

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	P1-11304	S	904 E	76th ST	LA		PRO	2	\$57,600		\$608,600↓	\$359.91	1691	1923	5,103/0.11	N		1	06/14/23	205/205
2	23263661	S	1024 S	Fir AVE	ING	102	STD	2			\$855,000↑	\$392.56	2178	1926	7,184/0.16	N		3	06/14/23	13/13
3	SB23063374	S	4438 W	170th	LAWN	113	STD	2	\$47,400	3	\$950,000↑	\$456.29	2082	1962/ASR	5,800/0.1331	N		2	06/14/23	9/9
4	SB23071862	S	4750 W	167th ST	LAWN	113	TRUS	2	\$58,800		\$1,020,000↓	\$399.06	2556	1968/ASR	5,801/0.1332	N		3	06/14/23	10/10
5	SB23036066	S	1115 E	O ST	WILM	196	STD	2	\$0		\$675,000↓	\$459.18	1470	1922/ASR	5,020/0.1152	N		0	06/16/23	71/71
6	WS23089265	S	1616	Zara ST	GDDR	629	STD	2	\$5,440		\$1,370,000↑	\$581.49	2356	1959/ASR	39,197/0.8998	N		2	06/16/23	2/2
7	PW23087932	S	13448	Camilla ST	WH	670	TRUS	2	\$0		\$690,000↓	\$481.84	1432	1907/ASR	7,438/0.1708	N		2	06/14/23	4/4
8	PW22257518	S	11245	Colima RD	WH	670	STD	2	\$57,600		\$975,000↑	\$520.28	1874	1960/ASR	12,747/0.2926	N		2	06/12/23	98/98
9	AR23061886	S	2609	Lincoln Park AVE	LHTS	677	STD	2	\$0		\$805,000↑	\$465.86	1728	1924/ASR	7,441/0.1708	N		1	06/16/23	12/12
10	TR22238476	S	435 E	11th ST	POM	687	STD	2	\$36,000		\$580,000	\$386.67	1500	1901/PUB	7,800/0.1791	N		0	06/13/23	173/173
11	23264925	S	856 -858 S	STANLEY AVE	LA	C19	STD	2			\$2,200,000↓	\$640.84	3433	1934	5,500/0.12				06/13/23	10/18
12	PW23067368	S	1123 W	59th ST	LA	C34	STD	2	\$32,760		\$768,000↑	\$318.65	1930	1921/ASR	4,802/0.1102	N		2	06/16/23	6/6
13	DW23074161	S	1125 W	61st ST	LA	C34	STD	2	\$0		\$700,000	\$542.22	1291	1915/ASR	6,055/0.139	N		2	06/13/23	7/7
14	SB23027487	S	2426 E	114th ST	LA	C37	PRO	2	\$0		\$660,000	\$356.76	1850	1962/ASR	6,246/0.1434	N		2	06/15/23	29/29
15	OC23050234	S	8729	Bandera ST #2	LA	C37	STD	2	\$0		\$680,000↑	\$444.15	1531	1955/ASR	6,667/0.1531	N		0	06/16/23	17/17
16	DW23045688	S	560	Oakford DR	ELA	ELA	STD	2	\$22,800		\$775,000↓	\$371.52	2086	1928/ASR	5,155/0.1183	N		0	06/13/23	45/45
17	DW23066033	S	9642	Bryson AVE	SOG	T4	STD,TRUS	2	\$4,750		\$768,000	\$395.88	1940	1956/ASR	7,802/0.1791	N		2	06/12/23	1/1
18	BB23078981	S	42 E	Harriet ST	ALTA	604	STD	3	\$95,160	5	\$1,400,000↑	\$667.62	2097	1981/PUB	9,281/0.2131	N		0	06/16/23	1/1
19	AR22160292	S	3505	Marguerite ST	GPRK	623	STD	3	\$0		\$950,000↓	\$305.47	3110	1925/ASR	9,810/0.2252	N		0	06/14/23	287/287
20	IG23052095	S	128 E	46th ST	LA	699	STD	3	\$84,000		\$1,135,000↓	\$156.55	7250	1922/ASR	7,250/0.1664	N		0	06/14/23	21/21
21	23262564	S	2431 S	4th ST	LA	BOYH	NOD	3			\$710,000↓	\$286.41	2479	1895	6,741/0.15	N			06/12/23	7/7
22	23281239	S	1615	Shell AVE	VEN	C11	STD	3			\$1,930,000	\$922.56	2092/A	1925/ASR	4,030/0.09				06/16/23	0/0
23	22205049	S	4248	La Salle AVE	CULV	C28	STD	3			\$1,915,000↓	\$927.36	2065	1923	6,747/0.15				06/12/23	13/13
24	GD23082668	S	6058	Craner AVE	NHLW	NHO	STD,TRUS	3	\$52,071		\$950,000↓	\$294.30	3228	1957/ASR	15,226/0.3495	N		3	06/15/23	7/7
25	PW23064995	S	6630	Motz ST	PAR	RK	STD	3	\$55,500	4	\$1,038,000↓	\$381.34	2722	1940/ASR	8,520/0.1956	N		2	06/12/23	22/22
26	SB23068842	S	15337	Firmona AVE	LAWN	112	TRUS	4	\$79,800		\$1,802,500↓	\$336.66	5354	1989/PUB	7,376/0.1693	N		4	06/16/23	2/2
27	22166773	S	4561 W	173RD ST	LAWN	113	STD	4			\$1,400,000↓	\$373.73	3746	1979	5,801/0.13				06/15/23	324/324
28	SB23072027	S	2511 S	Meyler ST #4	SP	180	STD	4	\$47,232	4	\$1,290,000↑	\$340.19	3792	1960/PUB	4,501/0.1033	N		4	06/13/23	17/17
29	TR23034230	S	1832 N	Alexandria AVE	LFE	637	STD,TRUS	4	\$25,603		\$1,650,000↓	\$476.74	3461	1921/ASR	7,309/0.1678	N		1	06/13/23	33/33
30	TR23013291	S	8356 -836 S	Sheffield RD	SGAB	654	STD	4	\$156,000		\$4,000,000↓	\$681.20	5872	1964/ASR	36,116/0.8291	N		6	06/12/23	26/26
31	DW22258851	S	11171	Bullis RD	LNWD	699	STD	4	\$52,000		\$765,000↓	\$392.71	1948	1951/ASR	6,310/0.1449	N		4	06/13/23	76/76
32	DW22232567	S	3546 E	Cesar E Chavez AVE	ELA	699	STD	4	\$0		\$800,000↓	\$366.30	2184	1921/PUB	6,658/0.1528	N		0	06/13/23	180/180
33	DW23051669	S	3205 E	4th ST	LA	BOYH	STD	4	\$71,088		\$865,000↑	\$487.32	1775	1904/PUB	4,958/0.1138	N		0	06/14/23	41/41
34	PW23051108	S	9112 S	Manhattan PL	LA	C34	STD,TRUS	4	\$32,400		\$1,050,000↓	\$311.57	3370	1944/ASR	6,904/0.1585	N		4	06/14/23	13/13
35	OC23047076	S	1218 E	70th ST	LA	C37	STD	4	\$74,280		\$815,000↑	\$345.19	2361	1948/ASR	5,906/0.1356	N		4	06/12/23	12/12
36	GD23038904	S	4418	Cahuenga BLVD	TUL	TUL	STD	4	\$93,984		\$1,624,000↓	\$522.19	3110	1940/ASR	6,599/0.1515	N		0	06/13/23	70/245
37	SR22251441	S	20841	Community ST	WIN	WIN	STD	4	\$126,600	6	\$1,485,000↓	\$644.53	2304	1948/OTH	17,990/0.413	N		0	06/16/23	163/163
38	SR23035487	S	2504 S	Budlong AVE	LA	C16	STD	5	\$52,848		\$665,000↓	\$149.10	4460	1921/ASR	6,750/0.155	N		0	06/14/23	54/54
39	CV23032112	S	603 W	41st PL	LA	C34	STD	5	\$0		\$3,025,000↓	\$355.88	8500	2023/BLD	6,761/0.1552	N		1	06/13/23	21/21
40	23266281	S	1014 S	Inglewood AVE	ING	102	STD	8			\$1,850,000↑	\$305.48	6056	1947	12,586/0.28			8	06/14/23	27/27
41	23267537	S	4114	Warner BLVD	BBK	610	STD	8		5	\$3,400,000↓	\$503.55	6752	1947	10,088/0.23				06/16/23	28/28
42	23234387	S	1028	14th ST	SM	C14	PRO	10		4	\$3,700,000↓	\$422.28	8762	1959	7,494/0.17	N		6	06/12/23	123/123
43	22172485	S	3844	EVANS ST	LA	637	STD	12		4	\$3,750,000↓	\$349.29	10736/A	1952/ASR	19,722/0.45			12	06/12/23	163/163
44	23260149	S	655 N	Manhattan PL	LA	HPK	STD	18			\$3,600,000	\$288.55	12476	1953/ASR	12,494/0.28				06/12/23	44/44

Closed • Duplex

List / Sold: **\$575,000/\$608,600** ↓

904 E 76th St • Los Angeles 90001

205 days on the market

2 units • \$287,500/unit • 1,691 sqft • 5,103 sqft lot • \$359.91/sqft •

Listing ID: P1-11304

Built in 1923

Exit Florence Avenue off 110 freeway, go east to Wadsworth Street and go south until you reach 76th Street and make a left. Property is located on south side of street.



Probate Sale! Fixer, Great Duplex on lovely tree lined residential neighborhood. Conveniently located near multiple shopping centers and public transportation minutes from Downtown L.A. 3 Bd/1 Ba (rear unit) and 2 Bd/1Ba (front unit). Plus one car garage in rear that could possibly be converted to an ADU. Perfect property for a large family that needs in-law quarters or extra income! Opportunity knocks! Call Karen for details! PROPERTY DELIVERED VACANTCOURT CONFIRMATION DATE IS 4/7/2023. Minimum bid is \$548,600. Sale is subject to court approval and confirmation!

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$688,500
- 2 Buildings
- 3 Total parking spaces
- Heating: Baseboard, Natural Gas, Wall Furnace
- Laundry: Inside, Gas Dryer Hookup, Washer Hookup, In Kitchen
- \$57600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Bonus Room, Living Room
- Floor: Carpet, Tile
- Appliances: None
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Front Yard
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$432
- Cable TV: 01107183
- 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:		4	2	1	Unfurnished	\$19,200	\$19,200	\$2
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 2• Gas Meters: 2• 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">• Probate Listing sale• Rent Controlled• Buyer Agency Compensation: 2% | <ul style="list-style-type: none">• Los Angeles County• Parcel # 6023020009 |
|--|--|

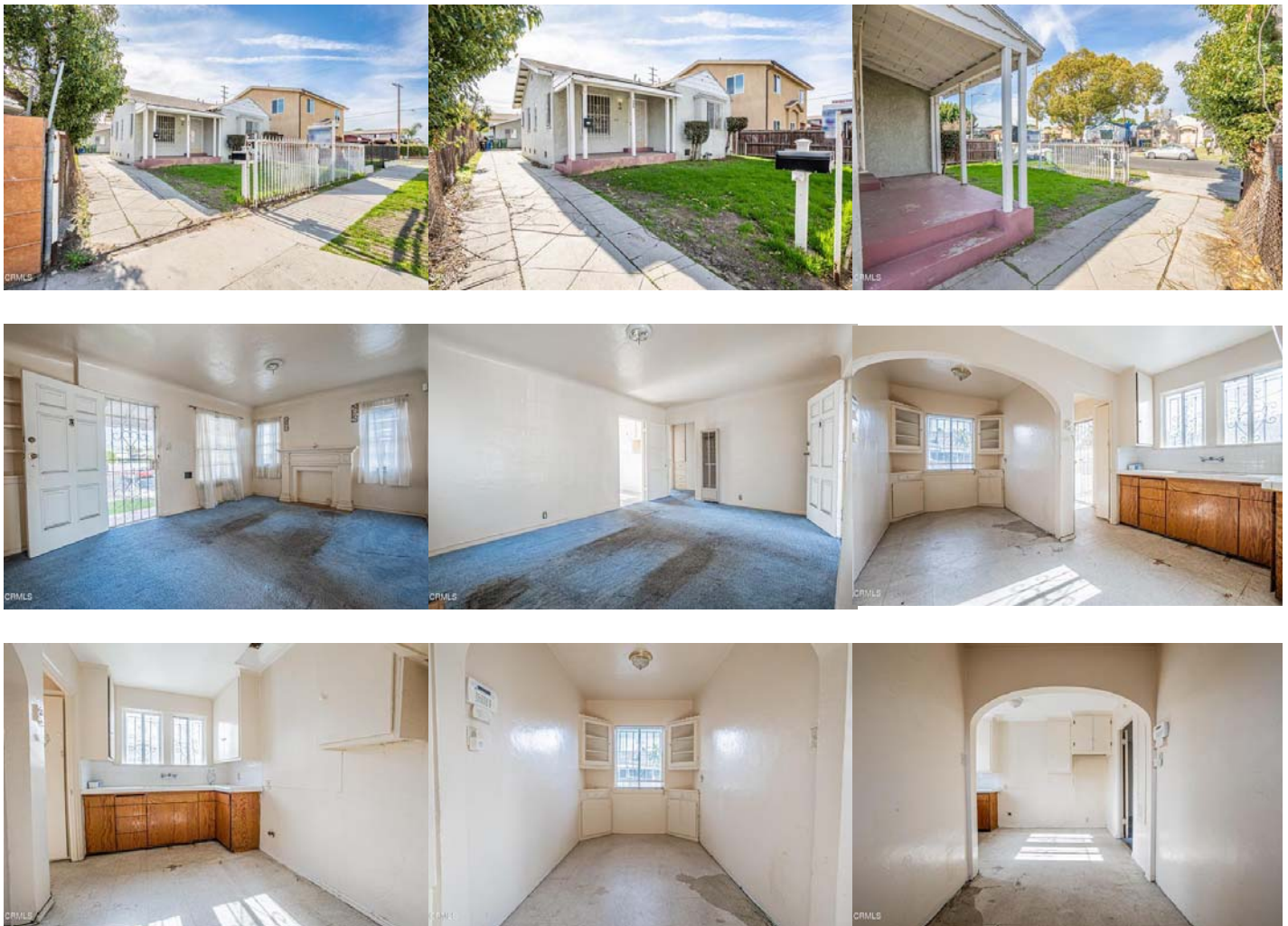
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold: **\$799,999/\$855,000** ↑

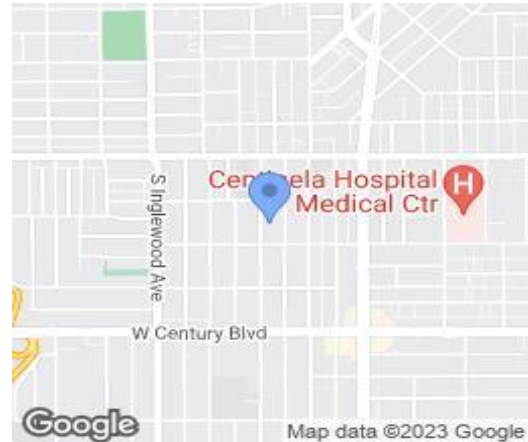
1024 S Fir Ave • Inglewood 90301

13 days on the market

2 units • \$400,000/unit • 2,178 sqft • 7,184 sqft lot • \$392.56/sqft • Built in 1926

Listing ID: 23263661

Cross Street Hardy Ave & La Brea



OFFERS DUE 05/08. Welcome to 1024 Fir Ave! Are you looking for a vacant duplex to be Re-imagined in your own unique design, situated near all the action? Look no further! These units are nestled in a prime location of Inglewood, just a jump away from the world-famous SoFi Stadium. This stadium hosts a plethora of thrilling sporting and entertainment events, making this location a sports fan's and entertainment seeker's dream come true. Let's talk about the units, shall we? The first unit is a charming two-bedroom one- bathroom that boasts 864 sqft of living space. Great opportunity to update , value add & lay down roots in this up & coming neighborhood. Assigned single car garage with plenty of space to store your vehicle and additional belongings, you'll never have to worry about parking woes or cluttered living spaces again. The second unit is a spacious two-bedroom, two-bathroom gem of 1,314 sqft. With a two-car garage, you'll have plenty of room to park your vehicles and keep them safe from the elements. And let's not forget about the unbeatable value of having a 3-car garage in a urban area where parking can be scarce. It's a rare and valuable feature that adds to the allure of these amazing units. Buyers to check with city of ADU conversion opportunities. This investment opportunity is one that you simply can't afford to miss, especially given its prime location and unique features. Come and make these units your own today, Value add with new market rents , Remodel & Flip or keep in your Real Estate Portfolio for long term returns in the heart of Inglewood!

