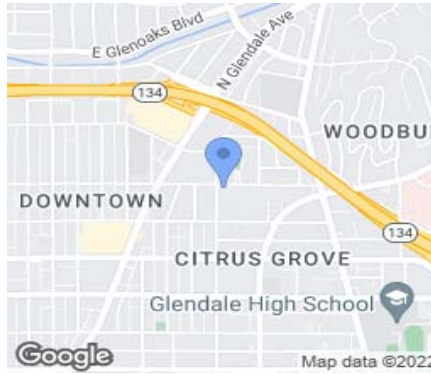
346 N Adams St • Glendale 91206

5 days on the market

**2 units • \$598,000/unit • 1,646 sqft • 7,682 sqft lot • \$77.46/sqft •
Built in 1922**

Listing ID: 320009936

Cross Streets: Lexington



Two houses on a corner lot. Charming craftsman style home located on the corner of Adams and Lexington. Front house, 346 N Adams has 3 bed/1bath, a spacious front yard with a covered patio which has large sitting area and a swing, where your entire family can enjoy. As you walk in, you are graced by the spacious living room and cozy fireplace nestled between two small windows. Large dining area and recently updated kitchen with new stainless steel refrigerator and dishwasher. A laundry room located next to the kitchen that leads you to the spacious private backyard. A shed located next to the house for extra storage space. Back yard has a garage that connects to the back unit. The back unit, 1108 Lexington, has one bedroom/one bath, very spacious living room, cozy kitchen with all the appliances, laundry area and private patio. Tenant moved out last month and will be delivered vacant. (tenant was paying \$2,200) This property is perfect for owner user or investment.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,196,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01079007
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

Of Units With:

- Separate Electric: 2
- Drapes: 0

- Gas Meters: 2
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 0

- Patio: 0
- Ranges: 0
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5645013006

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 320009936

Printed: 05/15/2022 10:40:20 AM

Closed •

722 N AVENUE 53 • Los Angeles 90042

2 units • **\$597,500/unit** • **1,452 sqft** • **5,087 sqft lot** • **\$1015.84/sqft** •
Built in 1914

N Avenue 53 in between York Blvd and Figueroa St

List / Sold:

\$1,195,000/\$1,475,000 ↑

13 days on the market

Listing ID: 22136851



Welcome to 722 North Avenue 53! Here's your chance to own two detached, craftsman style homes in the highly desirable Highland Park neighborhood. Each home has its own private outdoor space and are both newly renovated. The front house is a 2 bedroom / 1 bathroom currently being rented for \$3,200/month. The back house is a 2 bedroom / 1 bathroom plus bonus space being delivered vacant. This charming property is great for both investors and owner-occupiers alike given the front unit is collecting stable income towards your mortgage or cash flow. Centrally located near the popular restaurant/shopping hub of York Blvd and Figueroa St with convenient access to both the 110 and 2 freeways. A Must See!! *Furniture in the back house is available for optional purchase.*

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,195,000
- 2 Buildings
- Heating: Electric
- Laundry: Washer Included, Dryer Included, Inside

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,200	\$3,200	\$3,750
2:	1	2	1		Unfurnished	\$0	\$0	\$4,000
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5469025008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

3717 MOHAWK St • Pasadena 91107

5 days on the market

**2 units • \$400,000/unit • 1,384 sqft • 5,393 sqft lot • \$614.16/sqft •
Built in 1946**

Listing ID: 22144379

Cross Street are Rosemead and Mohawk



What a great opportunity to live and invest in Pasadena. This property is a duplex with two detached homes on the lot. The front house faces Mohawk and is a two-bedroom, one-bath home. The hardwood floors have just been refinished. The kitchen and bathroom await your touches. The front yard is full of lush greenery and there is an easy maintenance backyard area that is fenced. There is a small two-car garage for the front house (it might only fit one larger car). The back house faces the alleyway and is a one-bedroom with a bonus room and one bath. The bonus room is connected to the bedroom and you must pass through the bedroom to enter the bonus room from the inside. The bonus room also has a separate exterior door. There is a one-car garage for the back house. Do not disturb tenants. Buyer to verify all details of the property. Broker and Agent make no warranties.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$800,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Garage

Interior

- Floor: Wood
- Appliances: None

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,695

2: 1 1 1 Unfurnished \$1,195 \$1,195 \$2,000
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- 648 - Pasadena (SE) area
- Los Angeles County
- Parcel # 5755025028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

7608 Painter Ave • Whittier 90602

8 days on the market

2 units • \$415,000/unit • 1,612 sqft • 8,336 sqft lot • \$514.89/sqft •

Listing ID: PW22056333

Built in 1912

near corner of Painter and Mar Vista



This Gem is located a few blocks from Whittier College, shopping and restaurants. This 1912 duplex has a free standing front house that consist of 2 bedrooms, 1 bath and laundry room which is vacant, and a back house that consist of 1 bedroom, 1 bath and laundry room which is tenant occupied. 2 separate 1 car garages as well as a long driveway. Property is zoned commercial with a legal non conforming designation from the city. This property can be used for business or residential income property

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$830,000
- 3 Buildings
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,600	\$19,200	\$1,800
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,500

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 670 - Whittier area
- Los Angeles County
- Parcel # 8142007056

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22056333

Printed: 05/15/2022 10:40:21 AM

Closed •

List / Sold: **\$868,000/\$890,000** ↑

2003 GRIFFITH PARK Blvd • Los Angeles 90039

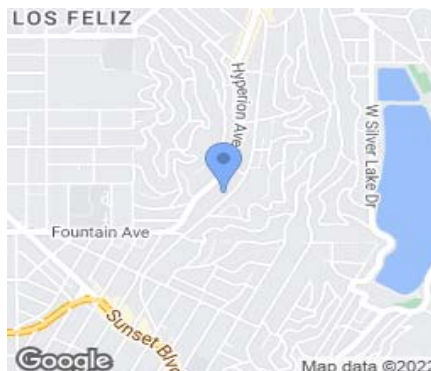
10 days on the market

2 units • **\$434,000/unit** • **1,458 sqft** • **5,353 sqft lot** • **\$610.43/sqft** •

Listing ID: 22143337

Built in 1955

From Hyperion and Rowena Ave, Left on Lyric from Hyperion, Right on Griffith Park Blvd.



Calling all investors! Incredible opportunity to purchase a duplex in the heart of Silver Lake. This property has been in the family for years passed down from one generation to another. Located in one of LA's best neighborhoods with an excellent walk score of 88 and a very bikeable score of 75 most errands can be accomplished on foot, on bike or with a 5-minute drive. Trader Joe's, Gelsons Market, cafes, and trendy restaurants are all just minutes away. Each unit has 2 bedrooms and 1 bathroom. The front unit 2003 will be delivered with tenants. The back unit 2005 was the owner's unit and will be delivered vacant. Both units need TLC so bring your contractor and have some fun! Whether you intend to be an owner occupant and renovate or buy and hold, this is the perfect moment to snap up an income property priced well under a million. Zoned RD2-1VL, this flat lot property has endless possibilities and will make a great addition to your real estate portfolio.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$868,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: In Garage
- \$10000 Net Operating Income

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	0	2	1		Unfurnished	\$1,025	\$1,025	\$3,000
2:	0	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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5431003019

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,499,000/\$2,088,000 ↑

7 days on the market

Listing ID: 22148871

1483 WESTERLY Ter • Los Angeles 90026

2 units • **\$749,500/unit** • **2,321 sqft** • **5,656 sqft lot** • **\$899.61/sqft** •
Built in 1929

On Westerly Terrace near Berkeley Ave.



Built in 1929, this stunning Spanish duplex will call to the emotions of an owner-user or investor alike. Each unit has character-filled details throughout and has been lovingly preserved and charm maintained. Situated proudly above the street with walls of greenery enveloping the property, both views and a true sense of privacy are noted. With a floorplan that mirrors each unit it allows for living and sleeping areas to consciously coexist. The upstairs owner's unit flows up from the ground floor and into a sun-filled living room with a private balcony and gorgeous fireplace with period tile. Two well-sized bedrooms with ample storage are separated by the spacious full bathroom. A vintage kitchen with streams of natural light leads out to your private deck overlooking the true star of the property, the backyard. Anchored by the Chinese elm tree and surrounded by lush and mature trees, plants and flowers, you'll want to take your time and smell the roses. Enjoy the carefully manicured landscape that transports you to a place of calm and beauty. Highlights include an expansive garage and driveway that allows for ample parking, newly refinished floors, laundry in both units, and updated systems. The location is mere blocks to the reservoir and Silver Lake favorites such as Alimento, L&E Oyster Bar, LAMill Coffee, Erewhon and the Public Library.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,499,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$31240 Net Operating Income

Interior

- Rooms: Living Room
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$1,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,695	\$2,695	\$3,800
2:	1	2	1		Unfurnished	\$0	\$0	\$4,000

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

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5425009005

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

2437 2439 REPETTO Ave • Montebello 90640

**2 units • \$399,500/unit • 1,724 sqft • 5,004 sqft lot • \$464.04/sqft •
Built in 1953**

North on Garfield Pass Whittier right on Repetto Ave

List / Sold: **\$799,000/\$800,000** ↑

7 days on the market

Listing ID: DW22070627



NO contingencies, will be delivered Empty..... This beautiful Duplex is available asap Come see these Extraordinary Homes, To start all new dual Pane glass windows and new AC units for both The front unit is One Large Bedroom a new restroom including new Vanity new tub new toilet new shower doors and new floors, Ample closet space with laundry room for stackable Washer and Dryer. A nice dining room and traditional Kitchen with a large living room to boot. The second unit has two large bedrooms large kitchen/dining and living room shutters on the windows glass sliding back door. Two car garage that can be converted in to a living suite through ADU plus Two parking spaces on the lot in the rear through alley access Security Doors on both units security Gates all around

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$799,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Stackable, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre
- Fencing: Good Condition
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

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

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$0	\$0	\$0
2:	1	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
- 674 - Montebello area
 - Los Angeles County
 - Parcel # 6343018064

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

9116 S Vermont Ave • Los Angeles 90044

2 units • \$297,500/unit • **1,576 sqft** • **5,209 sqft lot** • **\$364.85/sqft** •
Built in 1920

W Manchester to S Vermont

List / Sold: **\$595,000/\$575,000** ↓

227 days on the market

Listing ID: RS21174953



Two unit in Los Angeles Area

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$585,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Washer Hookup
- \$15600 Gross Scheduled Income
- \$9280 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,780
- Electric: \$1,800.00
- Gas: \$1,240
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01225652
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,490
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6039001021

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS21174953

Printed: 05/15/2022 10:40:21 AM

Closed • **Duplex**

1346 E Glencoe St • Compton 90221

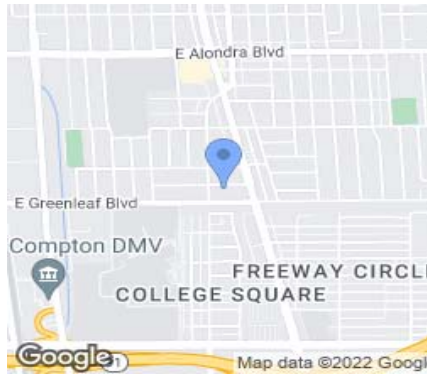
2 units • **\$339,998/unit** • **1,167 sqft** • **5,524 sqft lot** • **\$608.40/sqft** •
Built in 1949

Greenleaf to Glencoe

List / Sold: **\$679,995/\$710,000** ↑

43 days on the market

Listing ID: DW22026400



Back on the market, subject to cancellation of current escrow. CALLING ALL INVESTORS AND FIRST TIME HOMEBUYERS! This is a great opportunity to buy a multi family property and add it to your portfolio. Purchase this property to occupy one unit and rent the other. Wouldn't that be great? Upgrades - New water heaters for both units, new roof in back unit, new furnace in front unit and newer exterior paint. This duplex is conveniently located near access points to freeways, shopping centers, parks and schools. Front unit consist of 2BD / 1BA and interior laundry hookups with detached 2nd unit as a 1BD/ 1BA. There's a ton of upside income potential.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$679,995
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Estimated)
- \$40200 Gross Scheduled Income
- \$40200 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01993356
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Negotiable	\$2,050	\$2,050	\$2,050
2:	1	1	1	0	Negotiable	\$1,300	\$1,300	\$1,300

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 # 6164024005

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22026400

Printed: 05/15/2022 10:40:21 AM

Closed •

List / Sold: **\$854,000/\$840,000** ↓

3410 Elizabeth Ave • Lynwood 90262

63 days on the market

2 units • \$427,000/unit • 2,232 sqft • 5,825 sqft lot • \$376.34/sqft •

Listing ID: DW22024599

Built in 1946

2 blocks south of MLK and California



Great Investment Opportunity! 2 Units and in good condition. Close to Saint Francis Hospital, Saint Emydius Church, school, market. In great proximity to stores and restaurants. Front unit has 2 bedrooms, 1 bath and back unit has 4 bedrooms, 2 baths with a wrap around balcony and a storage space in the back. Both units have 2 inside parking spaces. Separate buildings, sharing a driveway.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$854,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Wall Furnace
- \$731 (Estimated)
- Laundry: Washer Hookup
- \$4400 Gross Scheduled Income
- \$4300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Stone, Tile
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$217
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$42
- Maintenance:
- 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	2	Unfurnished	\$1,500	\$1,500	\$2,000
2:	1	4	2	2	Unfurnished	\$2,900	\$2,900	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6191006009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: DW22024599

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Closed •

List / Sold:

\$1,850,000/\$1,875,000 ↑

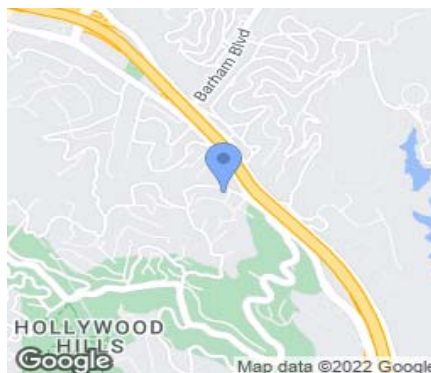
13 days on the market

Listing ID: 22140003

6908 Woodrow Wilson Dr • Los Angeles 90068

2 units • **\$925,000/unit** • **2,000 sqft** • **6,767 sqft lot** • **\$937.50/sqft** •
Built in 1923

Cahuennga to Mulholland make a left, right on Woodrow Wilson on the left.