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Central
- Laundry: Inside

Interior

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01253464
- 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	\$2,750
2:	2	2	2		Unfurnished	\$0	\$0	\$3,250
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
- Buyer Agency Compensation: 2%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4024026007

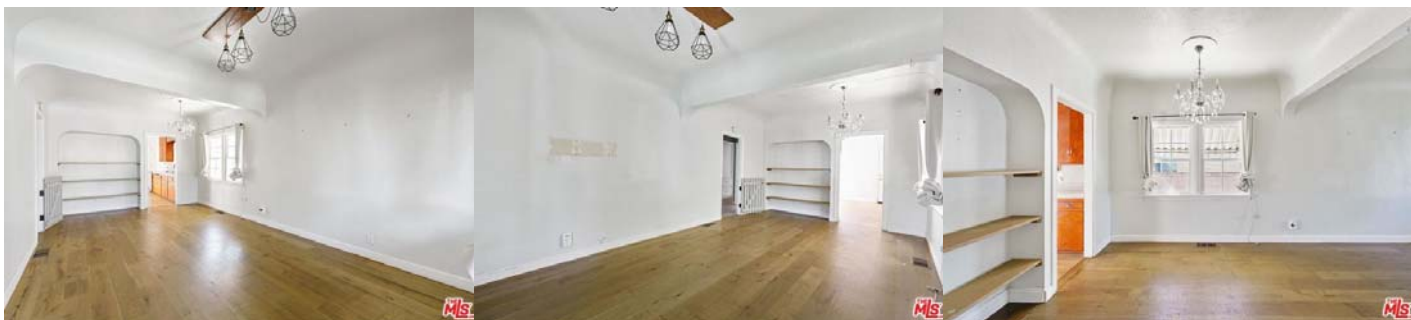
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$899,000/\$950,000** ↑

4438 W 170th • Lawndale 90260

9 days on the market

2 units • **\$449,500/unit** • **2,082 sqft** • **5,800 sqft lot** • **\$456.29/sqft** •
Built in 1962

Listing ID: SB23063374

Between Hawthorne and Inglewood on 170th, one blk from Hawthorne



Wonderful 2 individual homes located near The Galleria. Front 3 Bedroom 2 bath home is in good condition with large Kitchen, living room and two full bathrooms. Rear two bedroom needs TLC but has 952 SF with large bedrooms, living room & kitchen. Both units have delightfully large patios. Front unit has 2 car garage plus 2 spaces in front. Rents are 15.7 X Gross with a potential of higher income. Don't pass on this property with its best location unit set up!!! 2 Miles to the beach, 405 Fwy, quick drive to LAX and Downtown LA. Close to wonderful shopping, Malls, Parks, Restaurants and walking distance to Schools. You can live in one unit and rent out the other.

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Public Records)
- Laundry: In Kitchen
- Cap Rate: 3.4
- \$47400 Gross Scheduled Income
- \$30400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management: 1000
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,250	\$2,250	\$2,650
2:	1	2	1	0	Unfurnished	\$1,700	\$1,700	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081029005

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Duplex

List / Sold:

\$1,025,000/\$1,020,000 ↓

10 days on the market

Listing ID: SB23071862

4750 W 167th St • Lawndale 90260

**2 units • \$512,500/unit • 2,556 sqft • 5,801 sqft lot • \$399.06/sqft •
Built in 1968**

2 doors East of Inglewood Ave...parking on Inglewood Ave close to 167th ...easy



This duplex includes two 3 bedroom 2 bath units. Total livable sq ft is 2,556 and lot size is 5,801. The duplex includes a 3 car garage , and rear unit has private rear patio and yard area. Units include some upgrades. Each unit has indoor washer and dryers. The units are currently occupied. Good investment property for the owner occupier as well as investor.

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$1,025,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, In Kitchen
- \$58800 Gross Scheduled Income
- \$41338 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Laminate, Tile

Exterior

- Lot Features: Yard
- Security Features: Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$17,462
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,073
- Cable TV: 02069793
- Gardener:
- Licenses: 81
- Insurance: \$755
- Maintenance: \$1,257
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,073
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4081002003
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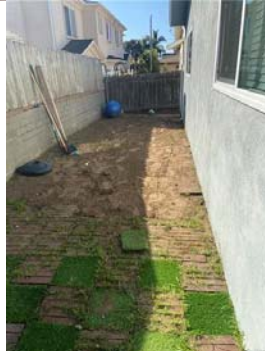
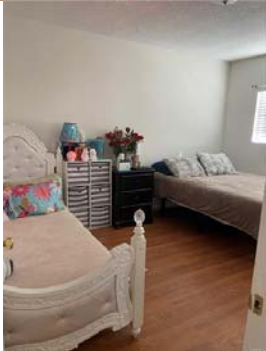
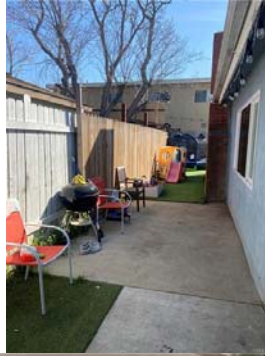
Michael Lembeck

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Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23071862

Printed: 06/18/2023 7:38:47 AM

Closed • Duplex

List / Sold: **\$699,500/\$675,000** ↓

1115 E O St • Wilmington 90744

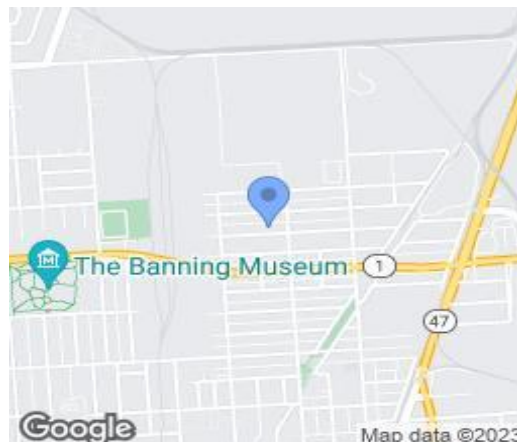
71 days on the market

2 units • \$349,750/unit • 1,470 sqft • 5,020 sqft lot • \$459.18/sqft •

Listing ID: SB23036066

Built in 1922

nort of PCH/ west of WATSON



Great Investment Opportunity in the City of Wilmington! This Duplex is a 2 Bedroom, 1 Bath, for Both Units. The Units are Detached, and each having their own separate Storage Areas and Laundry. The Home has a Very Spacious Driveway, Granting Easy In and Out Access, with an Awning to Protect from Sun and Rain Damage. The Property is Located Close to Schools, Parks, and in Close Proximity to Major Freeways. This is a Opportunity you don't want to Miss!

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$699,900
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$331 (Estimated)
- Laundry: Outside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01385864
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 196 - East Wilmington area
- Los Angeles County

• Buyer Agency Compensation: 2%

• Parcel # 7426011035

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

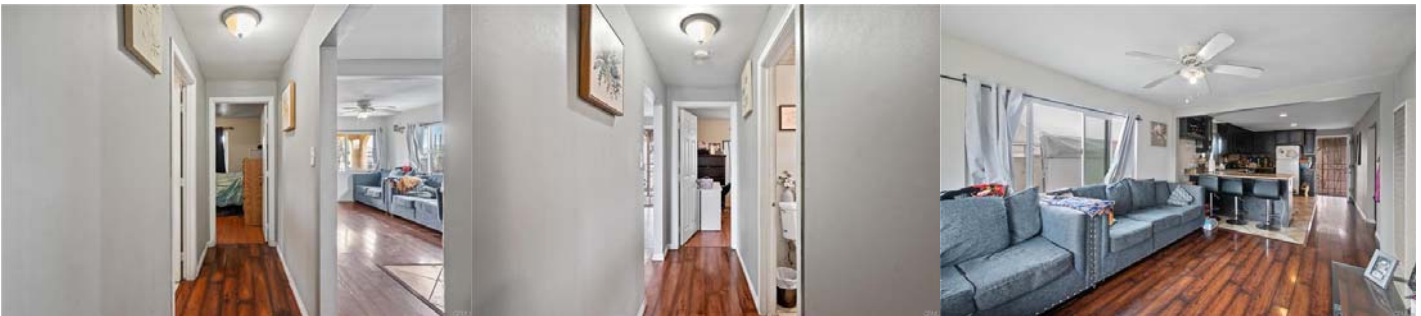
Re/Max Property Connection

State License #: 01891031

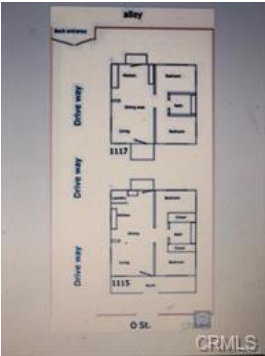
26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • **Single Family Residence**

List / Sold:

\$1,360,000/\$1,370,000 ↑

2 days on the market

1616 Zara St • Glendora 91741

2 units • \$680,000/unit • 2,356 sqft • 39,197 sqft lot • \$581.49/sqft • Built in 1959

Listing ID: WS23089265

East of S Valley Center Ave, West of Sellers St.



!!! Attention homeowners, investors and developers. Rare opportunity to own this duplex property on a nice huge rectangular lot (39,197 Sqft) with a wide frontage. Located in a nice and quiet neighborhood with prestigious Glendora schools. The front unit has wood flooring throughout the 3 bedrooms, 1.75 bathrooms, living room with fireplace, dining room, and inside laundry room. It also has a detached 2 car garage and beautiful landscaping with automatic sprinkler system. The back unit has laminated flooring throughout the 2 bedrooms, 1 bathroom, and living room. There is an attached laundry room, a detached carport, storage room, and beautifully lined with trees. Both units have their own separate driveways from the street. Property is situated in a very convenient location near schools, restaurants, fast food, shopping centers, and Glendora Country Club/Golf Course. The possibilities of this amazing property are endless. Lots of potential for lot split or build multiple units in Glendora. Buyer to verify and check with city for details. Must drive by to appreciate! (Offer subject to inspection, drive by only, DO NOT walk on the property).

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,360,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 2 Total carport spaces
- \$0 (Assessor)
- Laundry: Inside
- \$5440 Gross Scheduled Income
- \$4908 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,087
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,026
- Cable TV: 01898399
- Gardener:
- Licenses:
- Insurance: \$1,098
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,963
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,095	\$40,235	\$40,235
2:	1	2	1	0	Unfurnished	\$2,345	\$28,140	\$28,140

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 629 - Glendora area
- Los Angeles County
- Parcel # 8660015003

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: WS23089265

Printed: 06/18/2023 7:38:49 AM

Closed • Duplex

List / Sold: **\$725,000/\$690,000** ↓

13448 Camilla St • Whittier 90601

4 days on the market

2 units • \$362,500/unit • 1,432 sqft • 7,438 sqft lot • \$481.84/sqft • Built in 1907

Listing ID: PW23087932

North on Painter, east on Camilla



Two-on-a-Lot in a great part of Uptown Whittier. The front unit is a two bedroom, one bath and the back unit is a one bedroom, one bath with a 2-Car garage. The yards are good sized and separated by vinyl fencing for privacy. The bones of both units are good and with a little elbow grease and capital, they can be in tip top shape. The front unit is private and has additional living space that may be permitted (buyer to verify and satisfy themselves). The back unit has some updated materials and offers good storage and a lot of natural light. This parcel is zoned R4 so inquire with the City of Whittier as to the full range of possibilities.

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$725,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$761 (Estimated)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile, Vinyl
- Appliances: Free-Standing Range

Exterior

- Lot Features: Yard
- Fencing: Vinyl, Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02062521
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8137010026

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$899,000/\$975,000** ↑

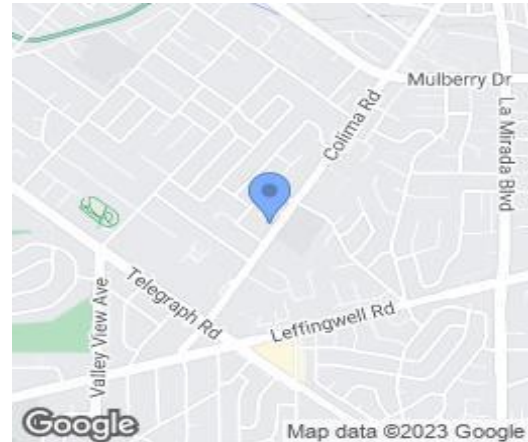
11245 Colima Rd • Whittier 90604

98 days on the market

2 units • \$449,500/unit • 1,874 sqft • 12,747 sqft lot • \$520.28/sqft • Built in 1960

Listing ID: PW22257518

Colima South of Mulberry



You must take advantage of this amazing 2 Unit Opportunity!! Second unit has been approved for a ADU. This is an Incredibly Property Featuring 2 completely separate units each with their own huge yard space measuring 12,747 Sqft including ample parking! This property is perfect for either multiple families or any investor looking for profitable rental units! The front unit is a spacious, completely updated 3 bedroom 2 bath home, measuring about 1,275 Sqft of living space, including an open layout, a fireplace, a dining area with French doors, a master bedroom suite with attached master bath, new laminate floors and Central AC/Heat, and a huge covered patio! The back unit has it its own private entrance and is about 600 Sqft which includes a full kitchen & separate living room, as well as a great size master bedroom suite with attached master bathroom including tons of closet space! The rear unit also has its own driveway space with a gated entrance, a large covered patio and a vast yard area! The location of these units is perfect just minutes from schools, parks, multiple shopping centers and so much more! Thank you so much for viewing this home!

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: In Garage
- \$57600 Gross Scheduled Income
- \$57600 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01525011
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Drapes:
- Patio:

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

- Ranges:
- Refrigerator:
- Wall AC: 1

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- 670 - Whittier area
- Los Angeles County
- Parcel # 8153024023

Michael Lembeck

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

Re/Max Property Connection

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

▼ Click arrow to display photos







Closed • Duplex

List / Sold: **\$795,000/\$805,000** ↑

2609 Lincoln Park Ave • Lincoln Heights 90031

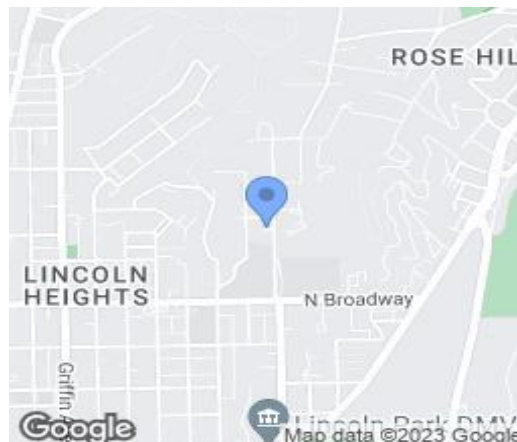
12 days on the market

2 units • **\$397,500/unit** • **1,728 sqft** • **7,441 sqft lot** • **\$465.86/sqft** •

Listing ID: AR23061886

Built in 1924

Off Broadway



A great opportunity to own two California bungalows on one lot in Lincoln Heights. Each unit features 2 bedrooms and 1 bathroom, totaling 1,728 square feet of living space, and a sizable 7,441 square feet flat lot. Front unit is 1,008 sqft and back unit is 720 sqft. Other features include a 1-car detached garage, ample parking, copper plumbing, newer windows in the front unit, and an upgraded electrical system. It is just blocks from Abraham Lincoln High School, parks, shops and minutes from Downtown L.A., Dodger Stadium, Chinatown and the 5, 110 & 101 Freeways. With some updating, this property has great potential.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$795,000
- 2 Buildings
- Levels: One
- 10 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 0214153
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5208026004

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: AR23061886

Printed: 06/18/2023 7:38:51 AM

Closed • Duplex

List / Sold: **\$580,000/\$580,000**

435 E 11th St • Pomona 91766

173 days on the market

2 units • \$290,000/unit • 1,500 sqft • 7,800 sqft lot • \$386.67/sqft • Built in 1901

Listing ID: TR22238476

Continue on CA-60 E to Pomona. Take exit 20 from CA-57 N Take exit 20 for Temple Ave Take W Mission Blvd to E 11th St



Wonderful Duplex and a Great Investment Opportunity with great positive cash flow. The property is conveniently located near the 10 fwy, 71 fwy and 60 fwy. Property is close to shopping, places of worship, gas station, health care, pomona school district, pomona library, Tony Cerda Park. Drive by only, do not disturb tenants, appointments are subject to offer.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$580,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$0 (Public Records)
- Laundry: Gas Dryer Hookup, Inside, Outside, Washer Hookup
- \$36000 Gross Scheduled Income
- \$27200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01874239
- 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
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,500
2:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 687 - Pomona area
- Los Angeles County

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos



Closed •

List / Sold:

\$2,285,000/\$2,200,000 ↓

10 days on the market

Listing ID: 23264925

856 -858 S STANLEY Ave • Los Angeles 90036

**2 units • \$1,142,500/unit • 3,433 sqft • 5,500 sqft lot • \$640.84/sqft •
Built in 1934**

East of Fairfax. South of Wilshire



This Magnificently Restored Moroccan Mediterranean Oasis with it's unique design and Art Deco flare, is ideally located as owner user masterpiece w its original 1930's character. Its endless possibilities are an investor's hidden treasure, and the entire property will be delivered completely VACANT! 2 ADU's can be added! This gem offers two spacious redone residences, both w tons of windows flooded w sun & natural light, huge chefs kitchens w Viking gas stoves, over stove pot fillers, stainless steel, handcrafted cabinets, lrg bar area & ample counters. Each w formal dining & huge living rms, hi ceilings, wd burning F/P, beautiful stained glass west facing windows w city views! - ideal for entertaining. Spacious beds w decorative ceiling light canopies, pretty garden setting windows. Upper unit w fabulous sunny bonus rm off living w tons of windows -perfect for family rm, art studio or guest bed & stunning brand new master bath meticulously designed w bright white hand cut marble mosaic tiles, top-of-the-line fixtures, double sinks, skylights & frosted glass wall/doors. Second bths restored w nu fixtures, tons of original charm. Refinished upstairs, new downstairs hardwd flrs. Wainscoting, vast arches & ceiling accents. Heat & central air! Washer/Dryer hookups in both. Basement. New electrical and copper plumbing! Refinished Terracotta stairs w decorative Spanish tiles lead to serene landscaped front & spacious elegant rear outdoor living areas w manicured gardens, flowing fountains, fruit trees, mature foliage, lush greenery, fresh herbs, magnolias & rosemary. Cool exterior Lime paint. Check w city regarding 2ADU's! up to 1200 sq ft each - Convert existing structure in rear to 1 ADU and/or build 2nd ADU on top or revert back to garage. Property falls within Historic Preservation Overlay Zone (HPOZ). Perfect for owner-user to live in one & rent other to offset mortgage, or for investor looking for prime vacant property in excellent location for long-term appreciation and/or development. Ideally located on quiet residential street just blocks to LACMA, La Brea Tar Pits, Grammy & Peterson Museums, new Purple Line Metro Station. Extremely walkable to plenty of dining, historic Farmers Market & The Grove.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$2,285,000
- 2 Buildings
- Levels: Two
- Cooling: Central Air, Dual
- Heating: Central
- Laundry: Inside

Interior

- Rooms: Bonus Room, Center Hall, Converted Bedroom, Art Studio
- Floor: Wood
- Appliances: Dishwasher, Disposal, Vented Exhaust Fan, Oven, Double Oven
- Other Interior Features: Recessed Lighting

Exterior

Annual Expenses

- Total Operating Expense: \$28,145
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Insurance:
- 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:	1	2	1		Unfurnished	\$0	\$0	\$6,200
2:	1	2	2		Unfurnished	\$0	\$0	\$7,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5089014001

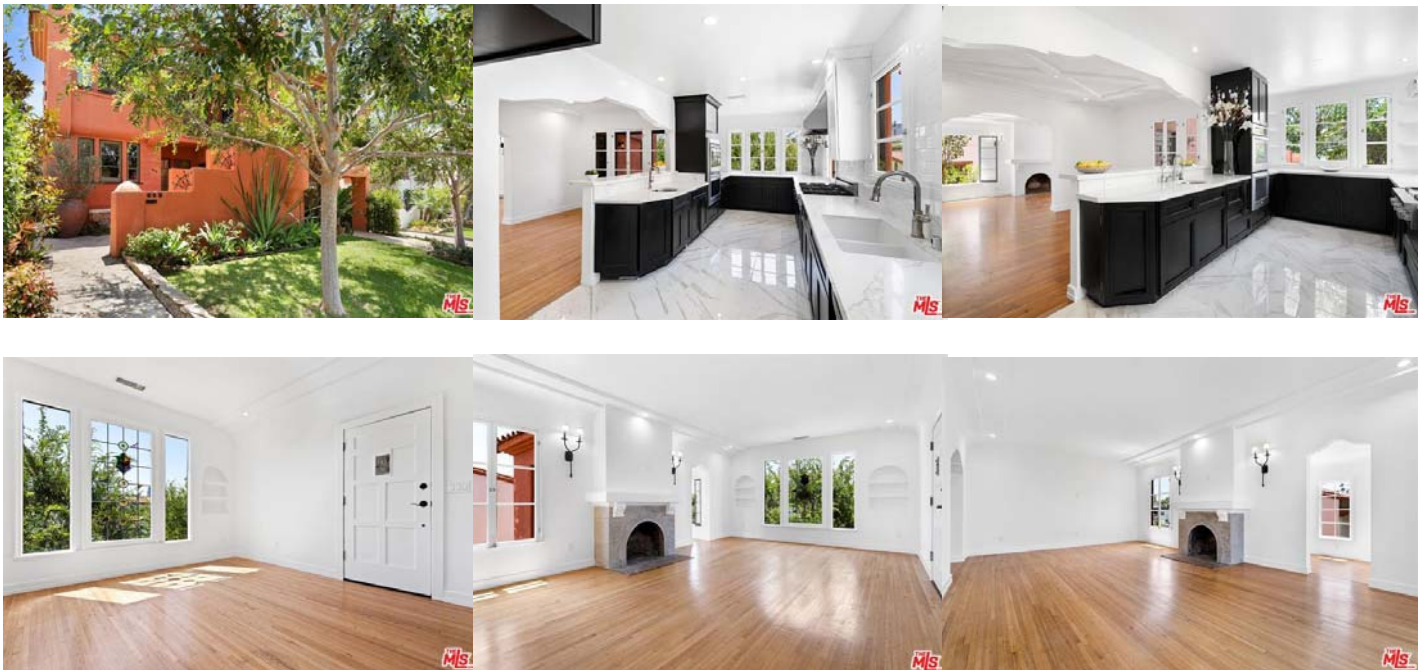
Michael Lembeck

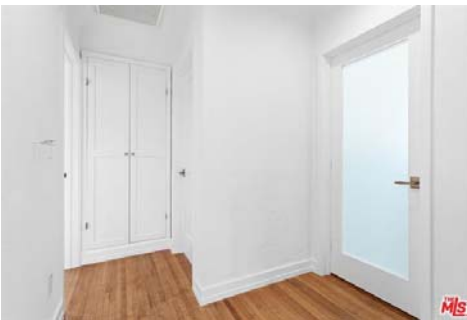
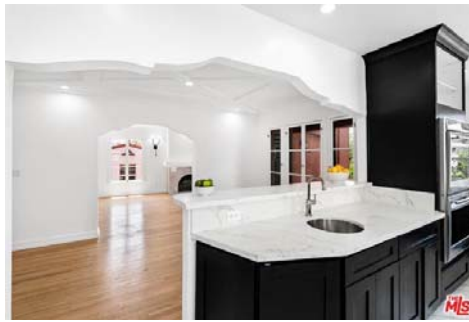
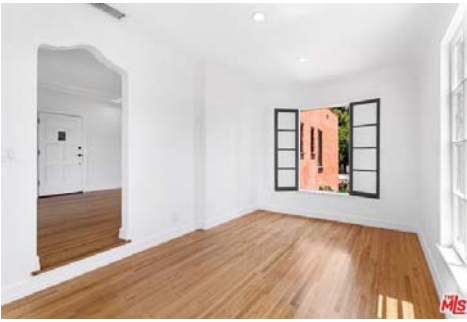
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

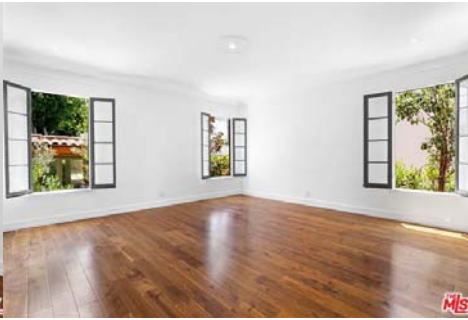
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26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23264925

Printed: 06/18/2023 7:38:53 AM

Closed • Duplex

List / Sold: **\$599,900/\$615,000** ↑

1123 W 59th St • Los Angeles 90044

6 days on the market

2 units • \$299,950/unit • 1,930 sqft • 4,802 sqft lot • \$318.65/sqft • Built in 1921

Listing ID: PW23067368

West of Vermont North of Slauson



GREAT DUPLEX IN LOS ANGELES. GREAT OPPORTUNITY FOR AN INVESTOR LOOKING FOR A PROPERTY TO ADD TO THEIR PORTFOLIO. This property is located minutes from the new SoFi stadium, the new LAFC stadium and Downtown LA. The Front unit is equipped with 3 bedrooms 1 bathroom. It has its own laundry room that connects to the 2 car garage. Front unit has a galley kitchen and the bathroom was recently remodeled in early 2022. The front unit has Hardwood/Laminate flooring throughout the home and includes ceiling fans and a decorative fireplace in the living area. The Back unit is equipped with 2 bedrooms and 1 bathroom and also includes its own laundry hook ups. Tile flooring throughout the home. New gas lines installed in 2020 and also has a Newer Rheem Water Heater. Each unit is equipped with its own gas, electric and water meters. All utilities are separate in each unit which is a great benefit to the new owner. This home is centrally located near schools, shopping, freeways and more! THIS PROPERTY IS PRICED TO SELL! DO NOT DISTURB OCCUPANTS

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$335 (Estimated)
- Laundry: See Remarks
- \$32760 Gross Scheduled Income
- \$13526.5 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$15,384
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02017021
- Gardener:
- Licenses:
- Insurance: \$15,384
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	2	Unfurnished	\$1,575	\$1,575	\$2,700
2:	1	2	1	0	Unfurnished	\$1,155	\$1,155	\$2,300

Of Units With:

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

- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003006021

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: PW23067368

Printed: 06/18/2023 7:38:53 AM

Closed • Duplex

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

1125 W 61st St • Los Angeles 90044

7 days on the market

2 units • **\$350,000/unit** • **1,291 sqft** • **6,055 sqft lot** • **\$542.22/sqft** •
Built in 1915

Listing ID: DW23074161

West of Vermont. East of Budlong



FIRST TIME BUYER'S OPPORTUNITY. Welcome home to this adorable and cozy home, Totally fenced, Throughout the property you will find flooring along with others updates, Buyers and Buyer's Broker and Agent To Do their own diligence to verify All Aspects of the property.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$700,000
- 1 Buildings
- 2 Total parking spaces
- \$316 (Estimated)
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$400
- Cable TV: 00648439
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6003022007

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

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: DW23074161

Printed: 06/18/2023 7:38:54 AM

Closed • Duplex

List / Sold: **\$660,000/\$660,000**

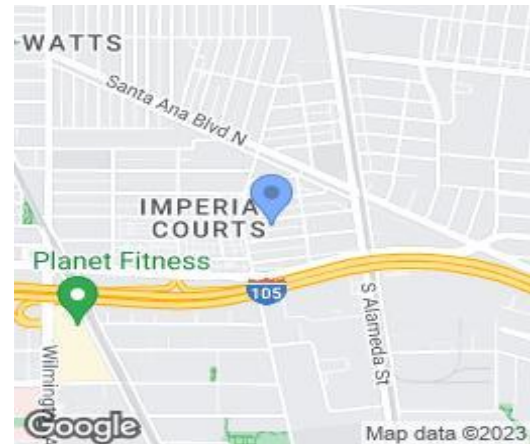
2426 E 114th St • Los Angeles 90059

29 days on the market

**2 units • \$330,000/unit • 1,850 sqft • 6,246 sqft lot • \$356.76/sqft •
Built in 1962**

Listing ID: SB23027487

Alameda North to West on 114th St.