VACANT DUPLEX In a great Hollywood Hills location this property features two separate houses on one large 6,767 square foot lot with views of the surrounding hills, one California bungalow and a Spanish colonial awaits its next chapter, presenting an opportunity for ownership or development in one of LAs trendiest enclaves. This duplex property features a five-bedroom home, a one-bedroom home, and a two car garage. On this generous canvas you can develop your vision into a number of possibilities including a family compound, income property or myriad of other options. Well-situated on a residential street nestled within the Hollywood Hills, the property is near many of LA's popular dining and entertainment spots, with lots of convenient shopping amenities as well as many major studios including Disney studios, Universal studios and Warner Brothers studios.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,850,000
- 2 Buildings
- Heating: Central

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Standard sale
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 2429020021

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22140003

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Closed •

List / Sold:

\$1,350,000/\$1,250,000 ↓

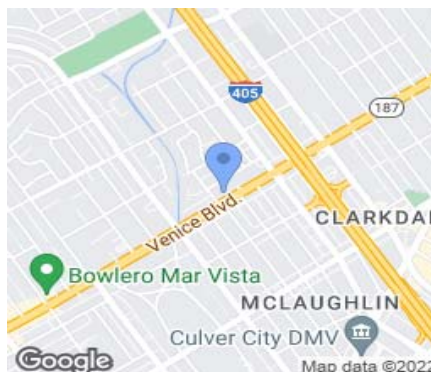
114 days on the market

Listing ID: 21100611

11425 Venice Blvd • Los Angeles 90066

**2 units • \$675,000/unit • 1,666 sqft • 5,754 sqft lot • \$750.30/sqft •
Built in 1953**

West of the 405 on Venice Blvd., North side



BACK ON THE MARKET - Single Family Alternative or Investment Opportunity YOU CHOOSE ! - Move in with solid income from existing tenant OR build 7 units by right with the potential of a maximum of 11 units by taking advantage of local ordinances and guidelines for including affordable housing units. This LAR3 lot comes with one unit vacant. The property is midpoint between Silicon Beach, Culver City and Santa Monica Beach. With employers like HBO/Warner, Amazon, Google, and TikTok all within a short car or bike ride the neighborhood is set to explode with thousands of high paying tech and entertainment jobs which will correlate to future rent growth. With its close proximity to Venice Beach and in the heart of Mar Vista the property is surrounded by multiple destination restaurants, cafes and bars. Whether you're looking for a return on investment now or in the future this property can make it happen. Seller/Broker/agent do not guarantee the accuracy of square footage, lot size, zoning, rent control, permits, use code, schools, and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information to their satisfaction through personal inspection and with appropriate professionals.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,350,000
- 1 Buildings
- Heating: Wall Furnace
- \$11524 Net Operating Income

Interior

- Floor: Carpet
- Appliances: Disposal, None

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,377	\$1,377	\$3,000
2:	1	1	1		Unfurnished	\$0	\$0	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4234008026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

3676 Kelton Ave • Los Angeles 90034

2 units • **\$950,000/unit** • **1,495 sqft** • **5,055 sqft lot** • **\$1337.79/sqft** •
Built in 1954

1 block north of Venice Blvd

List / Sold:

\$1,900,000/\$2,000,000 ↑

115 days on the market

Listing ID: PW21236292



3676 Kelton Avenue is a turnkey duplex in Los Angeles near sought-after Culver City. The property is a 1,495-square foot renovated 1954 construction that offers one one-bedroom/one-bath unit and one two-bedroom/one-bath unit. Both units boast remodeled interiors, stainless steel appliances, in-unit laundry, tankless water heaters, and air conditioning. The property also offers a two-car garage, four surface parking spaces, a new roof, copper plumbing, attractive landscaping, and the units are separately metered for gas and electricity. 3676 Kelton Avenue is located in a very strong rental market with an affluent tenant base; over 82 percent of housing units within one mile are renter-occupied and the average household income exceeds \$103,000. This sought-after area is known for its major employers, such as Sony Pictures (one mile from the property), its popular dining, retail, and entertainment options, and convenient access to beach cities and the 10 and 405 freeways.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,900,000
- 1 Buildings
- 6 Total parking spaces
- \$277 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$72552 Gross Scheduled Income
- \$41915 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$72,552
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$3,950	\$3,950	\$4,000
2:	1	1	1	0	Unfurnished	\$2,096	\$2,096	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252024020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21236292

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Closed •

List / Sold:

\$1,198,000/\$1,360,000 ↑

11 days on the market

Listing ID: 22118519

5164 PACKARD St • Los Angeles 90019

2 units • **\$599,000/unit** • **2,958 sqft** • **2,904 sqft lot** • **\$459.77/sqft** •
Built in 1929

West of S. Redondo Blvd



Incredible opportunity to own a spectacular Spanish Duplex in the highly desirable Miracle Mile neighborhood. These renovated 2 Bedroom 1 Bathroom units, feature open floor plans, high ceilings, and are filled with original character! The living spaces are drenched in natural light and have beautiful archways. The spacious dining areas open up to the well-equipped kitchens with plenty of storage and counter space. The huge bathrooms have beautiful stone & tile showers and they both come with a washer and dryer! There is an enclosed one-car garage with plenty of extra storage, plus additional space in the gated driveway for 2 cars. Upgrades include new roof in 2021, new HVAC, washers, dryers, dishwasher, stove, water heater, upgrade electrical, and new waterline all the way out to the street. The bottom unit is currently leased through May 2022 and the top floor is delivered vacant. Don't miss out on this beautiful space that's perfect for an owner/user!

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,198,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, Inside
- \$64660 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Refrigerator, Microwave, Oven, Gas Range

Exterior

Annual Expenses

- Total Operating Expense: \$12,740
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,440
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	2	1	Unfurnished	\$2,450	\$2,450	\$2,450
2:	2	2	1	Unfurnished	\$4,000	\$4,000	\$4,000

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

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5070007014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22118519

Printed: 05/15/2022 10:40:21 AM

Closed • Duplex

List / Sold:

\$1,650,000/\$1,633,000 ↓

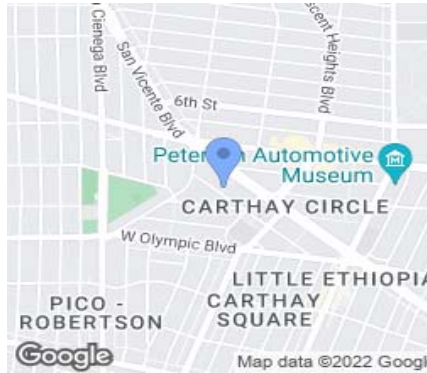
0 days on the market

Listing ID: SR22099393

6501 Commodore Sloat Dr • Los Angeles 90048

2 units • \$825,000/unit • 2,865 sqft • 7,492 sqft lot • \$569.98/sqft •
Built in 1924

San Vicente



Sold before processing. Listed for comparable purposes

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$466 (Estimated)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Level with Street, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01257829
- 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	0	0	Unfurnished	\$0	\$0	\$3,500

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
- Rent Controlled
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5088010027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22099393

Printed: 05/15/2022 10:40:21 AM

Closed • **Duplex**

822 E 87th Pl • Los Angeles 90002

2 units • **\$400,000/unit** • **2,344 sqft** • **5,158 sqft lot** • **\$341.30/sqft** •
Built in 1926

S. of Manchester and E. of Avalon

List / Sold: **\$800,000/\$800,000** ↑

46 days on the market

Listing ID: PW22020908



Well Maintained inside and out! This is the Duplex you want to purchase and have in your portfolio. Complete Copper plumbing done just a few months ago, recently painted, laminate flooring and parking in the back. Buyer could possibly build an additional unit or ADU in back. Seller paid to have all meters separated. Low monthly expense of Insurance and the gardener will be your only responsibility. Centrally Located Near Freeways! Strong rental market in the area! Drive by and submit your best offer! Rear unit is now available! Back on the Market

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$749,900
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Heating: Wall Furnace
- \$595 (Estimated)
- Laundry: Inside
- \$58331 Gross Scheduled Income
- \$55812 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Master Suite
- Floor: Wood
- Appliances: None
- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: Front Yard
- Fencing: Chain Link, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$2,520
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01861149
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$720
- Other Expense Description: Gardner

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished	\$2,785	\$2,785	\$2,900
2:	1	3	2	0	Unfurnished	\$2,088	\$2,088	\$2,600

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6042020021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22020908

Printed: 05/15/2022 10:40:21 AM

Closed •

List / Sold: **\$1,950,000/\$1,950,000**

1178 W 37TH St • Los Angeles 90007

28 days on the market

**2 units • \$975,000/unit • 2,378 sqft • 7,250 sqft lot • \$820.02/sqft •
Built in 1927**

Listing ID: 22140213

1178 W. 37th Street, Los Angeles CA 90007



We are pleased to offer for sale this 7,250 SF lot Student Housing Development opportunity located at 1178 W. 37th Street, less than a block to the University of Southern California (USC). The site offers a zoning ordinance of LARD1.5, which allows for the construction of 4 units by right. With a Tier 3 TOC (40% density bonus), this allows for the development of an additional 3 units, totaling a potential 7 buildable units. There is an existing duplex currently on the lot that will be delivered vacant upon the close of escrow. The property offers residents a highly desirable location, well situated in the DPS Patrol Zone, walking distance to campus and University Village - providing easy access to all of USC's landmarks, academic buildings, and entertainment options.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,950,000
- 2 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

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

Additional Information

- Standard sale

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5040031002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22140213

Printed: 05/15/2022 10:40:22 AM

Closed •

10218 S San Pedro St • Los Angeles 90003

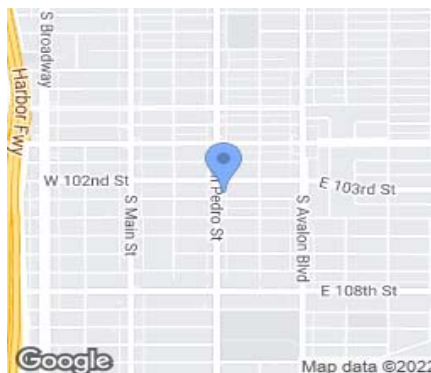
2 units • \$394,000/unit • 2,568 sqft • 3,000 sqft lot • \$301.79/sqft •
Built in 2015

Off the 110 freeway and 105 freeway

List / Sold: \$788,000/\$775,000 ↑

14 days on the market

Listing ID: DW22054320



Large duplex! Each unit has three bedrooms two bathrooms and washer and dryer hook ups inside. Very spacious master bedroom with on suite bather. One unit may be delivered vacant. High cap rate. Most likely best for an investor but could live in one and rent the other. Close to the 110 and 105 freeway.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$688,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$9,989 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	3	2	1	Unfurnished	\$2,640	\$63,360	\$76,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6063011035