Welcome to this lovely duplex for sale located in the heart of Los Angeles, priced at \$660,000. This property offers two separate houses, each with its own individual entrance and complete privacy. Both houses boast newer roofs, copper plumbing, new electrical wiring, and dual pane windows, making them not only aesthetically pleasing but also a practical choice. This duplex is ideal for investors looking for rental income, or even for families who want to live near one another while still maintaining their own space. Each house is equipped with 2 bedrooms and 1 bathroom, making them perfect for small families or young couples. The front and back yards provide ample space for outdoor activities, gardening, and entertaining guests. The property is very secure, providing peace of mind for tenants or homeowners. Located in Los Angeles, this duplex is conveniently situated close to popular shops, restaurants, and entertainment venues. It is also within easy reach of major transportation routes, making it an excellent location for commuters. In summary, this duplex offers a rare opportunity to purchase a move-in ready property that just needs a little TLC, ideal for investment or to accommodate two separate households. Both houses will be vacant at the close of escrow. Don't miss out on this amazing opportunity to own this incredible property in Los Angeles!

Facts & Features

- Sold On 06/15/2023
- Original List Price of \$660,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,150 (Estimated)
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Wood

Exterior

- Lot Features: Front Yard
- Security Features: Automatic Gate, Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01729574
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6067020027

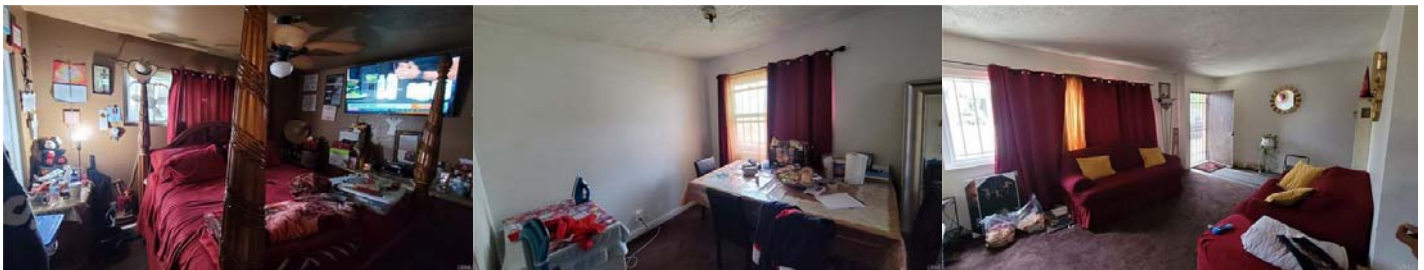
Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





Closed • Duplex

List / Sold: **\$650,000/\$680,000** ↑

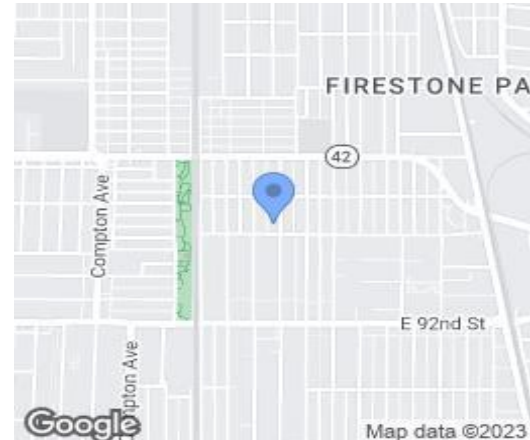
8729 Bandera St # 2 • Los Angeles 90002

17 days on the market

2 units • \$325,000/unit • 1,531 sqft • 6,667 sqft lot • \$444.15/sqft • Built in 1955

Listing ID: OC23050234

NE



Live in one and rent out the other! Great investment opportunity! Very nice Duplex. 2 Separate units: The front unit is 4 bedrooms 2 baths, and the rear unit is a studio flipped and upgraded. Nice street and centrally located, with plenty of parking in the front and back of the house through alley gate, with plenty of parking in rear yard. Fruit trees in the front of the house. Fully gated and fenced. Both units have their own mail box, electric and gas meters. Submit the offer with an updated pre-approval letter, DU and proof of funds. Please call listing agent for additional information.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$650,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Central
- \$1,380 (Estimated)
- Laundry: Dryer Included, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978196
- 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	4	3			\$0	\$0	
2:	1	1	1			\$0	\$0	

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6044018019

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos



CUSTOMER FULL: Residential Income **LISTING ID:** OC23050234

Printed: 06/18/2023 7:38:56 AM

Closed • Duplex

List / Sold: **\$799,900/\$775,000** ↓

560 Oakford Dr • East Los Angeles 90022

45 days on the market

2 units • **\$399,950/unit** • **2,086 sqft** • **5,155 sqft lot** • **\$371.52/sqft** •
Built in 1928

Listing ID: DW23045688

south on Atlantic blvd, right on 6th st, left on oakford dr.



Great investment opportunity live in 1 and rent the other. Duplex ready for a new owner to move in. Quiet neighborhood, close to shopping, transportation, fwy, schools and parks. Front unit is a 2bed/ 1 bath and the rear unit has 2 bed/ 2 bath well maintained back unit. Parking in the driveway with a carport behind the second unit .

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$850,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- Heating: Floor Furnace
- \$1,155 (Estimated)
- Laundry: Gas Dryer Hookup, In Kitchen, Individual Room, Washer Hookup
- \$22800 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- 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					
2:	1	2	2			\$1,900		\$2,200

Of Units With:

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

Additional Information

- Standard sale
- ELA - East Los Angeles area

- Rent Controlled
- Buyer Agency Compensation: 2.25%

- Los Angeles County
- Parcel # 6341020016

Michael Lembeck

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

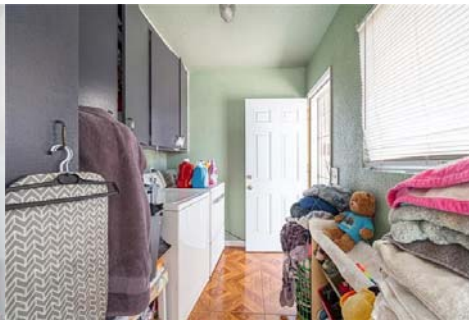
Re/Max Property Connection

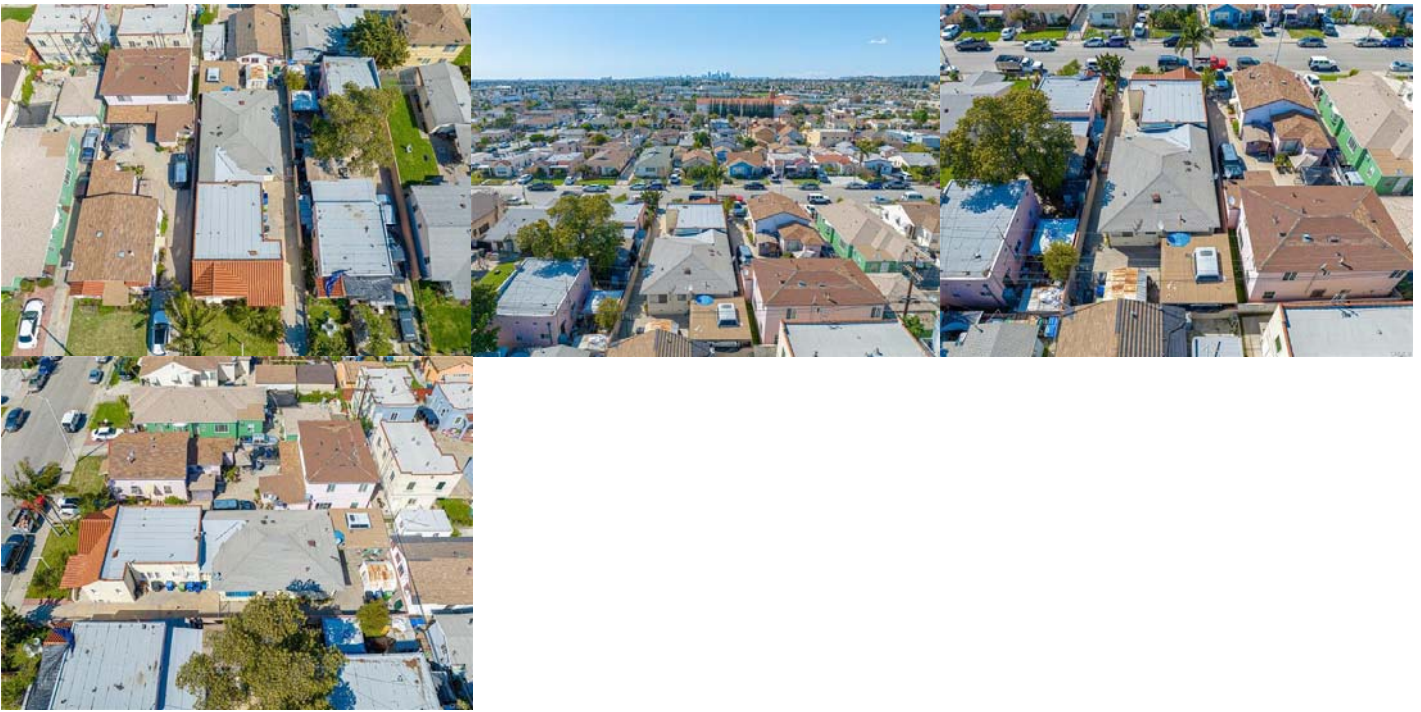
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: DW23045688

Printed: 06/18/2023 7:38:57 AM

Closed • Duplex

List / Sold: **\$768,000/\$768,000**

9642 Bryson Ave • South Gate 90280

1 days on the market

**2 units • \$384,000/unit • 1,940 sqft • 7,802 sqft lot • \$395.88/sqft •
Built in 1956**

Listing ID: DW23066033

4465 Missouri Ave, is the corner lot



LOCATION LOCATION LOCATION, SOUTH GATE Duplex, this corner lot has two 2 bedrooms 1 bath with den HOME. NEEDS TLC, but plumbing was updated a few years ago, Roof in good condition, but good bones, CENTRAL to shopping and freeways, South Gate Park is walking distance. Live in one and rent the other. to much potential to mention.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$768,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$780 (Estimated)
- Laundry: In Garage
- \$4750 Gross Scheduled Income
- \$4700 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$285
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$35
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$165
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$85
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished			\$2,450
2:	1	2	1	1	Unfurnished			\$2,300

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- T4 - South Gate E of 710 area
- Los Angeles County
- Parcel # 6217022021

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

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

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CUSTOMER FULL: Residential Income LISTING ID: DW23066033

Printed: 06/18/2023 7:38:57 AM

Closed • **Single Family Residence**

List / Sold:

\$1,350,000/\$1,400,000 ↑

1 days on the market

Listing ID: BB23078981

42 E Harriet St • Altadena 91001

3 units • \$450,000/unit • 2,097 sqft • 9,281 sqft lot • \$667.62/sqft • Built in 1981

210 W to Lincoln



Welcome home to the opportunity to own a fully remodeled (in 2022), 3 bedroom/2 bathroom single family home with a separate 1 bedroom/1 bathroom attached in-law unit (original to the home), and a garage conversion ADU. Sitting on close to a 10,000 sq ft lot with two beautiful old oak trees and new drought-resistant landscaping in both the front and back, this property offers the space and tranquility special to Altadena and Pasadena. Keep it as pure investment with rental income, or live in one and use the others for a modern workspace or for guest visits. The renovations completed were top to bottom, assuring maintenance expenses to be minimal. The interiors feature luxury vinyl flooring throughout, shaker kitchen cabinets, quartz counters, stainless steel appliances including an LG fridge, and all modern fixtures. The primary bedroom features a decorative fireplace, two closets, and a cozy window seat under a large picture window that looks out to a vibrant, mature bougainvillea. The second and third bedrooms offer large picture windows with a majestic view of the huge Oak tree in the backyard. The extraordinarily long driveway offers room for a boat, an RV and numerous cars for off-street parking, and the landscaping also includes large, newly-planted Ficus trees for additional privacy. Other key upgrades to the property include new ABS sewer lines, copper plumbing, entirely new electrical wiring and panels, brand new windows throughout and a brand new roof on the garage. Don't miss this opportunity to own a beautiful home in a peaceful neighborhood of Altadena, walking distance to Pizza of Venice, a short ride to Highlight Coffee and Home State, and hiking trails all around. Drive by only; please do not disturb the tenants.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$609 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Included
- Cap Rate: 4.65
- \$95160 Gross Scheduled Income
- \$62753.7 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Vinyl
- Appliances: Built-In Range, Dishwasher, Electric Range, Disposal, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Partial, Open Floorplan, Quartz Counters, Recessed Lighting, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,069
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$391
- Cable TV: 01870534
- Gardener:
- Insurance: \$2,688
- Maintenance: \$2,320
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

- Licenses: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,950	\$3,950	\$4,147
2:	1	1	1	0	Unfurnished	\$1,990	\$1,990	\$2,089
3:	1	0	1	0	Unfurnished	\$1,990	\$1,990	\$2,089

Of Units With:

- Separate Electric: 1
- Gas Meters: 1
- Water Meters: 1
- Carpet: 0
- Dishwasher: 2
- Disposal: 3
- Drapes: 0
- Patio: 1
- Ranges: 3
- Refrigerator: 3
- Wall AC: 2

Additional Information

- Standard sale
- Buyer Agency Compensation: 3%
- 604 - Altadena area
- Los Angeles County
- Parcel # 5835031006

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos









Closed • **Triplex**

List / Sold: **\$1,050,000/\$950,000** ↓

3505 Marguerite St • **Glassell Park 90065**

287 days on the market

3 units • **\$350,000/unit** • **3,110 sqft** • **9,810 sqft lot** • **\$305.47/sqft** •
Built in 1925

Listing ID: AR22160292

2 fwy north exit N Eagle Rock Blvd , Right on W 36th Ave, hard left on Marguerite St.