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22054320

Printed: 05/15/2022 10:40:22 AM

Closed • Duplex

List / Sold: **\$550,000/\$518,000** ↓

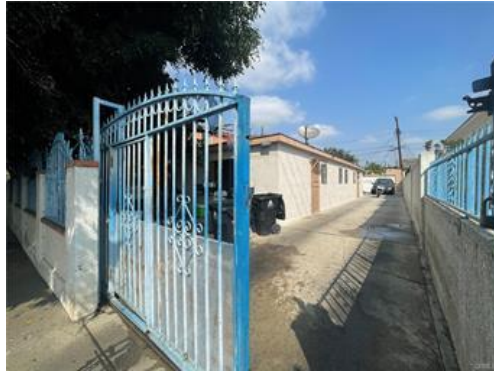
951 E 53rd St • Los Angeles 90011

27 days on the market

**2 units • \$275,000/unit • 1,404 sqft • 4,601 sqft lot • \$368.95/sqft •
Built in 1983**

Listing ID: IV22049044

From I-110, Exit Slauson, East on Slauson, Left on McKinley, Right on 53rd (Do NOT go on property or contact tenants)



**** 2 UNITS ** GREAT INVESTMENT OPPORTUNITY ** POSSIBLE THIRD UNIT CONVERSION OPPORTUNITY IN BACK ** True duplex with each existing unit 2bd/1ba. Separate structure in back with access via paved driveway contains 2-car garage plus a storage/workshop area with some improvements already in. Shopping, services, schools nearby. Easy freeway access. DO NOT GO ON PROPERTY OR CONTACT TENANTS.**

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$550,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$266 (Estimated)
- Cap Rate: 4.15
- \$18700 Gross Scheduled Income
- \$24940 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Corners Marked, Rectangular Lot
- Fencing: Block, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,960
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01873038
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$1,800
2:	1	2	1	0	Unfurnished	\$1,225	\$1,225	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5103025014

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: IV22049044

Printed: 05/15/2022 10:40:22 AM

Closed •

201 W 60TH St • Los Angeles 90003

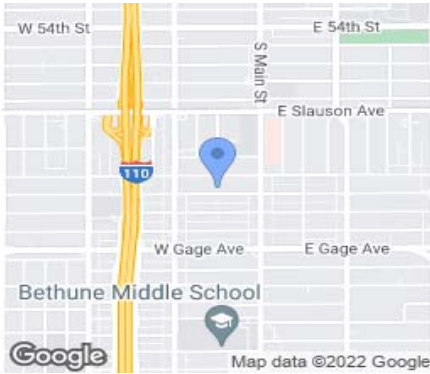
2 units • \$269,500/unit • 1,552 sqft • 5,400 sqft lot • \$350.52/sqft •
Built in 1922

Broadway and 60th Street

List / Sold: \$539,000/\$544,000 ↑

40 days on the market

Listing ID: 22130407



Nice duplex for sale. Front unit has 3 bedroom and 2 bath and the back unit is 1 bedroom and 1 bath. Tenants are on a month to month lease. Property will be delivered with tenant in place. Conveniently located and close to freeway, restaurants, and shops.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$539,000
- 2 Buildings
- Heating: Wall Furnace
- \$2068 Net Operating Income

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$493
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$1,651	\$1,651	\$1,651
2:	2	1	1		Unfurnished	\$910	\$910	\$910
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6005014016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22130407

Printed: 05/15/2022 10:40:22 AM

Closed • Duplex

440 -442 E 43rd Pl • Los Angeles 90011

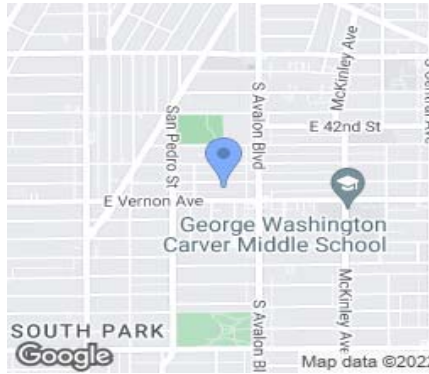
2 units • **\$404,950/unit** • **1,876 sqft** • **4,999 sqft lot** • **\$453.09/sqft** •
Built in 1924

San Pedro St / S Avalon Blvd

List / Sold: **\$809,900/\$850,000** ↑

0 days on the market

Listing ID: DW22056925



2 Units Recently Remodeled... Features include: 3 Bedrooms / 2 Bathrooms & 2 Bedrooms / 2 Bathrooms. Beautiful kitchen with granite counter tops, updated bathrooms, Tile flooring in Living room, Kitchen, and Baths, New Carpet in Bedrooms. Uncovered driveway parking. Alarm on property, Freshly painted interior and exterior. This is a must see!

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$809,900
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$312 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01470385
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5113014007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22056925

Printed: 05/15/2022 10:40:22 AM

Closed • **Duplex**

3606 randolph Pl • Bell 90201

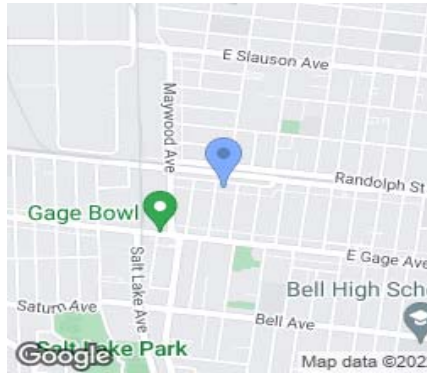
2 units • **\$389,750/unit** • **2 sqft** • **6,265 sqft lot** • **No \$/Sqft data** •
Built in 1924

south of Randolph west of Atlantic

List / Sold: **\$779,500/\$779,500**

0 days on the market

Listing ID: DW22061658



Great investment ! Front home has 3 bedrooms and family room with 3 baths. Rear home has 2 bedrooms 1 bath. Plenty of parking space. Centrally located near schools and shops. Tenants occupied . Please do not enter the property . Subject to interior inspection.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$779,500
- 2 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen, Outside
- \$3550 Gross Scheduled Income
- \$390 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$390
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$140
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$75
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$175
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	0	Unfurnished	\$2,600	\$2,600	\$3,000
2:	1	2	0	0	Unfurnished	\$950	\$950	\$1,600

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled

- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6318021038

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22061658

Printed: 05/15/2022 10:40:22 AM

Closed •

List / Sold: **\$750,000/\$850,000** ↑

3175 Seminole Ave • South Gate 90280

58 days on the market

**2 units • \$375,000/unit • 1,821 sqft • 5,758 sqft lot • \$466.78/sqft •
Built in 1923**

Listing ID: PW22034247

Centruy and State



Great opportunity to own two homes on a tree-lined street in South Gate where you can live in one unit and have a tenant paying rent in the other. The front unit is 3 bedrooms and 2 baths and, the back unit is a 1 bedroom and 1 bath with both homes being well maintained. As you step into the living room of the front unit, there is a large picture window with sunlight streaming in onto the engineered hardwood flooring that can be found throughout. The dining area is adjacent to the kitchen offering white cabinets, a farmer's sink, and stainless appliances. An inside laundry room has a door leading out to the driveway and garage area. Of the 3 bedrooms, all have ceiling fans for extra comfort and, both bathrooms have a vanity sink and a shower/tub combination. The back unit also has engineered wood flooring and ceiling fans, the bathroom has a shower/tub combo and a pedestal sink. The kitchen has wood cabinetry and a backdoor leading out to a modest backyard. Additional features include a freshly painted interior of the front unit, plus a two-car garage and a long driveway allowing for off-street parking. Nearby are two freeways the 710 and 105 and, a variety of restaurants.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- \$712 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,255	\$1,255	\$1,400
2:	1	3	2	2	Unfurnished	\$0	\$0	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6207025017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22034247

Printed: 05/15/2022 10:40:22 AM

Closed •

List / Sold: **\$730,000/\$741,000** ↑

5514 Loma Vista Ave • Maywood 90270

24 days on the market

**2 units • \$365,000/unit • 1,690 sqft • 5,082 sqft lot • \$438.46/sqft •
Built in 1950**

Listing ID: DW22054102

From Slauson to Loma Vista



Great investment opportunity in the City of Maywood. This Duplex property has 2 addresses. 5514 & 5518. The unit at 5514 consists of 2 bedrooms, 1 bathroom, 1 car garage with additional storage room and a long driveway for more vehicles. Unit at 5518 consists of 2 bedrooms, 2 bathrooms, 1 car garage and driveway. The tenants enjoy the luxury of a big backyard and patio area. The storage room at the rear of the property can be used to generate additional income or the potential of building an accessory dwelling unit (ADU) making the property a (3) unit property maximizing cash flow. Unit at 5514 will be delivered vacant. Property offers so much potential. Perfect for buyers looking to live in one unit and have tenants help pay for their mortgage OR a great opportunity for investors searching for a rental investment.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$730,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$770 (Estimated)
- Laundry: In Kitchen
- \$1125 Gross Scheduled Income
- \$925 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Paved, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$1,640
2:	1	2	2	1	Unfurnished	\$1,125	\$1,125	\$1,640

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- T6 - Maywood, Bell area
 - Los Angeles County
 - Parcel # 6311005035

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,295,000/\$1,275,000 ↓

9 days on the market

Listing ID: 22135359

2463 FEDERAL Ave • Los Angeles 90064

**2 units • \$647,500/unit • 1,999 sqft • 3,196 sqft lot • \$637.82/sqft •
Built in 1954**

South of Pico, North of Gateway



Wonderful Duplex in West Los Angeles! Two single level units, one upstairs and one down, no common walls. Each apartment is two bedrooms, one bath, with updated kitchen and its own stack washer/dryer. Very bright and airy. Ample closets throughout. Upper unit has been refreshed with new interior paint, 2" blinds, vinyl plank flooring in living/dining, and carpeted bedrooms and will be delivered vacant at close of escrow. Tenants share the attached two car garage, and there is an additional uncovered parking space for downstairs unit. Would be great for an owner/user. Lots of development happening in the area, close to shopping, restaurants, Expo line. Photos are of upper unit. Upstairs unit can be shown by appointment, lower unit inside with accepted offer, and tenant will remain in possession at close. Buyer to cooperate in Seller's 1031 Exchange at no cost to Buyer. Seller is licensed Real Estate Broker.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,295,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Laundry: Stackable, In Kitchen
- \$39380 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room
- Floor: Tile, Carpet
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: Lawn, Irregular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$11,020
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 4260032046

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Triplex**

3650 W 111th Pl • Inglewood 90303

3 units • **\$316,667/unit** • **1,976 sqft** • **9,044 sqft lot** • **\$480.77/sqft** •
Built in 1951

Yukon Ave and W 111th Pl

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

0 days on the market

Listing ID: SB22055939



For comps purposes only...Located in South Inglewood, this 3 unit mixed-use units are situated on a 9,044 sqft lot. This incredible unit-mix is divided as follows: (1) Single Family Residence 2-bed/1-bath, (2) 1-bed/1-bath units. The front SFR has an attached single car garage. The rear 2 units share a 2 car garage. The rear units have been recently renovated and have their own private patios. These high demand rental units are located in close proximity to shopping, dining, transportation, and schools.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$812 (Estimated)
- Laundry: In Garage
- \$43200 Gross Scheduled Income
- \$43200 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: Yard
- Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$6,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$1,500	\$2,200
2:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,500
3:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4033020027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22055939

Printed: 05/15/2022 10:40:22 AM

Closed • **Triplex**

1331 E M St • Wilmington 90744

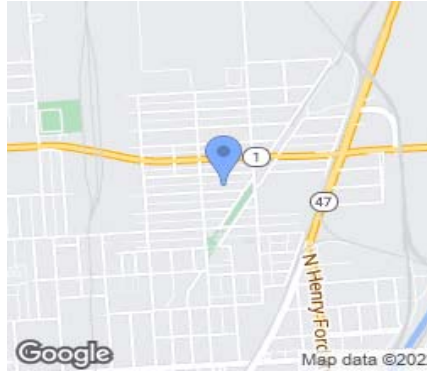
**3 units • \$249,667/unit • 1,434 sqft • 4,816 sqft lot • \$529.99/sqft •
Built in 1924**

PCH to Watson, turn south, turn east on M St

List / Sold: **\$749,000/\$760,000** ↑

9 days on the market

Listing ID: SB22058153



Great investment opportunity with this triplex! Two 1 bed/1 bath units that have been remodeled recently with new windows, floors, new kitchen featuring new cabinets and granite counter tops. Bathrooms have been remodel with new cabinets, toilet, sink, tubs with wrap around tile showers. Detached rear building is 2 bed/1 bath unit that would be a great owner unit. New floors, entirely new kitchen with cabinets & quartz counters. Bathroom is completely remodeled with new vanity, tub & tile shower, toilet & sink. All units have newer wall furnaces and upgraded to tankless water heaters. Separate storage sheds for each unit.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$749,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: See Remarks
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

\$2,000

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

- Standard sale
- Rent Controlled

- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7425019026

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

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

CUSTOMER FULL: Residential Income LISTING ID: SB22058153

Printed: 05/15/2022 10:40:22 AM

Closed •

List / Sold:

\$1,675,000/\$1,868,000 ↑

9 days on the market

410 Vine St • Glendale 91204

**3 units • \$558,333/unit • 3,183 sqft • 6,207 sqft lot • \$586.87/sqft •
Built in 1908**

Listing ID: 320010005

Cross Streets: Google Maps



Proudly presenting the Villas on Vine, a Fully Occupied Trophy Three Unit w/plans for an additional 4th unit in an excellent area of Glendale on a quiet tree lined street. The property has a bountiful unit mix consisting of 1 large (2BD/1.5BA) House, 1 large (1BD/1BA), 1 large (3BD/2BA) and plans that are ready to issue permits (RTI) for a 1BD/1BA ADU 4th unit. The property has been completely reimaged between 2020 & 2021 including but not limited to electrical, plumbing, and all interior/exterior components. All units have W/D inside and all units have Central HVAC. In addition to its superb characteristics, The property is located within steps from the Americana at Brand and Glendale's City Center. With a combined building income of \$7,600 and excellent tenants, the Villas on Vine offers an investor to take over an exceptional, low-maintenance asset in a remarkable location.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,675,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

Annual Expenses

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

Unit Details

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

- Standard sale
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5696009004

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold:

\$1,500,000/\$1,350,000 ↓

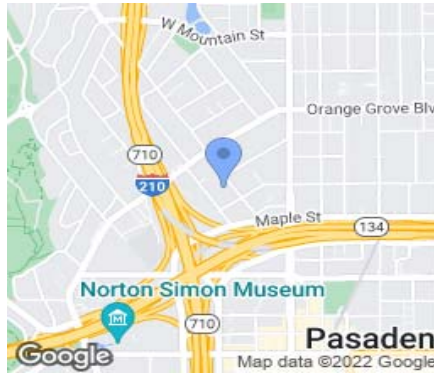
105 days on the market

Listing ID: TR21256638

523 Lincoln Ave • Pasadena 91103

**3 units • \$500,000/unit • 1,979 sqft • 9,584 sqft lot • \$682.16/sqft •
Built in 1924**

Orange Grove and South n Lincoln



Attention all investors! Location location location!! Own a piece of Pasadena history! This property has not been on the market in over 68 years. Located in the historical Bristol-Cypress area of Pasadena. The property features a main house with 3 bedrooms, one bath and a duplex in the rear of the property. Each duplex unit has 1 bedroom, 1 bathroom, living room and kitchen. Addresses are 523, 525 and 527 Lincoln Ave. The neighborhood is in walking distance to the Rose Bowl and all the trendy restaurants and shop in old town Pasadena. The potential of this property is limitless. You can restore the home back to its original 1920s charm, or build new multi units. The lot is almost a quarter acre to build your large dream home!! Don't miss out on this rare opportunity!!

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,500,000
- 3 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$778 (Unknown)
- Laundry: Common Area
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room, Walk-In Closet
- Appliances: None
- Floor: Wood

Exterior

- Lot Features: Level with Street
- Fencing: Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 647 - Pasadena (SW) area
 - Los Angeles County
 - Parcel # 5726010024

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

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

Closed •

List / Sold: **\$995,000/\$1,046,000** ↑

2319 GRIFFITH PARK Blvd • Los Angeles 90039

0 days on the market

3 units • **\$331,667/unit** • **1,567 sqft** • **5,756 sqft lot** • **\$667.52/sqft** •

Listing ID: 22137377

Built in 1920

5 freeway, south on Hyperion to Griffith Park Blvd.



Rare value-add opportunity to own a multi-unit income property in coveted Silver Lake for under \$1M! Excellent opportunity for an investor as the property offers the potential to add up to an estimated 14 units with density bonus (buyer to do their own due diligence). This triplex is nestled between Griffith Park Blvd and Hyperion Ave and is a short distance to Trader Joe's, Gelson's, Silver Lake Farmer's Market, Barbrix, Hyperion Public, Tomato Pie, and many other shops, restaurants, bars and cafes. The property consists of two structures. The front building off of Griffith Park Blvd consists of two 1 bd/1ba units. The unit off of Hyperion Ave is a separate stand alone 2bd/1ba bungalow. The two buildings have a common area between the buildings that can park 4 cars.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$995,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- \$37663 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,137
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01944726
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance: \$5,126
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$599
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,545	\$1,545	\$2,750
2:	1	1	1		Unfurnished	\$1,559	\$1,559	\$2,200
3:	1	1	1		Unfurnished	\$1,463	\$1,463	\$2,200
4:								
5:								

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

Of Units With:

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

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

Additional Information

- Standard sale

- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5432003015

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22137377

Printed: 05/15/2022 10:40:23 AM

Closed • Triplex

List / Sold: **\$1,350,000/\$1,350,000**

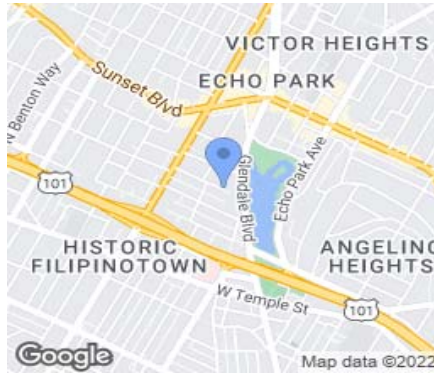
1729 Kent St • Echo Park 90026

30 days on the market

**3 units • \$450,000/unit • 2,400 sqft • 7,651 sqft lot • \$562.50/sqft •
Built in 1924**

Listing ID: PW22039572

Exit 101 North at Alvarado, turn right, right on Kent.



3 Units in highly sought-after Echo Park. 1/2 block to the lake with all its entertainment and lake activities. This is a duplex plus a free-standing guest house. Long term tenants in 2 of the units. 3 fruit trees and completely fenced. All units have washer/dryer hook ups. Nice large yard with possibility of an additional unit. Great place to live and collect rent for 2 units. Duplex has nice wrap-around decks with view of the fountain from the lake. Large lot with lots of yard space. Possible additional unit(s) Lot size is 50' by 154' Addresses are 1729, 1727 and 1725. 1729 and 1727 are approximately 1000 SF each, built in 1924. Guest house is Approximately 500 SF, built in 1990 or thereabouts. Buyer to verify permits, square footage and all other information related to this property.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$378 (Estimated)
- Laundry: Dryer Included, Washer Included
- \$4250 Gross Scheduled Income
- \$4050 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile
- Other Interior Features: Balcony

Exterior

- Lot Features: Lot 6500-9999, Park Nearby
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$15,380
- Electric: \$7,800.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,000
- Cable TV:
- Gardener:
- Insurance: \$860
- Maintenance: \$1,300
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,000
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,913	\$1,913	\$3,000
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,300
3:	1	1	1	0	Unfurnished	\$2,310	\$4,223	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5404006019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW22039572

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold: **\$640,000/\$640,000** ↓

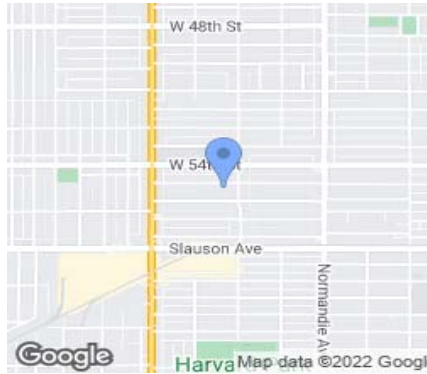
1620 W 55th St • Los Angeles 90062

180 days on the market

**3 units • \$213,333/unit • 1,584 sqft • 4,450 sqft lot • \$404.04/sqft •
Built in 1925**

Listing ID: PW21179803

Western Ave and Denker



BACK TO MARKET !!!!!SELLER VERY MOTIVATED TO SELL!!!!!!!! BRING YOUR BUYERS !!!!!PRICE REDUCTION AS OF 11/29/2021.. TRIPLEX 1 BEDROOM 1 BATH EACH UNIT. 3 CAR GARAGE.....OWNER OCCUPIED 1 UNIT AND OTHER UNITS ARE TENANT OCCUPIED. SELLER VERY MOTIVATED TO SELL READY TO RETIRED AND WILLING TO SEE ALL OFFERS. SHOWING ONLY BY APPOINTMENT PLEASE DO NOT DISTURB OWNER NEITHER TENANTS. PLEASE DO NOT GO DIRECT. TENANTS ARE VERY COOPERATIVE. SELLER MIGHT NEED RENT BACK AT LEAST 2 MONTHS AFTER THE SELL OF THE PROPERTY. PROPERTY EXCELENT FOR INVESTMENT

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$700,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- \$293 (Estimated)
- Laundry: Electric Dryer Hookup, Gas Dryer Hookup, In Garage
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,100
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01125056
- 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	\$2,500
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850
3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5003022006

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW21179803

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold:

\$2,974,000/\$3,000,000 ↑

15 days on the market

Listing ID: 222001744

325 Reeves Dr • Beverly Hills 90212

**3 units • \$991,333/unit • sqft • 6,070 sqft lot • No \$/Sqft data •
Built in 1934**

East of Beverly Dr, North of Olympic Blvd. South of Gregory Way



Income generating opportunity! Rare TRIPLEX available in an amazing Beverly Hills location. The Duplex has two units, both approx. 2,027 SF with 3 beds, 2 baths and a den. The detached ADU/Studio unit is approx. 378.3 SF and includes a kitchenette. Three (3) Car garage. Updated HVAC. New water heaters in 2022. Sewer Trunk liner repaired/Pipe liner repaired in 2021. New porch gate in 2021. This is a prime location near renowned shopping and dining. IT'S A BLOODY STEAL!! Don't miss this opportunity!!

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$2,974,000
- 3 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Fireplace(s), Forced Air
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Basement, Den, Dressing Area, Entry, Formal Entry, Living Room, Master Bedroom
- Floor: Carpet
- Appliances: Disposal, Water Heater

Exterior

- Lot Features: Back Yard, Paved
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense:
- 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:		3	2		Unfurnished	\$3,500		
2:		3			Unfurnished	\$3,500		
3:		1	1			\$600		
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4331004007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 222001744

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold:

\$3,095,000/\$3,120,000 ↑

188 days on the market

Listing ID: 21789406

705 6Th Ave • Venice 90291

3 units • **\$1,031,667/unit** • **2,903 sqft** • **5,670 sqft lot** • **\$1074.75/sqft** •
Built in 1924

South of Rose, West of Lincoln, North of Abbot Kinney, East of Main St



Delivered VACANT at the close of escrow, and reimagined in 2019, this Triplex boasts three immaculately renovated units including one stand-alone 2 bed/1 bath craftsman bungalow and two large 3 bed/1bath units, each with in-unit laundry and a fully private, beautifully landscaped, courtyard garden. Fully turnkey, with a walk score of 89 and located in the center of the vibrant and creative Rose Corridor, this triplex has tremendous upside potential and the location cannot be beat -- close to the beach, Abbot Kinney, Main Street, and Lincoln Blvd. Refined design with the vibe and convenience of Venice living, a must see for any owner/user or investor! Plans for brand new ADU addition + expansion to front house available upon request and most of the furniture will be included in the sale.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$3,095,000
- 2 Buildings
- Heating: Combination, Electric
- Laundry: Washer Included, Dryer Included, Inside, Individual Room
- \$151676 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Cooktop, Range, Range Hood, Oven

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$54,604
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858429
- 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	\$6,500	\$6,500	\$6,500

2:	1	3	1	Unfurnished	\$6,300	\$6,300	\$6,300
3:	1	3	1	Unfurnished	\$6,300	\$6,300	\$6,300

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

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • 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"> • C11 - Venice area • Los Angeles County • Parcel # 4239002026 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21789406

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold: **\$999,000/\$1,030,000** ↑

15922 S Vermont Ave • Gardena 90247

12 days on the market

4 units • \$249,750/unit • 3,065 sqft • 6,449 sqft lot • \$336.05/sqft •

Listing ID: DW22022911

Built in 1950

From the 110Fwy 1. Head west on W Redondo Beach Blvd toward S Figueroa St 2. Take the 1st left onto S Figueroa St 3. Take the 2nd right Cross Streets: Redondo Beach Blvd



Don't miss out on this Great investment property, easy to manage and rent! Fully occupied quadruplex, each Unit has 2 bedrooms and 1 bathroom. Each unit with its own meter.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$999,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Estimated)
- \$67200 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6120016031

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** DW22022911

Printed: 05/15/2022 10:40:23 AM

Closed •

15710 Halldale Ave • Gardena 90247

**4 units • \$323,750/unit • 3,000 sqft • 8,251 sqft lot • \$441.67/sqft •
Built in 1943**

6 Parcels South of W 158th Street

List / Sold:

\$1,295,000/\$1,325,000 ↑

21 days on the market

Listing ID: SB22041832



15710 Halldale Ave is a well-positioned 4-Unit in Gardena. Built in 1943, the 3,000 SF building sits on a 8,250 SF lot, and features (2) 2-bed/1-bath units, (2) 1-bed/1-bath units, and (1) detached 2-car garage. Currently sitting at a 2.94% cap rate, there is incredible upside potential of a 4.56% pro forma cap rate. Given the ideal location in a high-growth city and consistent income of over \$5,400/mo, this is a great opportunity to own a quality asset for any Los Angeles CRE investor.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,295,000
- 1 Buildings
- 2 Total parking spaces
- \$914 (Estimated)
- \$64800 Gross Scheduled Income
- \$38037 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,783
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance: \$3,240
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$3,200
- Other Expense Description: Utility

Unit Details

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

Of Units With:

- Separate Electric: 4
- Drapes:

- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6105009052

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22041832

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold:

\$1,260,000/\$1,290,000 ↑

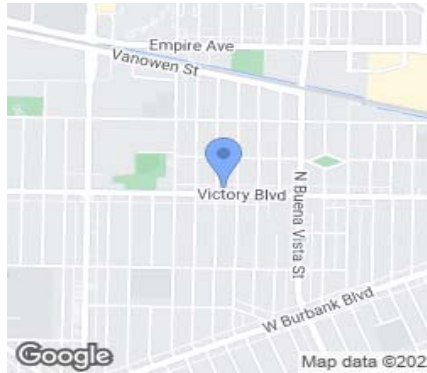
10 days on the market

2817 W Victory Blvd • Burbank 91505

4 units • **\$315,000/unit** • **2,217 sqft** • **5,499 sqft lot** • **\$581.87/sqft** •
Built in 1953

Listing ID: BB22059037

North of W Burbank Blvd, East of N Hollywood Way, West of N Buena Vista St, South of Vanowen St



Here is the picture perfect 4 plex you've been searching for in beautiful Burbank! This 4 unit building shows real pride of ownership with units that are 1 bedroom each. The upstairs unit has a small bonus room that is ideal for an office or storage area. There are 3 garages, as well as a nice laundry room with owned machines. Most of the units have been upgraded over the years by the very attentive owner. All tenants are on a month to month lease, and everyone is paying and very happy to have such a nice place to live in! The zoning on this lot is BUR4, the location is amazing, we know you will want to buy this one!

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,260,000
- 2 Buildings
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: Community
- \$58596 Gross Scheduled Income
- \$24449 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$32,389
- Electric: \$397.20
- Gas: \$87
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses: 41.6
- Insurance: \$7,525
- Maintenance: \$5,804
- Workman's Comp:
- Professional Management: 520
- Water/Sewer: \$539
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$1,800
2:	1	1	1	1	Unfurnished	\$1,198	\$1,198	\$1,800

3:	1	1	1	1	Unfurnished	\$900	\$900	\$1,800
4:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$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
- 610 - Burbank area
- Los Angeles County
- Parcel # 2463024002

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: BB22059037

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold:

\$1,300,000/\$1,150,000 ↓

4 days on the market

Listing ID: DW22027825

11402 Fairview St • El Monte 91732

4 units • \$325,000/unit • 2,967 sqft • 15,669 sqft lot • \$387.60/sqft •

Built in 1930

N. of Azusa Rd



This Investors delight is a great investment to live in one and rent the rest. These 4 units feature: 3 bed/1 bath and 2 bed/1 bath and 2 bed/1 bath and a studio with a bath. Lots of parking and 3 garages.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,300,000
- 4 Buildings
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- \$5400 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Paved
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Furnished	\$1,600	\$1,600	\$2,700
2:	1	2	1	1	Furnished	\$1,500	\$1,500	\$2,200
3:	1	2	1	1	Furnished	\$1,500	\$1,500	\$2,200
4:	1	0	1	1	Furnished	\$800	\$800	\$1,000

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Drapes:
- Patio:

- Water Meters: 3
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 619 - El Monte area
- Los Angeles County
- Parcel # 8538008028

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22027825

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold: **\$1,599,000/\$1,599,000**

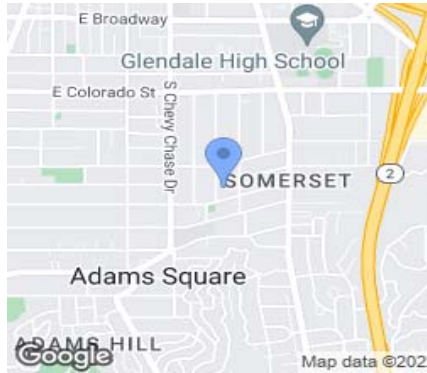
728 730 Porter St • Glendale 91205

25 days on the market

**4 units • \$399,750/unit • 2,835 sqft • 9,237 sqft lot • \$564.02/sqft •
Built in 1927**

Listing ID: 320009649

Cross Streets: Chevy Chase and Windsor



4 units in Glendale. Addresses 728, 728 A, 728 1/2 and 730 Porter st. 728 and 728 A is a duplex, each unit has 1bd/1bth, currently vacant. 728 1/2 is separate house in the back with own private backyard, currently occupied by a tenant. (rent is \$1590) 730 is separate house with 2 bd/1 bath, recently upgraded, and occupied by tenant.(rent is \$2199) Great opportunity to have 2 units available for either owner user or investor to get the highest market rent.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,599,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cap Rate: 0
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Laminate

Exterior

Annual Expenses

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

Unit Details

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 3
- Carpet: 0
- Drapes: 0
- Patio: 0
- Ranges: 0
- Refrigerator: 0

- Dishwasher: 0
- Disposal: 0

- Wall AC: 0

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5679027001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 320009649

Printed: 05/15/2022 10:40:23 AM

Closed •

List / Sold: **\$1,375,000/\$1,375,000**

727 W Foothill Blvd • Monrovia 91016

0 days on the market

**4 units • \$343,750/unit • 2,690 sqft • 6,628 sqft lot • \$511.15/sqft •
Built in 1954**

Listing ID: AR22075868

North of Foothill



Great income property and investment opportunity in the wonderful foothills of Monrovia. This 4 unit property has been well maintained and cared for. The property sits in one of the best communities in the San Gabriel Valley. Nestled in the Foothills, and within close proximity to mass transit, with a bounty of restaurants and great shopping. The units are fully rented with long term tenants. The rents are low with plenty of room to increase. The area is sought after by tenants for its location and access to all highways. The property is extremely low maintenance, it is made up of 4 units, (1) - 2 bedroom/1 bath unit w/about 900 square feet and (3) - 1 bedroom/1 bath units w/about 600 square feet each. Each unit has one carport with alley access. The property also features a laundry room with coin operated washer and dryer that are included. The location offers easy access to local freeways 210 and 605, and Old Town Monrovia along with the Arcadia Mall. Monrovia rentals are extremely attractive, and good tenants are easy to find.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,375,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: Individual Room
- \$71820 Gross Scheduled Income
- \$48786 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,734
- Electric: \$180.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,044
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$1,850
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,185	\$1,185	\$1,800
2:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,800
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,800
4:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,250

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
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8504019036

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR22075868

Printed: 05/15/2022 10:40:23 AM

Closed • **Quadruplex**

List / Sold:

\$1,550,000/\$1,675,000 ↑

13 days on the market

2616 Glendale Blvd • Silver Lake 90039

4 units • **\$387,500/unit** • **2,730 sqft** • **5,809 sqft lot** • **\$613.55/sqft** •
Built in 1951

Listing ID: BB22057098

Take the East Fletcher Dr exit from I5 and make your first right on to Glendale Blvd. Property will be on your right.



2616 Glendale Blvd is a rare, pride-of-ownership fourplex located in ultra-trendy Silver Lake! Just a quick walk to the Silver Lake Reservoir and the many neighborhood hotspots on Glendale Blvd, such as Whole Foods, Red Lion Tavern and Constellation Coffee! With such a premium, walkable location, this fourplex will attract high quality renters quickly! Inventory in A+ Silver Lake is low, making this an opportunity you'll want to jump on right away! Also important to note is the potential for 1 or 2 ADU's in the back, which would add tremendous value. This charming property will be delivered with TWO units vacant at close of escrow, meaning this is a perfect opportunity for both owner occupiers and investors. Either A) live in one of the vacant units while having the tenants cover the mortgage or B) rent for top dollar and achieve an outstanding return. The current projected cap rate is close to 4% and the pro forma cap rate is a whopping 5.74%. Whether you plan to occupy or fully rent, you can't go wrong either way! Additionally, the existing tenants are responsible and kind tenants who have always paid on time. 2616 Glendale Blvd is made up of four spacious 1b/1b units that are 682+ sq ft each. The property features a large private parking lot that sits behind a motorized security gate. The units boast spacious, open floorplans, plentiful windows letting in ample natural lighting, and real hardwood flooring! Another notable perk is that the property is situated in the Ivanhoe School District, which is considered one of the best elementary schools in LA! In a market with fourplexes nearby going at \$2,000,000+ and price per SF's at \$600-\$1,000+, this is a rare opportunity to pin something down for an unheard of price of \$1,550,000!

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$357 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.93
- \$88728 Gross Scheduled Income
- \$60939 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen
- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,208
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$1,092
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,700
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,255	\$1,255	\$2,500
2:	1	1	1	0	Unfurnished	\$1,139	\$1,139	\$2,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5438017010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$3,149,000/\$3,149,000**

222 S ARNAZ Dr • Beverly Hills 90211

0 days on the market

**4 units • \$787,250/unit • 4,038 sqft • 6,501 sqft lot • \$779.84/sqft •
Built in 1940**

Listing ID: 22155561

South of Wilshire



Entered into the MLS for comps purposes. Property sold off market.

Facts & Features

- Sold On 05/11/2022
- Original List Price of \$3,149,000
- 1 Buildings
- \$1 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$1
- 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:	4	6	4		Unfurnished	\$1	\$1	\$1
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- C01 - Beverly Hills area
- Los Angeles County
- Parcel # 4333016028

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22155561

Printed: 05/15/2022 10:40:24 AM

Closed •

1416 S Hobart Blvd • Los Angeles 90006

4 units • **\$387,500/unit** • **4,332 sqft** • **8,216 sqft lot** • **\$322.02/sqft** •
Built in 1917

S of Pico & On Hobart. Cross Streets: 121TH ST

List / Sold:

\$1,550,000/\$1,395,000 ↓

117 days on the market

Listing ID: 320008943



Korea Town Multi Family Property.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$1,550,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- 0 Total carport spaces
- Land Lease Frequency: See Remarks
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: Back Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01038441
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0			\$0	\$1,211	\$0
2:	1	2	0			\$0	\$1,850	\$0
3:	1	2	0			\$0	\$1,108	\$0
4:	1	2	0			\$0	\$1,490	\$0
5:	1	0	0			\$0	\$125	\$0

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5074005009

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 320008943

Printed: 05/15/2022 10:40:24 AM

Closed •

List / Sold: **\$850,000/\$661,250** ↓

1144 W 57th St • Los Angeles 90037

43 days on the market

4 units • **\$212,500/unit** • **3,216 sqft** • **4,558 sqft lot** • **\$205.61/sqft** •
Built in 1940

Listing ID: PW22028251

S. Vernon Ave / E. Normandie Ave



Investment property 4 units; recent 2 years installed a new rolling gate behind the building, replaced a new Tar roof & new laminate wood flooring for 2 units; each unit with 1 bedroom and 1 bath and extra small area maybe either used for storage/ office / den; 2 units on the 1st level, the other 2 units are located on the upper level; property is close to shopping & Fwy.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$975,000
- 1 Buildings
- 4 Total parking spaces
- \$448 (Estimated)
- \$54516 Gross Scheduled Income
- \$28181 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: \$26,335
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses: 350
- Insurance: \$2,000
- Maintenance: \$2,045
- Workman's Comp:
- Professional Management: 2664
- Water/Sewer: \$2,400
- Other Expense: \$3,840
- Other Expense Description: Plumbing

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,110	\$1,110	\$1,110
2:	1	1	1	0	Unfurnished	\$1,213	\$1,213	\$1,213
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,100
4:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,100

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5002017004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22028251

Printed: 05/15/2022 10:40:24 AM

Closed • **Quadruplex**

856 W 75th St • Los Angeles 90044

4 units • **\$275,000/unit** • **3,798 sqft** • **5,599 sqft lot** • **\$296.21/sqft** •
Built in 1965

Florene and Vermont

List / Sold:

\$1,100,000/\$1,125,000 ↑

18 days on the market

Listing ID: SB22017284



Great income property this is a 4 unit complex with a great unit mix. two 3 bedroom 2 bath and two 2 bedroom 1 bath. With great long-term tenants currently in place. This property has been well maintained through the year so Don't let this one get away, all has great long-term hold with a 30% percent upside. Additional income from onsite laundry in the rear of the building.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$532 (Estimated)
- Laundry: Common Area
- Cap Rate: 5
- \$6272 Gross Scheduled Income
- \$4564 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 36-40 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,708
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00908509
- Gardener:
- Licenses:
- Insurance: \$160
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$248
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,500	\$18,000	\$2,200
2:	1	3	2	1	Unfurnished	\$1,764	\$21,168	\$2,800
3:	1	2	1	1	Unfurnished	\$1,454	\$17,448	\$2,200

4:	1	3	2	1	Unfurnished	\$1,434	\$17,208	\$2,800
----	---	---	---	---	-------------	---------	----------	---------

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 4• Gas Meters: 4• 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• Rent Controlled | <ul style="list-style-type: none">• C37 - Metropolitan South area• Los Angeles County• Parcel # 6020007033 |
|---|--|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22017284

Printed: 05/15/2022 10:40:24 AM

Closed • **Quadruplex**

934 S Concourse Ave • East Los Angeles 90022

4 units • **\$218,750/unit** • **2 sqft** • **5,056 sqft lot** • **No \$/Sqft data** •
Built in 1953

South of Whittier Blvd.

List / Sold: **\$875,000/\$850,000** ↓

24 days on the market

Listing ID: CV22033712



Excellent opportunity to purchase investment units. Two duplex units located on the boarder of LA and Montebello. Front duplex 934 consists of front unit 2 bedroom, 1bath.; side unit 1br, 1 bath. Back unit 936 has two upstairs one bedroom one bath units. Great location on charming divided street with shopping and transportation close by. Well maintained neighborhood. Montebello schools. The two upper units have very nice original hardwood floors. Front unit has remodeled bath and side door from kitchen. Front side unit has back door. One kitchen updated, other kitchens have tile counter tops. Dual pane windows. Two shared laundry rooms. Each unit has a one car detached garage. All garages have alley access.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater, Wall Furnace
- \$368 (Estimated)
- Laundry: Community, Gas & Electric Dryer Hookup, Individual Room
- \$12959 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Galley Kitchen, See Remarks
- Floor: Laminate, See Remarks, Wood
- Appliances: None, Water Heater
- Other Interior Features: Ceiling Fan(s), Laminate Counters, Tile Counters, Unfurnished

Exterior

- Lot Features: 2-5 Units/Acre, Lawn, Level with Street, Level, Near Public Transit, Sprinkler System, Sprinklers Timer, Utilities - Overhead
- Security Features: Smoke Detector(s)
- Fencing: Chain Link, Fair Condition
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$8,592
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680

- Cable TV: 00848848
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

1:	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
	4	5	4	4	Unfurnished	\$3,325	\$3,325	\$6,750

Of Units With:

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

Additional Information

- Trust sale
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 6337010030

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

14839 Blythe St • **Panorama City 91402**

4 units • **\$274,750/unit** • **2,976 sqft** • **6,943 sqft lot** • **\$372.31/sqft** •
Built in 1956

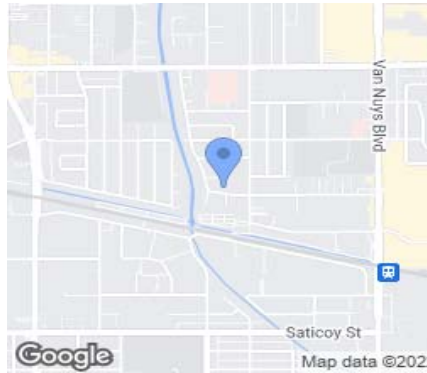
Located just south of Roscoe Blvd and west of Van Nuys Blvd.

List / Sold:

\$1,099,000/\$1,108,000 ↑

35 days on the market

Listing ID: SR22050508



This pride of ownership property is centrally located and within walking distance to the major development "The Plant" that includes retailers such as Walmart, Target, and Home Depot. This pride of ownership 4 Unit apartment building is located in a high-demand rental location. The property is comprised of (2) Two (1) One Bedroom and (1) One Bath Units and (2) Two (2) Two Bedroom and (1) One Bath Units. The building is individually metered for gas and electricity and has copper plumbing throughout. The building also has on-site parking and on-site laundry. There is a tremendous amount of rental upside! The property is fully occupied and will be delivered with existing tenants in place. The property is subject to rent control.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,099,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$515 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.18
- \$62760 Gross Scheduled Income
- \$34912 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: \$25,965
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,488
- Maintenance: \$2,739
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$2,000
2:	1	2	1	0	Unfurnished	\$1,375	\$1,375	\$2,000
3:	1	1	1	0	Unfurnished	\$1,030	\$1,030	\$1,700
4:	1	1	1	0	Unfurnished	\$1,375	\$1,375	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- PC - Panorama City area
- Los Angeles County
- Parcel # 2209040004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR22050508

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Closed •

List / Sold:

\$1,249,000/\$1,200,000 ↓

0 days on the market

Listing ID: 22138457

6315 BRYNHURST Ave • Los Angeles 90043

4 units • **\$312,250/unit** • **3,003 sqft** • **11,364 sqft lot** • **\$399.60/sqft** •
Built in 1912

West of Crenshaw Boulevard, North of Hyde Park Boulevard



Desirable Opportunity to Redevelop Up to 25-Unit Apartment or to Build ADUs | One 3BD/1BA House & Three 2BD/1BA Bungalow-Style Units on a Large 11,364-Square Foot Lot | Walking Distance to Highly Anticipated Crenshaw/LAX Line | Rare LAR3 TOC Tier 3 Zoning - Outstanding Development Potential in Strong Hyde Park Apartment Market | Located within 2 Miles of The Forum, SoFi Stadium & Upcoming \$1.2 Billion Clippers Arena | Minimal Common Area & Utility Expenses | Residential Asset -Qualifies for Attractive Residential Financing

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,249,000
- 3 Buildings
- \$27621 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$29,618
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,590	\$1,590	\$2,250
2:	1	2	1		Unfurnished	\$1,192	\$1,192	\$2,000
3:	1	2	1		Unfurnished	\$1,192	\$1,192	\$2,000
4:	1	2	1		Unfurnished	\$1,047	\$1,047	\$2,000
5:								
6:								
7:								

8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006007007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22138457

Printed: 05/15/2022 10:40:24 AM

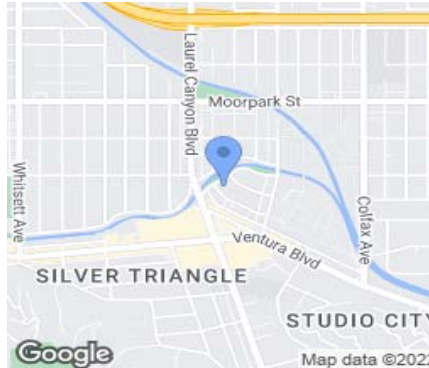
Closed •

12109 HOFFMAN St • Studio City 91604
4 units • \$475,000/unit • 4,538 sqft • 7,201 sqft lot • \$457.25/sqft •
Built in 1928
3 blocks North of Ventura blvd in between Laurel Canyon and Radford

List / Sold:
\$1,900,000/\$2,075,000 ↑

17 days on the market

Listing ID: 22137501



Prime Studio City Location Walking Distance to Shops on Ventura Blvd, Sportsman's Lodge, Erewhon, Trader Joe's, and the Studio City Farmer's Market. Significant Upside in Rents Good ADU Potential in the Back of Property Attractive Financing available for Fourplexes Two Units can be delivered vacant*

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$1,900,000
- 1 Buildings
- Heating: Central, Floor Furnace
- \$60554 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$37,222
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

9:
10:
11:
12:
13:

Of Units With:

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

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

Additional Information

- Standard sale

- STUD - Studio City area
- Los Angeles County
- Parcel # 2368003016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22137501

Printed: 05/15/2022 10:40:24 AM

Closed •

List / Sold:

\$1,300,000/\$1,350,000 ↑

9 days on the market

Listing ID: CV22083935

6252 Milton Ave • Whittier 90601

**5 units • \$260,000/unit • 3,167 sqft • 7,000 sqft lot • \$426.27/sqft •
Built in 1960**

East of I-605, South of CA-60; Near Intersection of Camilla St & Milton Ave



We are pleased to offer for sale this pride of ownership asset located in "Uptown" Whittier. The subject property consists of 5 rental units, 1(2bed/1Bath) & 4(1Bed/1Bath) units. The property has undergone a number of capital improvements over the last 5 years which include; New Copper Plumbing, New Electrical Service, New Roof, and New Dual Pane Windows. Tenants enjoy an onsite laundry facility as well as open space parking. The current rental rates are quite modest for the area offering a new investor an upside potential of 25%+/- in potential gross rental income. "Uptown" Whittier is home to restaurants, nightlife, and major public services, all of which are walking distance to the subject property.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$0 (Assessor)
- Laundry: Community, Inside
- \$82872 Gross Scheduled Income
- \$54825 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$25,560
- Electric: \$385.00
- Gas: \$234
- Furniture Replacement:
- Trash: \$1,633
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$1,267
- Maintenance: \$3,750
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,975
- Other Expense: \$750
- Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,675	\$1,675	\$1,850
2:	1	1	1	0	Unfurnished	\$1,425	\$1,425	\$1,695

3:	1	1	1	0	Unfurnished	\$1,285	\$1,285	\$1,695
4:	1	1	1	0	Unfurnished	\$1,285	\$1,285	\$1,695
5:	1	1	1	0	Unfurnished	\$1,186	\$1,186	\$1,695

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
- 678 - N. Whittier area
- Los Angeles County
- Parcel # 8135010015

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV22083935

Printed: 05/15/2022 10:40:24 AM

Closed •

List / Sold:

\$1,485,000/\$1,455,300 ↓

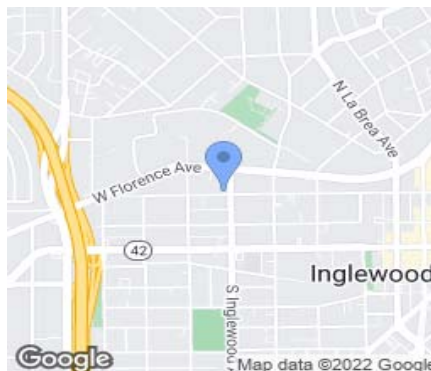
35 days on the market

401 -409 W Regent St • Inglewood 90301

**5 units • \$297,000/unit • 3,582 sqft • 7,524 sqft lot • \$406.28/sqft •
Built in 1942**

Listing ID: SB22050542

Eastbound of Interstate 405, and Southbound of W Florence Ave.



401-409 W. Regent Street, is an excellent opportunity for one in a 1031 exchange and/or buyer looking to invest in the rapidly developing City of Inglewood. Subject property is a low density 5-unit complex in the heart of Inglewood within walking distance (high walk score of 79) for everyday errands and City Hall + Library. 3 of the units have washer & dryer hookups & separate front and back doors – just like a house plus yard. 2 of the units are located on top of the garages with shared utility room. Each unit has enclosed one car garage + parking in the driveway + street parking. Long term tenants + Upside in rent. High density INR4 Zoning + Corner location – great for future development + potential to convert garages into 2 ADU's, increasing the investment to over a 7% CAP rate!(Buyers to verify). Located less than 10 minutes away from multi-billion-dollar projects of Hollywood Park and the Forum, this property supports high rental income, where rents are trending up. Situated on a large 7,500+ sq. ft. lot, the subject property is a commuter's dream given the proximity to the 405 Fwy and 105 Fwy. The City of Inglewood is a preferred City for Investment, located close to LAX Airport and with ongoing construction of Hollywood Park, an entertainment complex and master planned neighborhood. Hollywood Park includes state of the art billion-dollar Sofi Stadium, which hosted Super Bowl LVI (February 2022), and is scheduled to host the College Football Playoff National Championship in January 2023, WrestleMania 39 in April 2023, and the opening and closing ceremonies (as well as soccer and archery events) of the 2028 Summer Olympics. Clippers Arena under construction is located just south of Sofi. Other upcoming developments in the area are LA Phil Yola Center, NFL Media Center, Arya Hotel + numerous residential developments. Don't miss this Great Opportunity to invest in this Prime Upcoming Area!