Fantastic Triplex in the up-and-coming neighborhood of Glassell Park. This property Boasts a generous 9,810 square foot lot, Zoned LARD2 with 70 feet of frontage in the Opportunity Zone of LA. The Front Unit is a Spanish Style home with 1,144 sq ft of living space, consisting of 2 beds 1 bath with a Kitchen /Dining Room, Living Room, and Private Laundry Room. Above is an unpermitted 801 sq ft 1 bed 1 bath studio. The Middle Unit is a unique Hexagon Shaped ADU 1 bed 1 bath Studio with Kitchen and Dining area at 450 sq ft. The Back Unit is a 2 bed 1 bath Bungalow at 700 sq ft. Centrally located from Downtown Los Angeles, Dodger Stadium, Occidental College. Just minutes away from Atwater Village, Highland Park, Eagle Rock, and Glendale. Near the Metro line and Multiple Freeways.

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$1,280,000
- 3 Buildings
- Levels: One, Two
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Baseboard
- \$0 (Unknown)
- Laundry: Common Area, Dryer Included, Gas Dryer Hookup, Laundry Chute, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Tile, Vinyl, Wood
- Appliances: Gas Oven, Gas Range, Gas Water Heater
- Other Interior Features: Balcony

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	2	1	0	Unfurnished	\$1,500	\$1,500	\$2,600

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC: 3

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 623 - Glassel Park area
- Los Angeles County
- Parcel # 5458028010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

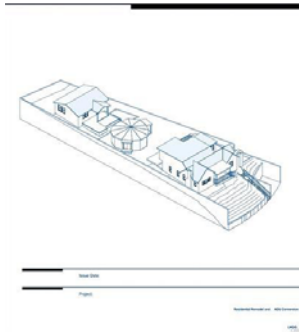
26371 Crown Valley Pkwy, #180

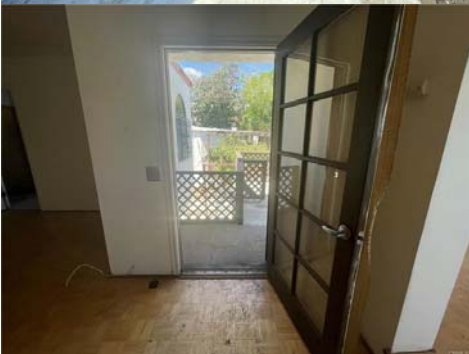
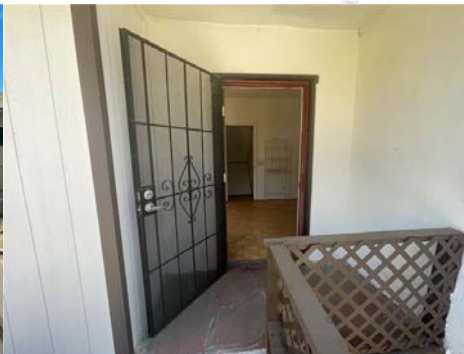
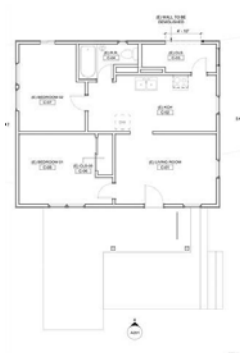
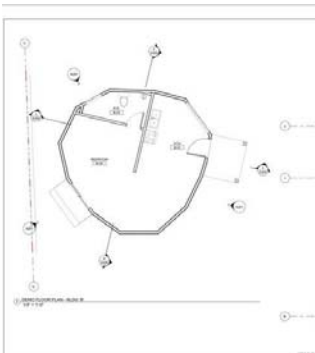
Mission Viejo, 92691

 Click arrow to display photos









Closed • **Triplex**

List / Sold:

\$1,150,000/\$1,135,000 ↓

21 days on the market

Listing ID: IG23052095

128 E 46th St • Los Angeles 90011

3 units • \$383,333/unit • 7,250 sqft • 7,250 sqft lot • \$156.55/sqft • Built in 1922

E 46th St. & S Main St.



Don't miss this wonderful opportunity to own your very own income producing Triplex!! All three units have been remodeled. The front and second unit features 3 bedrooms and 2 bath. The third unit features one bedroom, one bath, kitchen and living room. Property has a private electric gate. Less than two miles from USC.

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- \$453 (Assessor)
- Laundry: In Closet
- \$84000 Gross Scheduled Income
- \$75126 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate
- Other Interior Features: Crown Molding, Granite Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$8,874
- Electric: \$2,850.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01868831
- Gardener:
- Licenses:
- Insurance: \$1,524
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$3,000	\$3,000	\$3,500
2:	1	3	2	0	Unfurnished	\$2,500	\$2,500	\$3,500
3:	1	1	1	0	Unfurnished	\$1,500	\$1,500	\$1,900

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5109002031

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold: **\$825,000/\$710,000** ↓

2431 E 4th St • Los Angeles 90033

7 days on the market

3 units • **\$275,000/unit** • **2,479 sqft** • **6,741 sqft lot** • **\$286.41/sqft** •
Built in 1895

Listing ID: 23262564

From Freeway 5 North exit on South Soto Street make a right, go to East 4th Street make a right and you will find the property on the corner of 4th Street and South Mathew Street



Very convenient income property!!! for a family that can live in one unit and rent the rest of the property. Located very close to freeways 5, 10, 60, and 710, Downtown L.A. as well to stores, and many other amenities, It has Basement with laundry hook-ups.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$825,000
- 1 Buildings
- Levels: Two
- \$2100 Net Operating Income

Interior

- Rooms: Basement
- Floor: Laminate
- Appliances: None

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$3,300
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	3	1		Unfurnished	\$2,700	\$2,000	\$2,700
3:	1	2	1		Unfurnished	\$0	\$0	\$0
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric:
- Drapes:

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

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

Additional Information

- Notice Of Default sale
- Buyer Agency Compensation: 2.5%

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5180004028

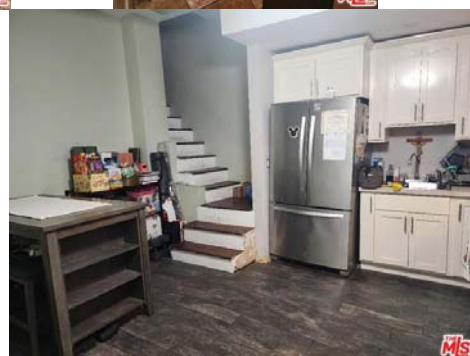
Michael Lembeck

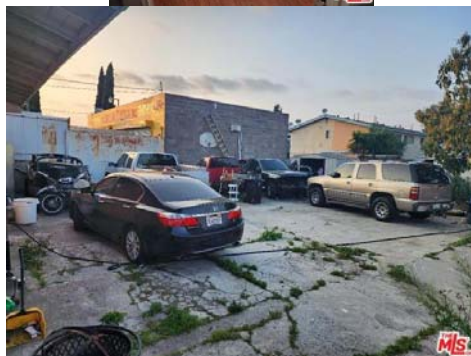
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
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CUSTOMER FULL: Residential Income LISTING ID: 23262564

Printed: 06/18/2023 7:39:03 AM

Closed •

List / Sold: **\$1,930,000/\$1,930,000**

1615 Shell Ave • Venice 90291

0 days on the market

**3 units • \$643,333/unit • 2,092 sqft • 4,030 sqft lot • \$922.56/sqft •
Built in 1925**

Listing ID: 23281239

East of Abbot Kinney, North of Venice, West of Lincoln, South of Palms



Property sold before it made it to market. Listing has been input for comp purposes only. Property was delivered vacant.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,930,000
- 3 Buildings
- Heating: Baseboard

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01317331
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

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

Of Units With:

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

- Disposal:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C11 - Venice area
- Los Angeles County
- Parcel # 4241014002

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 23281239

Printed: 06/18/2023 7:39:03 AM

Closed •

List / Sold:

\$2,195,000/\$1,915,000 ↓

13 days on the market

Listing ID: 22205049

4248 La Salle Ave • Culver City 90232

**3 units • \$731,667/unit • 2,065 sqft • 6,747 sqft lot • \$927.36/sqft •
Built in 1923**

La Salle Ave. and Farragut Dr.



This splendid property, nestled on a tree lined cul-de-sac in Carlson Park, is mere blocks from downtown Culver City, home to Sony, HBO & Amazon Studios, as well as many of LA's finest restaurants & burgeoning retail developments. Literal steps from La Ballona Creek, the main house boasts a gracious layout, beautiful oak hardwood floors, 2 ensuite bedrooms and a powder room. The delightful rear cottage features 2 bedrooms / 1 bathroom, restored original pine softwood floors, a storage / laundry room, and its own private backyard. A generous studio with with a huge balcony sits behind the carport.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$2,195,000
- 3 Buildings
- 1 Total parking spaces
- 1 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included

Interior

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

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$5,000
2:	1	2	1		Unfurnished	\$2,950	\$2,950	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207024027

Michael Lembeck

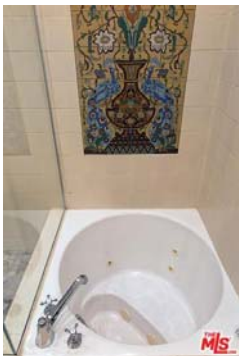
State License #: 01019397
Cell Phone: 714-742-3700

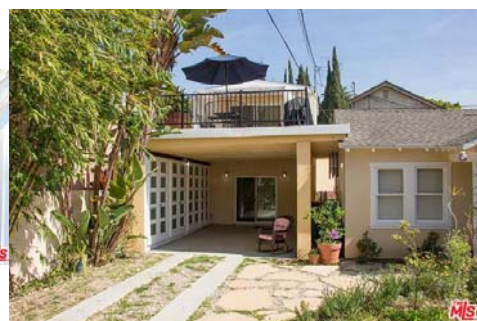
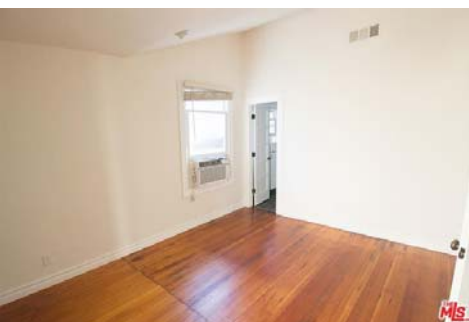
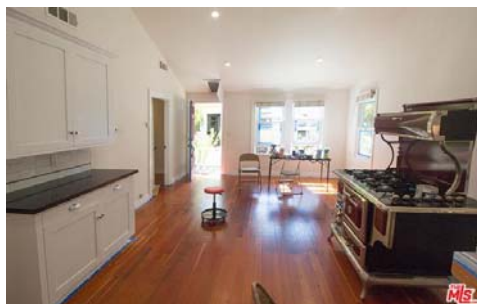
Re/Max Property Connection

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

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Closed • Triplex

List / Sold: **\$1,019,000/\$950,000** ↓

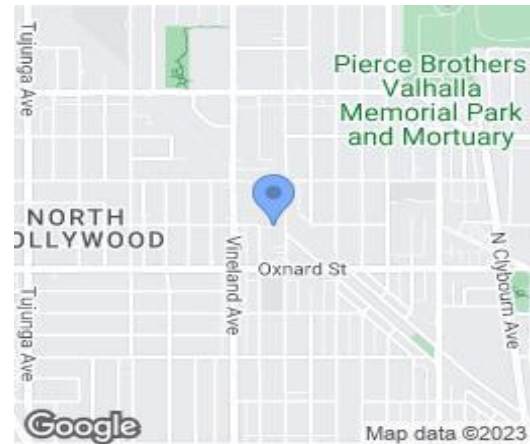
6058 Craner Ave • North Hollywood 91606

7 days on the market

3 units • **\$339,667/unit** • **3,228 sqft** • **15,226 sqft lot** • **\$294.30/sqft** •
Built in 1957

Listing ID: GD23082668

North of Oxnard, East of Vineland



Great opportunity to own a three on a lot. Huge lot over 15,000 sq ft.

Facts & Features

- Sold On 06/15/2023
- Original List Price of \$1,019,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$673 (Estimated)
- \$52071 Gross Scheduled Income
- \$33522 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,549
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,826
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,668
- Maintenance:
- Workman's Comp:
- Professional Management: 3972
- Water/Sewer: \$1,826
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,658	\$1,658	\$3,000
2:	1	2	1	1	Unfurnished	\$1,341	\$1,341	\$2,000
3:	1	2	1	1	Unfurnished	\$1,340	\$1,340	\$2,000

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2414004019

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

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

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Closed • Triplex

List / Sold:

\$1,095,000/\$1,038,000 ↓

6630 Motz St • Paramount 90723

22 days on the market

3 units • **\$365,000/unit** • **2,722 sqft** • **8,520 sqft lot** • **\$381.34/sqft** •
Built in 1940

Listing ID: PW23064995

drive east on Alondra from the 710 Freeway past Hunsaker 1 block to Myrtle, turn tight 2 blocks to Motz, turn left to address



Well-maintained 3-unit in highly desirable Paramount prime rental location! ALL RENTS ARE LOW! The property features STAND-ALONE 650 SF 2 bedroom/ 1 bath front unit (#6630) SFR including a 1-car detached garage with private fenced patio and laundry area outside the garage. There are a total of 6 parking spaces including two single garages and four covered carport spaces. At the rear is a newer DUPLEX (YB1984 with 1,036 SF per unit) with 2 bedrooms / 1 bath each. NOTE: the tax roll describes 5 bathrooms total vs actual 3 bathrooms total (probable error). There is a 72 SF laundry room (SF not included) at the rear for each duplex unit's private use (two separate rooms) that was added without permits. There are 3 separate meters for gas and electric with one water meter. All appliances belong to the tenants. Extra wide driveway! Very clean and exhibits PRIDE OF OWNERSHIP! The interiors exhibit average condition. NOTE that the proforma rents yield 13.9 x gross and a 6.4 cap and one of the lowest cost / SF in the area!

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One, Two
- 6 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- \$1,057 (Estimated)
- Laundry: See Remarks
- Cap Rate: 4
- \$55500 Gross Scheduled Income
- \$46380 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,865
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$65
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,350	\$1,350	\$2,300
2:	1	2	1	2	Unfurnished	\$1,625	\$1,625	\$2,300
3:	1	2	1	2	Unfurnished	\$1,550	\$1,550	\$2,300

Of Units With:

- Separate Electric: 3
- Drapes:

- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 3

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 7101006007

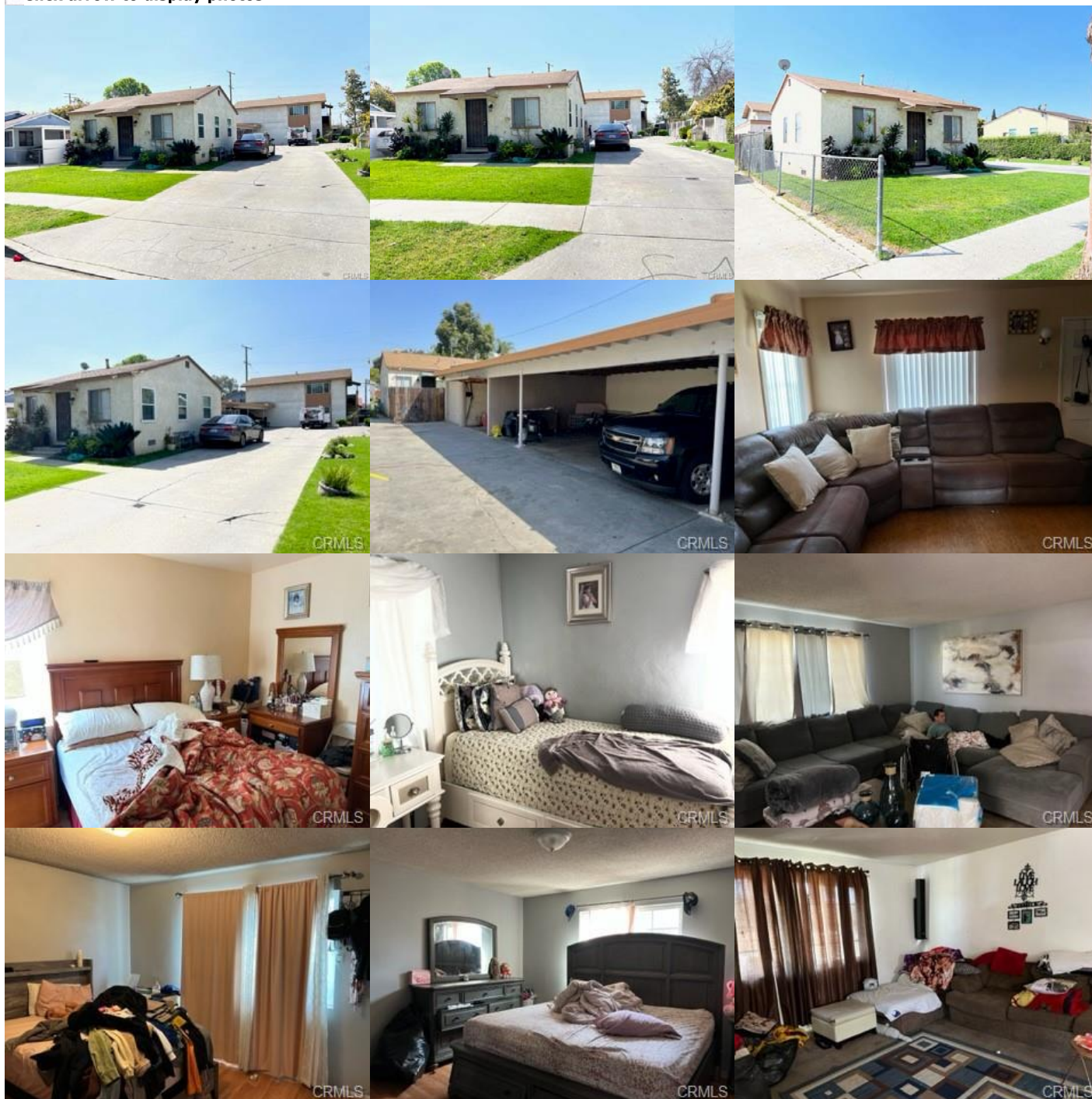
Michael Lembeck

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

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold:

\$1,850,000/\$1,802,500 ↓

2 days on the market

Listing ID: SB23068842

15337 Firmona Ave • Lawndale 90260

**4 units • \$462,500/unit • 5,354 sqft • 7,376 sqft lot • \$336.66/sqft •
Built in 1989**

Southwest Corner lot of W. 153rd Pl. & Firmona Ave. Also known as 4600-4604 West 153rd



Welcome to this incredible location! This property boasts four units, each offering 1337 square feet of living space. Inside, the units are beautifully designed with painted smooth walls and ceilings, along with some recessed lights throughout. The floors are a mix of tile, vinyl tile, engineered wood, and carpet, providing a comfortable and stylish living space for all residents. The kitchen features, tile counters, wood cabinets, and recessed fluorescent lights, along with a dinette area perfect for enjoying meals. The ground floor also features a guest bath and gas fireplace, creating a cozy and inviting atmosphere. As you make your way to the second floor, you'll find carpeted stairs with a wood banister leading to a landing area with a laundry room. The master suites, feature a full bath with dual sinks, tile counters, a separate tub with a step-up tile seat, and a tile shower with a glass enclosure. Two additional bedrooms share a full bath with one sink and a step-in tub/shower. Walking distance to school, and parks.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Central
- \$0 (Unknown)
- Laundry: Inside
- \$79800 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile, Vinyl, Wood
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Back Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$1,705	\$1,705	\$2,900
2:	3	3	3	1	Unfurnished	\$1,850	\$5,500	\$2,900

Of Units With:

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

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%

- 112 - North Lawndale area
- Los Angeles County
- Parcel # 4079011014

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23068842

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Closed •

List / Sold:

\$1,450,000/\$1,400,000 ↓

324 days on the market

Listing ID: 22166773

4561 W 173RD St • Lawndale 90260

**4 units • \$362,500/unit • 3,746 sqft • 5,801 sqft lot • \$373.73/sqft •
Built in 1979**

West on Artesia Blvd from Hawthorne Blvd, right turn on Firmona Ave, right turn on W 173rd St.



Cute fourplex in prime Lawndale location and a stone's throw from planned redevelopment of the South Bay Galleria and extension of the Metro's C Line. The property consists of (2) 1 bed / 1 bath units with enclosed patio, (1) 2 bed / 1 bath unit and (1) 2 bed / 1.5 bath unit. The one bedroom is family occupied and will be delivered vacant. Parking is available at the rear of the property for 6 cars.

Facts & Features

- Sold On 06/15/2023
- Original List Price of \$1,700,000
- 1 Buildings
- Laundry: Community
- \$12502 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$33,097
- 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	\$1,900	\$1,900	\$2,250
2:	1	2	1		Unfurnished	\$1,850	\$1,850	\$2,250
3:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,850
4:	1	1	1		Unfurnished	\$0	\$0	\$1,850

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

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081024035

Michael Lembeck

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

Re/Max Property Connection

State License #: 01891031
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Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 22166773

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Closed • **Quadruplex**

List / Sold:

\$1,199,000/\$1,290,000 ↑

17 days on the market

Listing ID: SB23072027

2511 S Meyler St # 4 • San Pedro 90731

4 units • \$299,750/unit • 3,792 sqft • 4,501 sqft lot • \$340.19/sqft • Built in 1960

25Th St. & Gaffey



Excellent opportunity to own this well-maintained and beautifully situated 4-plex in San Pedro's Coastal/Palisades neighborhood. Four spacious 2 bedroom 1 bath units each with their own laundry rooms, and one car garage! Separate gas and electric meters and partial copper plumbing. Owner's unit has been updated throughout and will be delivered vacant at the close of escrow. This unit has hardwood floors and a spacious private deck out back. Updates include recessed lighting, dual pane windows, custom blinds, new interior & exterior doors and updated bathroom. Full kitchen remodel with Quartz countertops and more! Excellent location near some of the best restaurants, shops, parks, and redeveloping Waterfront, Cabrillo Beach, short walk to the ocean and great freeway access!

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$1,199,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$475 (Estimated)
- Laundry: Individual Room, Inside
- Cap Rate: 4
- \$47232 Gross Scheduled Income
- \$30732 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Range, Gas Water Heater, Microwave, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,500
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02163228
- Gardener:
- Licenses:
- Insurance: \$2,125
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,950
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Furnished	\$1,261	\$1,261	\$2,100
2:	1	2	1	1	Furnished	\$1,250	\$1,250	\$2,100
3:	1	2	1	1	Furnished	\$1,425	\$1,425	\$2,100
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400

Of Units With:

- Separate Electric: 4
- Drapes:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 180 - Palisades area
- Los Angeles County
- Parcel # 7463014016

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: SB23072027

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Closed • **Quadruplex**

List / Sold:

\$1,700,000/\$1,650,000 ↓

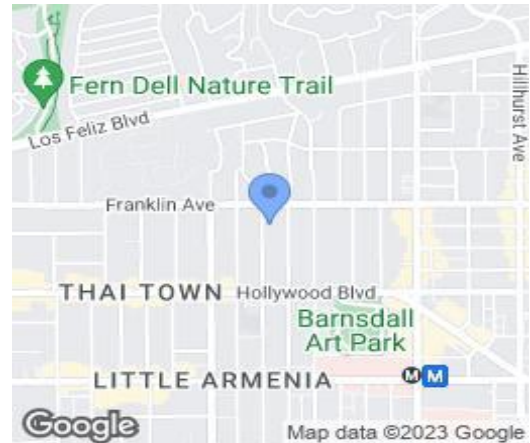
33 days on the market

Listing ID: TR23034230

1832 N Alexandria Ave • Los Feliz 90027

**4 units • \$425,000/unit • 3,461 sqft • 7,309 sqft lot • \$476.74/sqft •
Built in 1921**

South of Franklin/North of Hollywood Blvd/West of Kenmore Ave



Fabulous Fourplex! Attention all investors, welcome to true pride of ownership with this charming classic and vintage single-story home with a separate 3-unit 2-level building at the rear of the property. This Quadruplex, totaling 3,767 sq. ft., living area on a 7,312 sq. ft. lot, is zoned on a LARD1.5, situated in on a quiet residential street in a highly sought-after area of Hollywood/Los Feliz Neighborhood. The main home and all units have been well maintained. This Unit Mix consists of (1) a Main house with 2,311 Sq. ft., having 4 bedrooms and 2 baths. The rear building is a two-level with a total of 3 units, ay 1st level, 1-2 bedrooms 544sq. ft., 1 bath with 544 sq. ft., and 2-1 Bedroom/1 Bathroom units upstairs at 456 sq ft. A Patio between the main house and units. This property has a 1 car garage with plenty of parking on the driveway. This is a well-kept building with Potential is endless. Located on a quiet street close with quick access to 101 Freeway.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$1,700,000
- 2 Buildings
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$617 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup, Washer Included
- \$25603 Gross Scheduled Income
- 2 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Tile
- Appliances: Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01059771
- 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	4	2	1	Unfurnished	\$0	\$0	\$66,000
2:	2	2	1	0	Unfurnished	\$1,022	\$12,264	\$30,000
3:	3	1	1	0	Unfurnished	\$900	\$10,800	\$30,000
4:	4	1	1	0	Unfurnished	\$900	\$10,800	\$30,000

Of Units With:

- Separate Electric: 2
- Gas Meters: 4
- Drapes:
- Patio:

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

- Ranges: 4
- Refrigerator: 4
- Wall AC:

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5589033030

Michael Lembeck

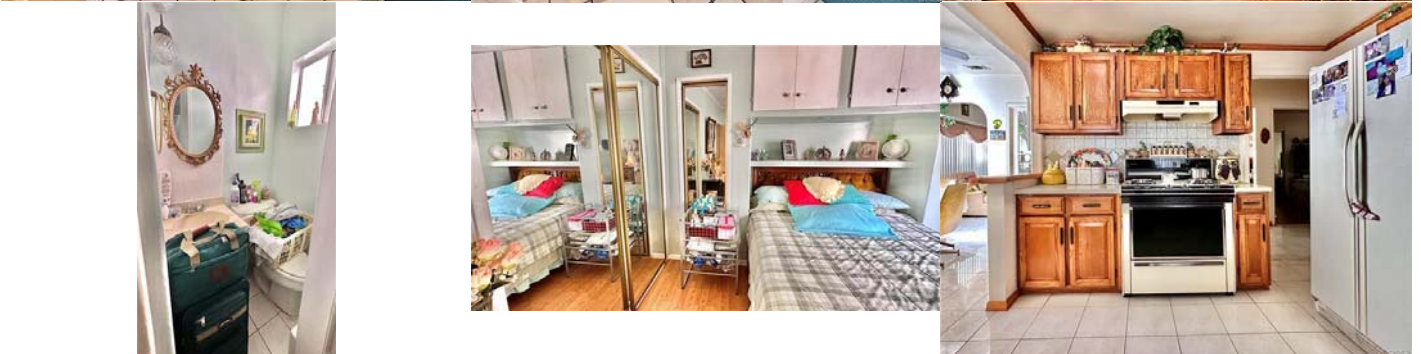
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

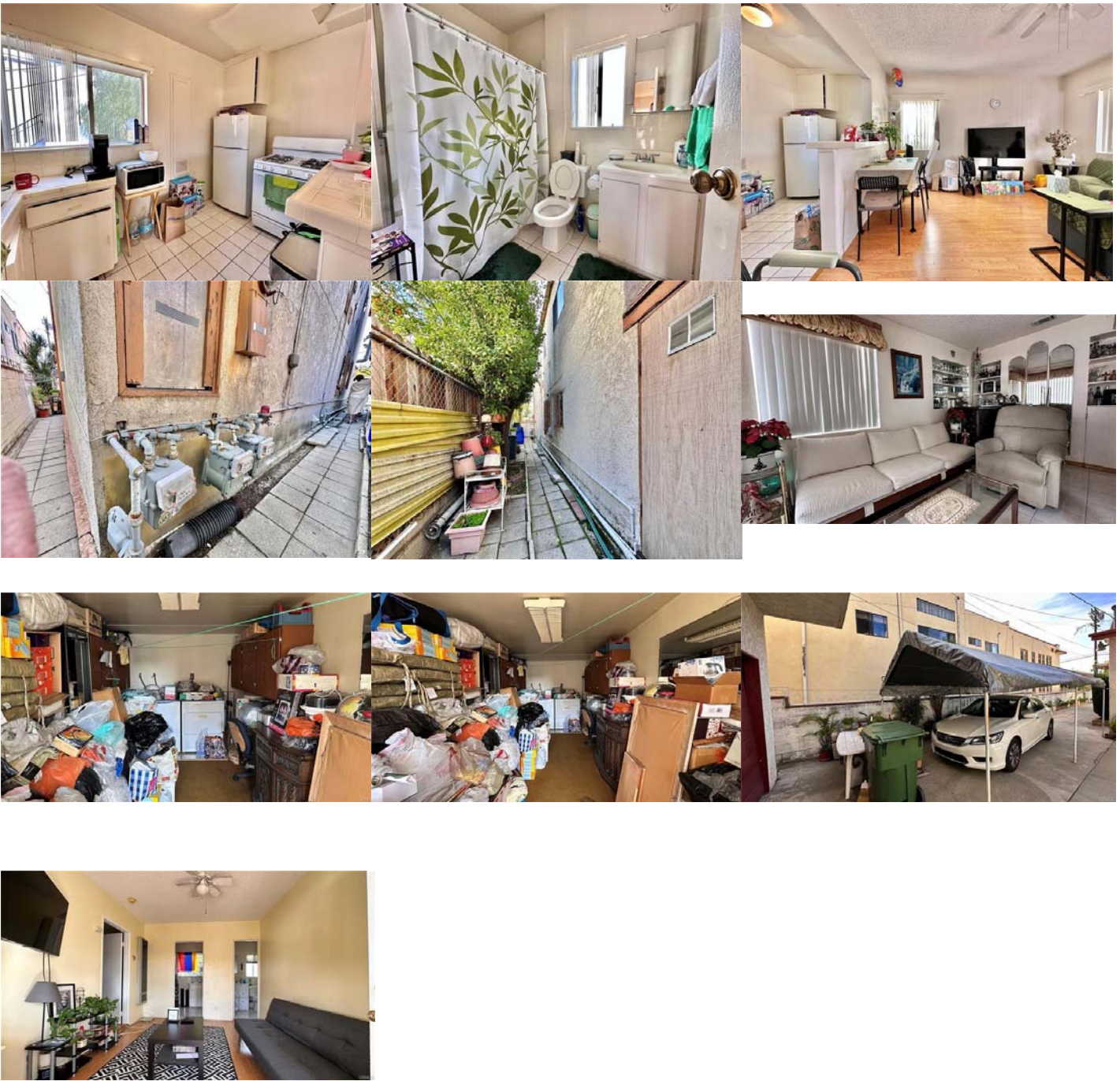
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Closed • **Single Family Residence**