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,485,000
- 2 Buildings
- 5 Total parking spaces
- \$1,401 (Estimated)
- Laundry: Inside
- \$90960 Gross Scheduled Income
- \$52566 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 5 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,846
- Electric: \$1,000.00
- Gas: \$1,000
- Insurance: \$1,897
- Maintenance: \$3,638
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$1,000
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Professional Management: 4548
 - Water/Sewer: \$1,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Partially	\$1,015	\$1,015	\$1,200
2:	1	0	1	1	Partially	\$1,015	\$1,015	\$1,200
3:	1	2	1	1	Partially	\$1,700	\$1,700	\$2,200
4:	1	2	1	1	Partially	\$1,975	\$1,975	\$2,150
5:	1	2	1	1	Partially	\$1,875	\$1,875	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4020004010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Apartment**

List / Sold: **\$950,000/\$1,051,000** ↑

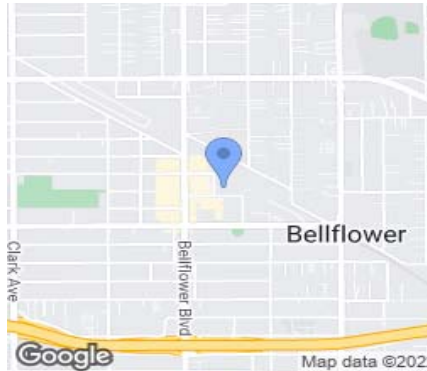
9857 Belmont St • Bellflower 90706

8 days on the market

5 units • **\$190,000/unit** • **2,863 sqft** • **11,325 sqft lot** • **\$367.10/sqft** •
Built in 1950

Listing ID: SB22054850

East of Bellflower Blvd North of 91 Freeway



Centrally located in the city of Bellflower, This income property will be your perfect project to upgrade and boost the income flow. Front detached house comes with 3 bedroom and 1 bathroom(the third bedroom was added without a permit). The middle building consists of 3 one bedroom one bathroom units and the rear detached studio unit(which was converted from a garage without permit, no gas meter, utilities shared with the front house). Plenty of onsite parking, laundry room(washer & dryer owned by the owner). All the tenants are on month to month. Shops, restaurants, stores, ample public parking, Bellflower bike trails are all within a walking distance. Tax record shows four units-buyer shall verify

Facts & Features

- Sold On 05/08/2022
- Original List Price of \$950,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Forced Air
- \$0 (Assessor)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$38400 Gross Scheduled Income
- \$24960 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,440
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,000
- 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	1	0	Unfurnished	\$0	\$0	\$2,500
2:	3	1	1	0	Unfurnished	\$800	\$2,400	\$3,900

3: 1 0 1 0 Unfurnished \$800 \$800 \$1,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- RG - Bellflower North of 91 Frwy, S of Alondra area
- Los Angeles County
- Parcel # 7109011005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB22054850

Printed: 05/15/2022 10:40:24 AM

Closed •

List / Sold:

\$2,589,000/\$2,415,000 ↓

110 days on the market

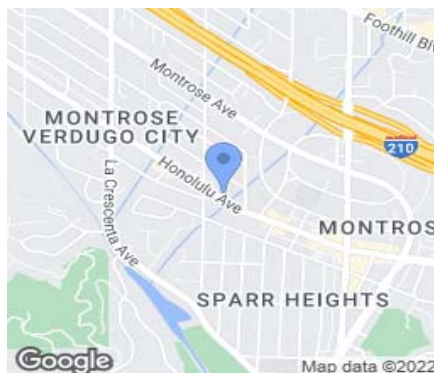
Listing ID: 21788864

2533 Honolulu Ave • Montrose 91020

6 units • \$431,500/unit • 5,418 sqft • 6,820 sqft lot • \$445.74/sqft •

Built in 1984

Google Maps



We are excited to introduce 2533 Honolulu Ave to the market. This 1984 built 5,418sqft, 6-unit complex is located in the highly coveted neighborhood of downtown Montrose. Just 2 blocks from the best of what Montrose has to offer including restaurants, shopping, cafs, Trader Joes and the farmers market on Sundays. The interior units consist of 2 bedrooms and 1 bathroom. Most have updated flooring. These spacious units feature combined living and dining area, and approximately over 900 sq ft of living space. The third-floor units have beautiful views with 2 access points that lead upstairs at each end of the building. Tenants share a total of 9 parking spots, and coin laundry machines. The current tenants are great people who take pride in taking care of the property and their units. 1 unit is vacant. 5 other units are occupied. A property that is this great of an asset does not come around often.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$2,589,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: See Remarks
- \$116496 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$17,113
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$851
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,630
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense: \$6,547
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1		Unfurnished	\$1,640	\$8,200	\$14,400

2:
3:
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5807019012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1120 MYRA Ave • Los Angeles 90029

**6 units • \$233,167/unit • 3,688 sqft • 6,331 sqft lot • \$311.82/sqft •
Built in 1953**

South of Sunset, East of Hoover

List / Sold:

\$1,399,000/\$1,150,000 ↓

14 days on the market

Listing ID: 22142975



Exciting Opportunity in Prime Silver Lake Location, next to Sunset Junction this 6 unit building is perfectly located close to all of the authentic and exciting restaurants, shops and nightlife. The unit mix consists of three (2+1's), two (1+1's) and one studio which is currently being used as storage by one of the tenants and may be delivered vacant at the close of escrow (this is the \$80.00 per month unit). The building has been owned by the same family for many years and has long term tenants who pay on time. There is tremendous upside potential here situated in a trendy neighborhood, centrally located to Hollywood, Los Feliz and Downtown LA. Parking on-site for at least 5 cars.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- 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	\$260	\$260	\$2,400
2:	2	2	1		Unfurnished	\$725	\$725	\$2,400
3:	3	1	1		Unfurnished	\$810	\$810	\$2,100
4:	4	0	1		Unfurnished	\$80	\$80	\$1,800

5:	5	1	1	Unfurnished	\$815	\$815	\$2,100
6:	6	2	1	Unfurnished	\$830	\$830	\$2,400

7:
8:
9:
10:
11:
12:
13:

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: • Gas Meters: • Water Meters: • 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"> • C21 – Silver Lake – Echo Park area • Los Angeles County • Parcel # 5429002014 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,950,000/\$2,850,000 ↓

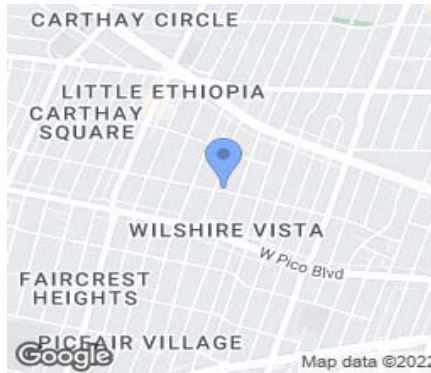
74 days on the market

Listing ID: PW22013876

5675 Packard St • Los Angeles 90019

6 units • \$491,667/unit • 5,794 sqft • 7,298 sqft lot • \$491.89/sqft • Built in 1938

North of Pico. East of Fairfax



Check out this impeccably maintained, plug-and-play investment opportunity featuring six spacious units situated on a corner lot in Prime Mid-Wilshire delivered with plans for two Accessory Dwelling Units! The property boasts excellent street frontage on both Packard and Spaulding Avenue and a unit mix which features 3 one-bedroom units and 3 two-bedroom units - with the two-bedroom (which are one plus bonus room) units FULLY-renovated with brand new kitchens, bathrooms, in-unit washer/dryers, stainless steel appliances and original wood flooring throughout. Build 2 ACCESSORY DWELLING UNITS (Two-bedroom and studio) - and achieve an additional \$50,000+/year in supplemental rent!! Once ADUs complete, property will operate at north of a 5% cap rate.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$2,950,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$1,086 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 3.8
- \$167988 Gross Scheduled Income
- \$111595 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,353
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,300
- Cable TV: 01984315
- Gardener:
- Licenses:
- Insurance: \$2,546
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,513
- 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	0	Unfurnished	\$2,845	\$2,845	\$2,995
2:	1	2	1	0	Unfurnished	\$2,995	\$2,995	\$2,995
3:	1	1	1	0	Unfurnished	\$1,738	\$1,738	\$2,350
4:	1	2	1	0	Unfurnished	\$2,845	\$2,845	\$2,995
5:	1	1	1	0	Unfurnished	\$1,867	\$1,867	\$2,350
6:	1	1	1	0	Unfurnished	\$1,709	\$1,709	\$2,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5085025001

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

713 N Grand Ave • Los Angeles 90012

6 units • \$363,333/unit • 5,350 sqft • 5,060 sqft lot • \$401.87/sqft •
Built in 1987

Alpine / Bunker Hill

List / Sold:

\$2,180,000/\$2,150,000 ↓

10 days on the market

Listing ID: AR22077601



Townhouse Style Apt in Chinatown, all unit had Individual water heater and CAC system. had big backyard . Close to everything. 1 U 3 Br 2.5 Bath, 1 U 3Br 2 Baths , All 2 Br 1.5 Bath. one 3 Bedroom 2 bath can split in 2 U make total 7 units income. Rental below market, great upside potential , offers subject to inspection; Drive by only, Do Not disturb occupancies.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$2,380,000
- 1 Buildings
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,052 (Estimated)
- Laundry: Common Area
- \$90000 Gross Scheduled Income
- \$82133 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,867
- Electric: \$845.00
- Gas: \$240
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01983717
- Gardener:
- Licenses: 407
- Insurance: \$3,375
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$1,900	\$1,900	\$2,800
2:	1	3	2	1	Unfurnished	\$1,300	\$1,300	\$2,800
3:	1	2	2	1	Unfurnished	\$1,100	\$1,100	\$1,800
4:	1	2	2	1	Unfurnished	\$1,150	\$1,150	\$1,800

5:	1	2	2	1	Unfurnished	\$1,075	\$1,075	\$1,800
6:	1	2	2	1	Unfurnished	\$1,000	\$1,000	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- CHNA - Chinatown area
- Los Angeles County
- Parcel # 5407012008

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: AR22077601

Printed: 05/15/2022 10:40:25 AM

Closed •

2913 Covina St • El Sereno 90032

**7 units • \$207,143/unit • 3,576 sqft • 9,210 sqft lot • \$391.50/sqft •
Built in 1951**

Head east on Alhambra Ave - Cross Streets: Warwick and Alhambra

List / Sold:

\$1,450,000/\$1,400,000 ↓

14 days on the market

Listing ID: WS22034425



Excellent opportunity to own a wonderful 7 unit income property. Conveniently located near 10 and 710 freeways, downtown Los Angeles, Cal State L.A., and Alhambra shopping center on Fremont Ave. Each unit includes a 1 car garage. Separate gas and electric meters and On site coin operated laundry.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$1,450,000
- 2 Buildings
- 7 Total parking spaces
- Heating: Wall Furnace
- \$1,095 (Estimated)
- Laundry: Common Area, Community
- \$92136 Gross Scheduled Income
- \$78931 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,205
- Electric: \$2,449.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,135
- Cable TV: 00888274
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,621
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,395	\$1,395	\$1,395
2:	1	1	1	1	Unfurnished	\$1,295	\$1,295	\$1,295
3:	1	1	1	1	Unfurnished	\$641	\$641	\$641
4:	1	1	1	1	Unfurnished	\$1,140	\$1,140	\$1,140

5:	1	1	1	1	Unfurnished	\$617	\$617	\$617
6:	1	1	1	1	Unfurnished	\$1,295	\$1,295	\$1,295
7:	1	1	1	1	Unfurnished	\$1,295	\$1,295	\$1,295

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5220022012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22034425

Printed: 05/15/2022 10:40:25 AM

Closed •

List / Sold:

\$2,300,000/\$1,950,000 ↓

8 days on the market

Listing ID: 22132463

4161 LOCKLAND PI • Los Angeles 90008

9 units • \$255,556/unit • 8,920 sqft • 11,605 sqft lot • \$218.61/sqft •
Built in 1953

Lockland Drive to Lockland Place to end of cul-de-sac.



Rare opportunity to purchase an 8,920 sf. 9-unit multi- family building in the Baldwin Hills/Park Hill Heights Neighborhood. The property is nestled in this quiet cul-de-sac and consists of a total of (12) Bedrooms & (10) Bathrooms: (6) 1 Bed/1 Bath Units in roughly 850 sq. ft. each. (2) 2 Bed/1 Bath units in roughly 1110 sq. ft. each. (1) Great Two story Owner's Unit with views, consisting of Living, Dining, Breakfast/Kitchen, Office, with (2) Bed/ 1 1/2 Baths in roughly 1620 sq. ft. The Owner's Unit is currently vacant allowing a new owner to establish market rent for the unit. This building has loads of charm and character. DO NOT DISTURB TENANTS. Looking for Back up Offers.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$2,300,000
- 3 Buildings
- 7 Total parking spaces
- Heating: Central, Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$85126 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$24,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$679	\$4,073	\$1,850
2:	2	2	1		Unfurnished	\$760	\$1,520	\$2,350

3:	1	2	1	Unfurnished	\$3,500	\$3,500	\$3,500
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• 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">• PHHT - Park Hills Heights area• Los Angeles County• Parcel # 5032020005 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

2408 Ocean Park Blvd • Santa Monica 90405

10 units • **\$401,500/unit** • **sqft** • **6,406 sqft lot** • **No \$/Sqft data** •
Built in 1961

Ocean Park Boulevard Off of Bundy

List / Sold:

\$4,015,000/\$3,825,000 ↓

0 days on the market

Listing ID: P1-8818



Facts & Features

- Sold On 05/09/2022
- Original List Price of \$4,015,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- Laundry: Community
- \$250152 Gross Scheduled Income
- \$173486 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

- Appliances: None
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Sprinklers None
- Fencing: None

Annual Expenses

- Total Operating Expense: \$73,635
- Electric:
- Gas: \$17
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01444805
- Gardener:
- Licenses:
- Insurance: \$2,464
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$8,445
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		0	1	0	Unfurnished	\$11,386	\$11,386	\$23,300
2:								
3:								
4:								
5:								
6:								

7:
8:
9:
10:
11:
12:
13:

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Rent Controlled

- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4272023031

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** P1-8818

Printed: 05/15/2022 10:40:25 AM

Closed •

List / Sold: **\$2,400,000/\$2,400,000**

325 S WESTLAKE Ave • Los Angeles 90057

6 days on the market

**10 units • \$240,000/unit • 8,000 sqft • 7,743 sqft lot • \$300.00/sqft •
Built in 1959**

Listing ID: 22132089

The subject property is situated in a good Westlake location, south of West 3rd Street and east of South Alvarado Street.