List / Sold:

\$4,200,000/\$4,000,000 ↓

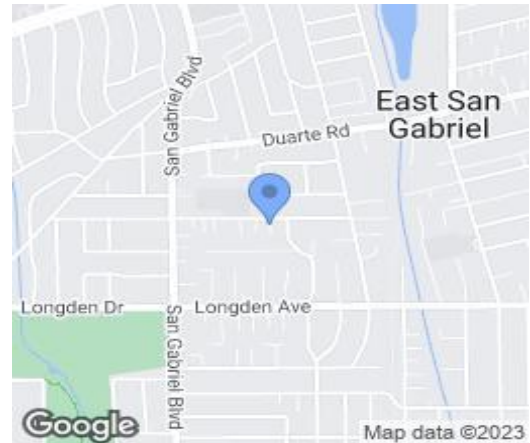
26 days on the market

Listing ID: TR23013291

8356 -8364 Sheffield Rd • San Gabriel 91775

4 units • **\$1,050,000/unit** • **5,872 sqft** • **36,116 sqft lot** • **\$681.20/sqft** •
Built in 1964

Sheffield Road between San Gabriel Blvd & N Vista St



Rare 7 units Detached PUD development opportunity in the highly sought-after North San Gabriel area. The Approved Tentative Map consists of four (4x) 2,310 SQF Detached home, and three (3x) 2,913 SQF Detached home, totaling approximately 18,000 SQF Gross Living Area on a huge 36,116 SQF flat land. Each home features 4 Bedroom, 4.5 Bathroom, meticulously designed for market's highest demand floor plan & size, and aiming for highest investment return. The property's desirable location is just a short walk from the most coveted city of San Marino, the area offers abundant daily essentials, grocery stores, dining and entertainment amenities. Furthermore, this highly profitable project currently consists of 4 fully occupied and income generating single family homes. All tenants are courteous and always pay online even during pandemics. Investors may start construction at best market conditions without any financial pressure.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$4,200,000
- 4 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$851 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Washer Hookup
- \$156000 Gross Scheduled Income
- \$152280 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 2-5 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,180
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108369
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$780
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2	2	Unfurnished	\$39,600	\$39,600	\$48,000
2:	2	3	2	2	Unfurnished	\$26,160	\$26,160	\$36,000
3:	1	3	2	2	Unfurnished	\$27,360	\$27,360	\$36,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- 654 - San Gabriel area
- Los Angeles County
- Parcel # 5375023018

Michael Lembeck

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

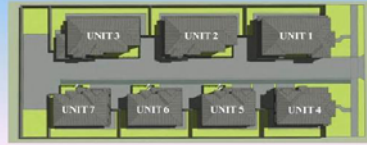
Re/Max Property Connection

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

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BUILDING AREA:	1ST FLOOR (SF)	2ND FLOOR	LIVING AREA (SF)	GARAGE (SF)	LOT COVERAGE (SF)
UNIT 1 (4 BR/4.5 BATH)	1626	833.7 SF	2953	400	2026
UNIT 2 (4 BR/4.5 BATH)	1646	1497 SF	2953	400	2046
UNIT 3 (4 BR/4.5 BATH)	1646	1497 SF	2953	400	2046
UNIT 4 (4 BR/4.5 BATH)	1222	3088 SF	2330	400	1622
UNIT 5 (4 BR/4.5 BATH)	1222	3088 SF	2330	400	1622
UNIT 6 (4 BR/4.5 BATH)	1222	3088 SF	2330	400	1622
UNIT 7 (4 BR/4.5 BATH)	1222	3088 SF	2330	400	1622
TOTAL (SF):		17979	3000		12406



CUSTOMER FULL: Residential Income LISTING ID: TR23013291

Printed: 06/18/2023 7:39:10 AM

Closed • **Quadruplex**

List / Sold: **\$785,000/\$765,000** ↓

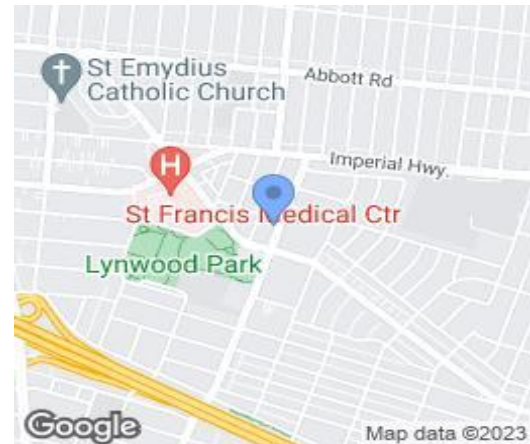
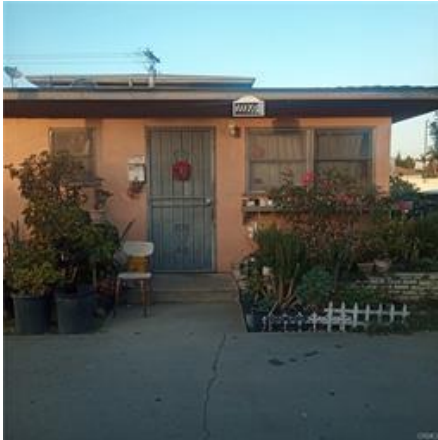
11171 Bullis Rd • Lynwood 90262

76 days on the market

4 units • **\$196,250/unit** • **1,948 sqft** • **6,310 sqft lot** • **\$392.71/sqft** •
Built in 1951

Listing ID: DW22258851

Cross St Bullis Rd & Martin Luther King Jr Blvd



**** INVESTMENT ALERT**** Quadruplex in good location, close to schools , transportation , markets and shopping area. Do not miss the opportunity!!

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$785,000
- 1 Buildings
- 4 Total parking spaces
- \$1,026 (Estimated)
- Laundry: See Remarks
- \$52000 Gross Scheduled Income
- \$43500 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,500
- Electric: \$1,500.00
- Gas: \$500
- Furniture Replacement:
- Trash: \$4,800
- Cable TV: 01525721
- Gardener:
- Licenses:
- Insurance: \$1,750
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$9,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Furnished	\$4,200	\$4,200	\$50,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6173020007

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

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

 Click arrow to display photos



Closed • **Quadruplex**

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

3546 E Cesar E Chavez Ave • East Los Angeles 90063

180 days on the market

4 units • **\$212,500/unit** • **2,184 sqft** • **6,658 sqft lot** • **\$366.30/sqft** •
Built in 1921

Listing ID: DW22232567

710 Fwy-Exit E Cesar Chavez -LEFT N Ford Blvd-L E Cesar Chavez-X Rowan Ave to 3546 on Left Side



This Desirable 4Units Perfect For First Time Buyers to start Investing In a Highly Desirable Area of East Los Angeles .WOW Walking Distance to Grocery Market ,Car Wash,Gas Station, Schools And 15minutes From Down town LA. Live In One Unit and Rent the Other Units."MUST STOP COME AND SEE"

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$990,000
- 3 Buildings
- 8 Total parking spaces
- \$1,885 (Estimated)
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- 3 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Agricultural - Other, Back Yard, Front Yard, Garden, Landscaped, Level with Street, Lot 6500-9999, Near Public Transit, Walkstreet, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01787898
- 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	\$2,500	\$2,500	\$2,800
2:	2	2	1	0	Unfurnished	\$715	\$715	\$2,000
3:	3	1	1	0	Unfurnished	\$0	\$0	\$1,500
4:	4	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5232006033

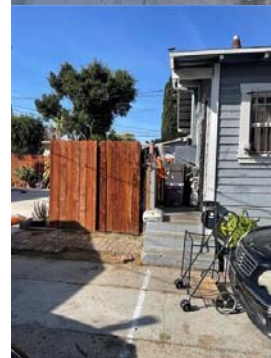
Michael Lembeck

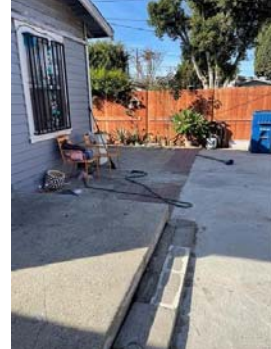
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed • **Quadruplex**

List / Sold: **\$879,000/\$865,000** ↑

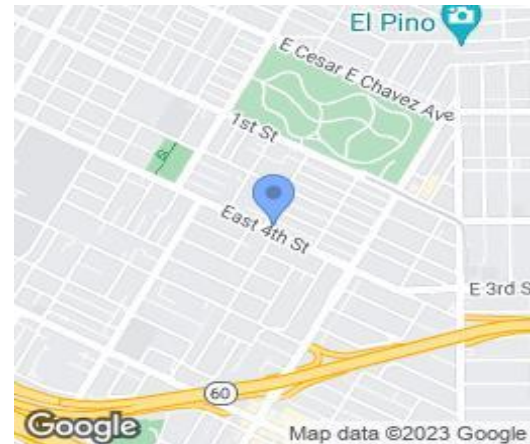
3205 E 4th St • Los Angeles 90063

41 days on the market

4 units • \$219,750/unit • 1,775 sqft • 4,958 sqft lot • \$487.32/sqft • Built in 1904

Listing ID: DW23051669

Nearest cross street is S Fresno St



Attention All Buyers!!! Welcome to the charming one of kind property on 4th St in the heart of Los Angeles, CA. This property is a fully remodeled quadruplex sitting on a huge lot consisting of 4,958 square feet. The four units is comprised of (1) Two Bedroom One Bath apartment, (2) One Bedroom One Bath apartments, and (1) Studio apartment. Very close to retail shops and restaurants surrounding the neighborhood. Quick and easy accessibility to the 60, 710, and 5 freeways. The property has gone through some major renovations including upgraded electrical, new gas meters, new vinyl flooring throughout, new dual pane windows installed, exterior and interior freshly painted, new wood fence in front of property, new sliding gate/fence installed for back entrance, new insulation installed, water heaters brought up to code, mini-split unit installed, new granite countertops, new kitchen appliances installed, foundation rebuilt, new roof and new toilets installed. There is a substantial amount of value here at this property! This is a once in a lifetime opportunity to own four (4) units in the city of Los Angeles! A perfect situation for a family or individual to purchase this property as an owner user while receiving income from the remainder units. This property may be your first home buyer purchase! Also ideal for an investor to own and hold for the cash flow or a developer who wants to get creative with a project in a city where housing is in demand!

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$849,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- \$71088 Gross Scheduled Income
- \$66836 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,120
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$568
- Cable TV: 02145979
- Gardener:
- Licenses:
- Insurance: \$684
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$868
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700
3:	1	1	1	0	Unfurnished	\$824	\$824	\$1,700
4:	1	0	1	0	Unfurnished	\$0	\$0	\$1,400

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
- Rent Controlled
- Buyer Agency Compensation: 2%

- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5179011002

Michael Lembeck

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

Re/Max Property Connection

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

Click arrow to display photos







Closed • **Quadruplex**

List / Sold:

\$1,200,000/\$1,050,000 ↓

13 days on the market

9112 S. Manhattan Pl. • Los Angeles 90047

4 units • **\$300,000/unit** • **3,370 sqft** • **6,904 sqft lot** • **\$311.57/sqft** •
Built in 1944

Listing ID: PW23051108

Cross Streets are S. Western and 92nd st. Addresses are 9112-9116 1/2 S. Manhattan Pl.



Fantastic 4-plex in Los Angeles- will be delivered 50% VACANT! There are also 4 single car garage spots in the detached garage behind the property. The garage spaces could conceivably be rented out for additional income. Overall, this property has been well maintained; the new owner is sure to be thrilled to have a great building with a whole lot of potential upside. The opportunity to find their own tenants for the ground floor units is the icing on the cake! This one is a gem!

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- \$543 (Assessor)
- \$32400 Gross Scheduled Income
- \$29150 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$750
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1		\$0	\$0	\$2,400
2:	1	2	1	1		\$0	\$0	\$2,400
3:	1	2	1	1		\$1,300	\$1,300	\$2,400
4:	1	2	1	1		\$1,300	\$1,300	\$2,400

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6036016047
-

Michael Lembeck

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

Re/Max Property Connection

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

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Closed • Triplex

List / Sold: **\$774,900/\$815,000** ↑

1218 E 70th St • Los Angeles 90001

12 days on the market

4 units • **\$193,725/unit** • **2,361 sqft** • **5,906 sqft lot** • **\$345.19/sqft** •
Built in 1948

Listing ID: OC23047076

Between Central Ave & Compton Ave. Very close to main Postal Service (USPS) on Central Ave.



Excellent opportunity to purchase Units close to SoFI stadium, Crypto.com Arena and the heart of Downtown LA. The Front house contains 3 bedrooms & 1 bath. Each of the back units have 1 bedroom & 1 bath in a two-story building. Additionally, there is a detached garage which can be made into an ADU. There is sufficient parking between the front house and back units and many possibilities to add value to these residential income producing units. Live in one and rent the others. Units will be delivered WITHOUT any tenants!