We are pleased to present a ten (10) unit apartment building located at 325 S Westlake Avenue in Los Angeles, California. The subject property is situated in a good Westlake location, south of West 3rd Street and east of South Alvarado Street. Built in 1959, this property contains a great unit mix of seven (7) one bedroom / one bathroom units and three (3) two bedroom / one bathroom units. The property is situated in an opportunity zone which offers tax benefits by exercising a heavy value add on the property. The soft story retrofit was completed by the seller as well and tenants have not been given an increase for the retrofit. The units are large and features plenty of lighting and closet space. The well-maintained building has laundry facilities and ten (10) on-site covered parking spaces available. Tenants will enjoy being within walking distance to incredible restaurant, retail, and recreational amenities. Some of these include Royal Indian Tandoori, Langer's Delicatessen-Restaurant, Mama's International Tamales, Hoho Chicken, The MacArthur, Dynasty Typewriter at the Hayworth, and many more. Outdoor recreation is available just down the street at historic MacArthur Lake Park. The subject property is in a good central location with easy access to the -101, -110, and -10 freeways. Situated in a good Westlake location, this offering presents an excellent opportunity for any investor to capitalize on strong rental upside potential in an opportunity zone adjacent to Downtown Los Angeles.

Facts & Features

- Sold On 05/09/2022
- Original List Price of \$2,400,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$90408 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator, Oven, Built-In, Range Hood, Range

Exterior

- Security Features: Gated Community, Automatic Gate

Annual Expenses

- Total Operating Expense: \$63,770
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash:
- Cable TV: 02165288
- Gardener:
- Licenses:

- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1		Unfurnished	\$1,209	\$1,209	\$1,600
2:	3	2	1		Unfurnished	\$1,578	\$1,578	\$2,100
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5154028018

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1839 CORINTH Ave • Los Angeles 90025

**10 units • \$375,000/unit • 6,342 sqft • 7,377 sqft lot • \$595.95/sqft •
Built in 1962**

West on Missouri Ave, North on Corinth Ave

List / Sold:

\$3,750,000/\$3,779,520 ↑

15 days on the market

Listing ID: 22145399



Selling price reflects Buyer paying all broker commissions. First time on the market in over 40 years! A Value-Add Investor's Dream - 1839 Corinth Ave is a rare 10 unit, investment opportunity ideally located in one of the most desirable westside locations, one block from the popular Sawtelle Japantown strip. Boasting an outstanding WalkScore of 93, this provides residents an abundance of walking distance amenities, countless dining options, entertainment venues, & shopping. Additionally, the location is central to major employment hub offering high-paying jobs, not to mention some of California's best beaches. 1839 Corinth Ave is the quintessential diamond in the rough, with the current owner having completed significant capital improvements such as newer roof, copper plumbing, and earthquake seismic retrofit which allows for a buyer to concentrate on renovations that can purely move the needle rent wise. Building also features a secured gated entry with on-site parking and laundry facilities. The 6,342 of living space offers a unit mix of 8 one bedroom units, 1 two bedroom and 1 bachelor. This asset allows the blank slate and flexibility to renovate the 6 vacant units and beautify the building facade for the ability to achieve some of the strongest rents in Los Angeles. The perfect investment for active investor, looking for strong, risk-mitigated returns and long-term appreciation.

Facts & Features

- Sold On 05/14/2022
- Original List Price of \$3,750,000
- 1 Buildings
- Levels: Two
- Heating: Wall Furnace
- Laundry: Community
- \$163013 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$70,333
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063191
- 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:	8	1	1		Unfurnished	\$2,125	\$17,003	\$20,000
2:	1	2	2		Unfurnished	\$1,394	\$1,394	\$3,350
3:	1	0	1		Unfurnished	\$1,500	\$1,500	\$1,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- WLA - West Los Angeles area
 - Los Angeles County
 - Parcel # 4261022008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

11430 CEDAR Ave • Hawthorne 90250

**12 units • \$291,667/unit • 9,896 sqft • 12,752 sqft lot • \$303.15/sqft •
Built in 1986**

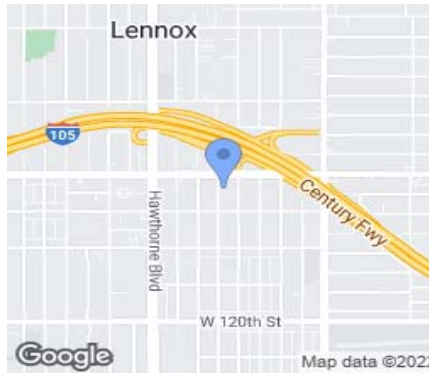
South of Imperial West of Prairie

List / Sold:

\$3,500,000/\$3,000,000 ↓

27 days on the market

Listing ID: 22130343



Rare 1986 construction 12 unit in the heart of Hawthorne. First time on the market in over 25 years. This property features very large 1 bedroom floorplans and is overparked with 18 parking spaces total. The rents are low and have real upside.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$3,500,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$85645 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$83,263
- 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:	12	1	1		Unfurnished	\$1,209	\$14,511	\$23,500
2:								
3:								
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4047004005

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22130343

Printed: 05/15/2022 10:40:25 AM

Closed • Apartment

List / Sold:

\$3,900,000/\$3,600,000 ↓

29 days on the market

265 E Navilla Pl • Covina 91723

14 units • **\$278,571/unit** • **11,536 sqft** • **15,808 sqft lot** • **\$312.07/sqft** •
Built in 1959

Listing ID: CV22007813

N/Rowland ; E/Second



Great investment for the savvy buyer! 14 units all occupied; 6 one bedroom units and 8 two bedroom units. They all surround a courtyard and pool area. Tenant parking includes (2) two car garages and 14 carports and there is always plenty of street parking for their guests. Laundry is easily accessible with a separate laundry room that has 2 sets of washers and dryers. Walk to Downtown Covina and Eastland Shopping Center.

Facts & Features

- Sold On 05/13/2022
- Original List Price of \$3,900,000
- 1 Buildings
- 18 Total parking spaces
- 14 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room
- \$176039 Gross Scheduled Income
- \$142139 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped, Level with Street, Lot 10000-
- Sewer: Public Sewer
- 19999 Sqft
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$33,900
- Electric: \$2,944.00
- Gas: \$344
- Furniture Replacement:
- Trash: \$4,462
- Cable TV:
- Gardener:
- Licenses: 151
- Insurance: \$11,598
- Maintenance: \$4,869
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,855
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	2	1	1	Unfurnished	\$8,785	\$8,785	\$14,400
2:	6	1	1	1	Unfurnished	\$6,505	\$6,505	\$9,000

Of Units With:

- Separate Electric: 15
- Gas Meters: 15
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 614 - Covina area
- Los Angeles County
- Parcel # 8455022031

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV22007813

Printed: 05/15/2022 10:40:25 AM

Closed •

List / Sold:

\$6,500,000/\$5,875,000 ↓

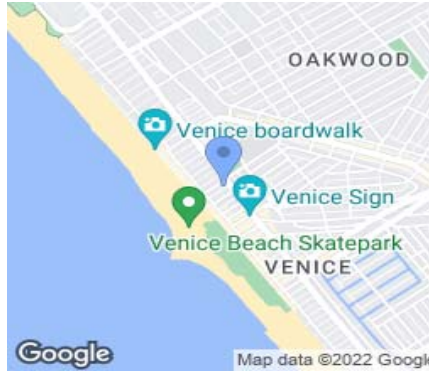
108 days on the market

Listing ID: 22116057

40 Westminster Ave • Venice 90291

**18 units • \$361,111/unit • 7,691 sqft • 3,149 sqft lot • \$763.88/sqft •
Built in 1912**

Pacific Ave at Westminster, 400 feet from the beach.



Silicon Beach Trophy asset located just off the beach on one of the hottest and most sought-after rental markets in the city that has made an extraordinary comeback post-Covid. Lots of capital improvements invested to bring this charming 1912 building into the 21st century, including new copper plumbing for most of the building, new shear wall, new entrance, new electrical subpanel, water heater and replacement of water, waste, vent and gas line, as well as many other interior and exterior common area upgrades. Most unit remodels include new kitchens, bathrooms, wall heaters, Low-E dual glaze windows, interior doors, lighting, tile, floors and more. Not only is it steps away from the sand, but the building is in close proximity to Abbott Kinney and Main Street. Ideal unit mix of Bachelors, Studios, One and Two-Bedrooms. Good rental upside.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$6,700,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$257522 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$144,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$2,550	\$2,550	\$2,550
2:	2	1	1		Unfurnished	\$2,573	\$2,573	\$2,575

3:	4	1	1	Unfurnished	\$1,925	\$1,925	\$1,995
4:	2	1	1	Unfurnished	\$2,500	\$2,500	\$2,500
5:	5	0	1	Unfurnished	\$1,375	\$1,375	\$1,995
6:	3	0	1	Unfurnished	\$1,500	\$1,500	\$1,795
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
- Los Angeles County
- Parcel # 4226006019

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$5,200,000/\$4,700,000 ↓

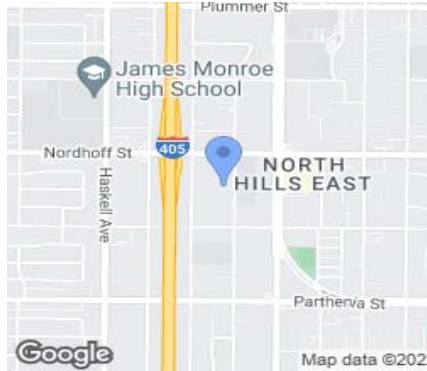
35 days on the market

9009 Langdon Ave • North Hills 91343

**22 units • \$236,364/unit • 18,188 sqft • 23,398 sqft lot • \$258.41/sqft •
Built in 1964**

Listing ID: TR22031478

West of Sepulveda Blvd



We are pleased to present the opportunity to acquire a 22-unit value-add multifamily located in North Hills. Built in 1964, the subject property is located at one of the most desirable rental market in San Fernando Valley, and it offers an excellent unit mix comprised of (2) three-bedroom two bathroom units, (12) two bedroom two bathroom units, (7) one-bedroom one-bathroom unit and (1) studio unit.

Facts & Features

- Sold On 05/10/2022
- Original List Price of \$5,200,000
- 1 Buildings
- 0 Total parking spaces
- \$2,662 (Estimated)
- Laundry: Community
- 23 electric meters available
- 23 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- 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:	22	0	1	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 23
- Gas Meters: 23
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- NOH - North Hills area
- Los Angeles County
- Parcel # 2654002008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** TR22031478

Printed: 05/15/2022 10:40:25 AM

Closed •

14 Westminster Ave • Venice 90291

**24 units • \$395,833/unit • 9,350 sqft • 3,148 sqft lot • \$949.20/sqft •
Built in 1912**

Westminster, near the beach

List / Sold:

\$9,500,000/\$8,875,000 ↓

108 days on the market

Listing ID: 22116067



Silicon Beach Trophy asset located just off the beach on one of the hottest and most sought-after rental markets in the city that has made an extraordinary comeback post-Covid. Lots of capital improvements invested to bring this charming 1912 building into the 21st century, including new copper plumbing for most of the building as well as many other interior and exterior common area upgrades. Most unit remodels include new kitchens, bathrooms, wall heaters, windows and window treatments, interior doors, lighting, tile, floors and more. Not only is it steps away from the sand, but the building is in close proximity to Abbott Kinney and Main Street. Ideal unit mix of Bachelors, Studios, One and Two-Bedrooms. Good rental upside.

Facts & Features

- Sold On 05/12/2022
- Original List Price of \$9,700,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included
- \$376344 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$201,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$5,000	\$5,000	\$5,000
2:	2	2	1		Unfurnished	\$2,450	\$2,450	\$2,775
3:	9	1	1		Unfurnished	\$2,050	\$2,050	\$2,495

4:	12	0	1	Unfurnished	\$1,750	\$1,750	\$1,850
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric:• Gas Meters:• Water Meters:• 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">• C11 - Venice area• Los Angeles County• Parcel # 4226006005 |
|---|--|

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