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$774,900
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- \$9,473 (Assessor)
- Laundry: Common Area
- \$74280 Gross Scheduled Income
- \$42480 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,300
- Electric: \$2,700.00
- Gas: \$3,000
- Furniture Replacement:
- Trash: \$1,140
- Cable TV: 01978349
- Gardener:
- Licenses:
- Insurance: \$1,080
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,380
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1				\$2,950
2:	1	1	1	1				\$1,620
3:	1	1	1	1				\$1,620
4:	2	1	1	1				\$2,100

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.25%

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6010014006

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: OC23047076

Printed: 06/18/2023 7:39:14 AM

Closed • **Quadruplex**

List / Sold:

\$1,648,000/\$1,624,000 ↓

70 days on the market

Listing ID: GD23038904

4418 Cahuenga Blvd • Toluca Lake 91602

4 units • **\$412,000/unit** • **3,110 sqft** • **6,599 sqft lot** • **\$522.19/sqft** •
Built in 1940

Between: Riverside Drive and Moorpark Street



Great residential income opportunity in the heart of Toluca Lake! A quadruplex with lush and green landscaping in the front yard and a long driveway leading to a back carport providing 4-parking spots. Built in 1940, the property has vintage charm and details throughout each unit. Each unit has a cozy dining area and kitchen with ample cabinet space. All bedrooms are bright and spacious with deep closets. Unit-one is 2-beds, 1-bath and 832-SqFt. Unit-two is 1-bed, 1-bath and 722-SqFt. Unit-three is 1-bed, 1-bath and 692-sqft. Unit-four is 1-bed, 1-bath and 762-SqFt. Close to Lankershim Blvd. and Riverside Dr. with many restaurants, markets and shopping. Near parks, Lakeside Golf Club, and Universal Studios Hollywood. Easy access to 134-freeway and 170-freeway. So much potential, do not miss out! 2 units will be delivered vacant at the close of escrow.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$1,795,000
- 1 Buildings
- 0 Total parking spaces
- \$474 (Estimated)
- \$93984 Gross Scheduled Income
- \$37248 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate, Tile
- Other Interior Features: Ceiling Fan(s), Crown Molding, Storage

Exterior

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

Annual Expenses

- Total Operating Expense: \$28,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$840
- Cable TV: 01873088
- Gardener:
- Licenses:
- Insurance: \$2,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4,418	2	1	0	Unfurnished	\$1,688	\$1,688	\$3,500
2:	4,420	1	1	0	Unfurnished	\$0	\$0	\$2,500
3:	4,420	1	1	0	Unfurnished	\$0	\$0	\$2,500
4:	4,422	1	1	0	Unfurnished	\$1,144	\$1,144	\$2,500

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Drapes:
- Patio:
- Ranges: 4
- Refrigerator: 4

- Dishwasher: 0
- Disposal:

- Wall AC: 4

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%

- TUL - Toluca Lake area
- Los Angeles County
- Parcel # 2424002002

Michael Lembeck

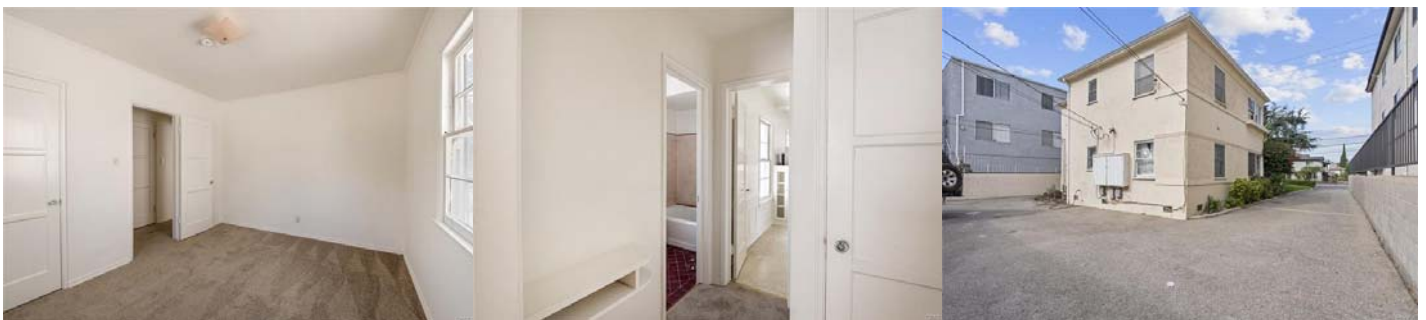
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: GD23038904

Printed: 06/18/2023 7:39:16 AM

Closed • **Quadruplex**

List / Sold:

\$1,595,000/\$1,485,000 ↓

163 days on the market

Listing ID: SR22251441

20841 Community St • Winnetka 91306

4 units • \$398,750/unit • 2,304 sqft • 17,990 sqft lot • \$644.53/sqft • Built in 1948

Located between Roscoe and Parthenia Street off of De Soto Street



20841-20847 Community Street in Winnetka, CA. This (4) Four Unit bungalow-style apartment building has been completely renovated. The property has been updated with a new driveway, copper plumbing, newer roofs, windows, stucco, updated landscaping, fencing, and much more. Each Unit is a (1) One Bedroom and (1) One Bath Unit. Units 20841 and 20843 include a bonus room. This property has an extra large lot with 17 991 Square Footage. The existing garage has the possibility of being converted into an ADU. Further, with the size of the lot, there is room to add a unit or further ADU. Each unit is individually metered for gas and electricity. This is a definite must-see property!

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$1,695,000
- 4 Buildings
- 14 Total parking spaces
- \$746 (Estimated)
- Cap Rate: 5.63
- \$126600 Gross Scheduled Income
- \$89866 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Septic Type Unknown

Annual Expenses

- Total Operating Expense: \$32,936
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01527644
- Gardener:
- Licenses:
- Insurance: \$1,152
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$2,400	\$2,400	\$2,550
2:	1	1	1	0	Unfurnished	\$2,550	\$2,550	\$2,550
3:	1	1	1	0	Unfurnished	\$2,700	\$2,700	\$2,900
4:	1	1	1	0	Unfurnished	\$2,900	\$2,900	\$2,900

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
- Buyer Agency Compensation: 2.5%

- WIN - Winnetka area
 - Los Angeles County
 - Parcel # 2780004029
-

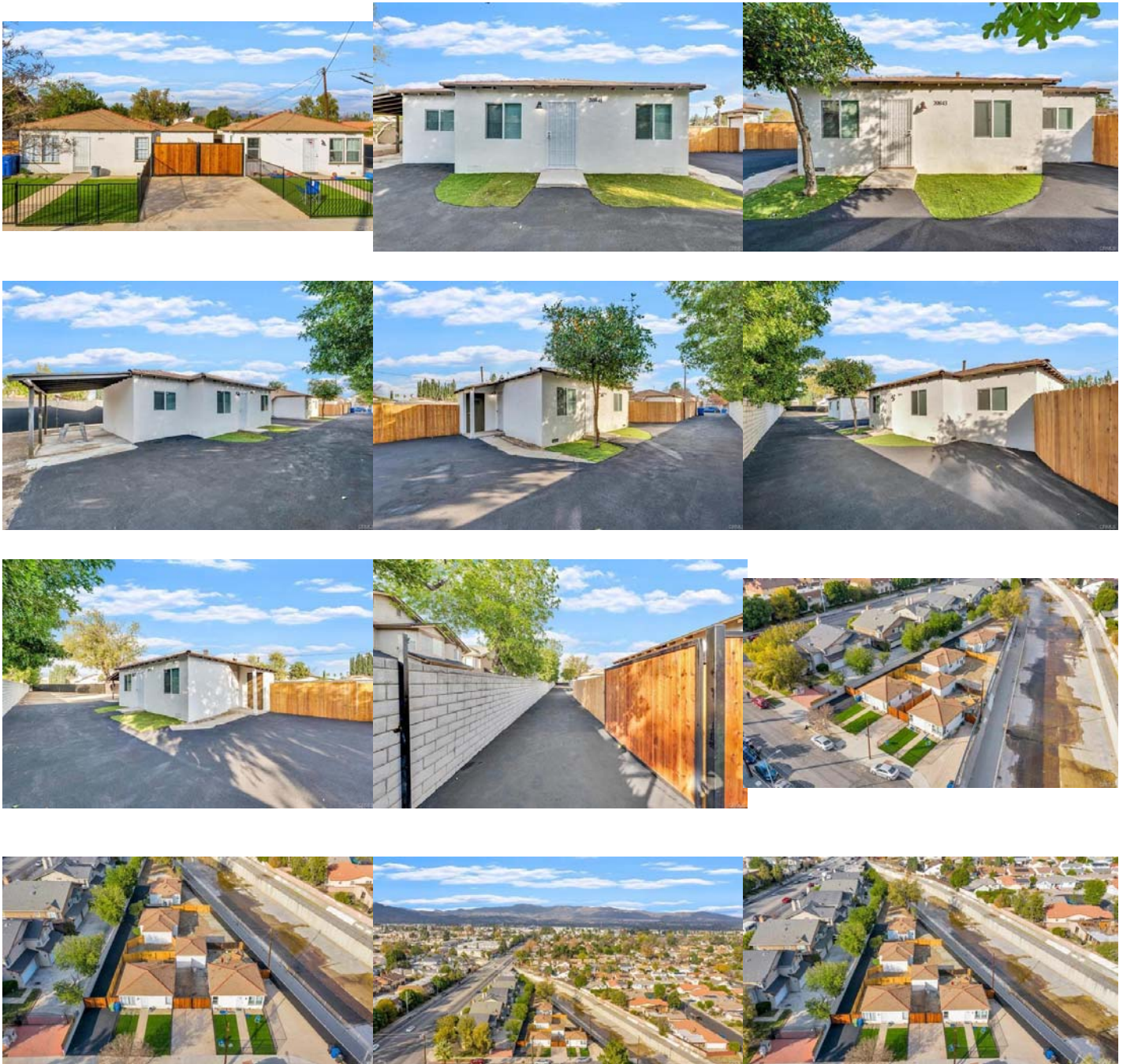
Michael Lembeck

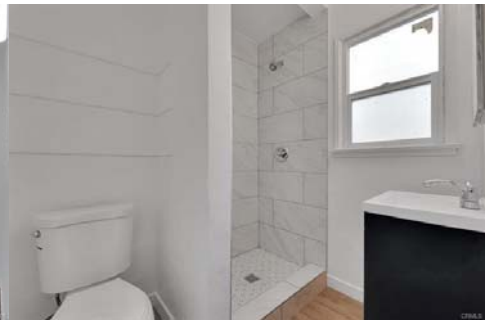
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Cell Phone: 714-742-3700

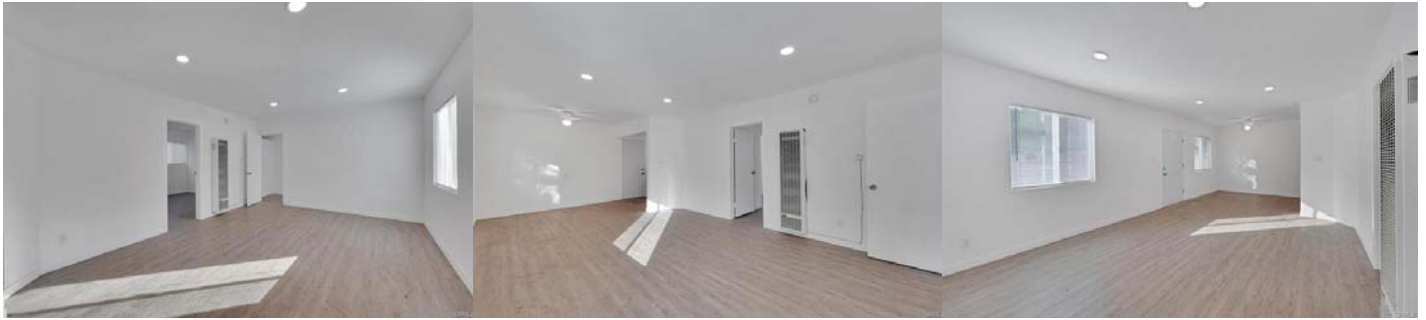
Re/Max Property Connection

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

 Click arrow to display photos









Closed • **Quadruplex**

List / Sold: **\$1,265,000/\$665,000** ↓

2504 S Budlong Ave • Los Angeles 90007

54 days on the market

5 units • **\$253,000/unit** • **4,460 sqft** • **6,750 sqft lot** • **\$149.10/sqft** •
Built in 1921

Listing ID: SR23035487

Take the 110 to the 10 West, exit S. Normandie, turn left on S. Normandie, Turn Left on W 24th St, Turn right on S Budlong Ave.



This property is located 5 minutes away from USC. The property consists of a 4-unit building in the front and a single unit in the back. The front 4-unit is a two story building with two 2b/1b upstairs and a two 1b/1b downstairs, each unit is approx. 998sqft. The unit in the back of the property is a approx. 360sqft 1bed/1bath. It was built in 1921 and both buildings renovated in 1971.

Facts & Features

- Sold On 06/14/2023
- Original List Price of \$1,265,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$52848 Gross Scheduled Income
- \$12331 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Laminate, Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$40,517
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 00898784
- Gardener:
- Licenses: 0
- Insurance: \$2,442
- Maintenance: \$9,297
- Workman's Comp: \$575
- Professional Management: 3125
- Water/Sewer: \$4,242
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1	0	Unfurnished	\$1,474	\$1,474	\$4,400
2:	2	1	1	0	Unfurnished	\$1,530	\$1,530	\$3,500
3:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5054020003

Michael Lembeck

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

Re/Max Property Connection

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

 **Click arrow to display photos**



CUSTOMER FULL: Residential Income **LISTING ID:** SR23035487

Printed: 06/18/2023 7:39:19 AM

Closed • **Quadruplex**

List / Sold:

\$3,100,000/\$3,025,000 ↓

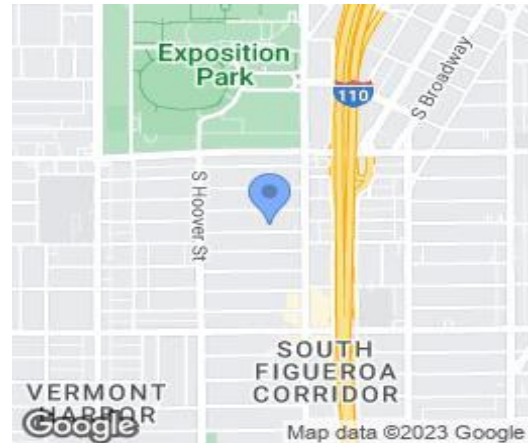
603 W 41st Pl • Los Angeles 90037

21 days on the market

5 units • **\$620,000/unit** • **8,500 sqft** • **6,761 sqft lot** • **\$355.88/sqft** •
Built in 2023

Listing ID: CV23032112

West of Figueroa Ave



!!!! Residential Income Property !!!!. 2 brand new 3 Story duplexes + ADU, approximately 8,500 Sqft living space. with plenty parking area. Front Duplex is a 6 Bed/4 Bath & 5 bed/4 bath. Rear Duplex both units 4 bed/4bath with roof tops. All units have a fabulous open floor plan to the living room and kitchen area with great natural light. Custom kitchen Cabinets throughout and beautiful quartz countertops, stove, microwave & refrigerator in each kitchen. Equipped with solar panels. The floors are anti scratch waterproof vinyl. Reset lighting throughout the property and all the units include a HVAC system. Water, Electric and gas meters for each unit. Easy access to freeways and Downtown LA.

Facts & Features

- Sold On 06/13/2023
- Original List Price of \$3,100,000
- 2 Buildings
- Levels: Three Or More
- 7 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Inside
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Floor: 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: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	4	1	Unfurnished	\$0	\$0	\$5,600
2:	1	5	4	2	Unfurnished	\$0	\$0	\$4,800
3:	1	4	5	2	Unfurnished	\$0	\$0	\$4,200
4:	1	4	5	2	Unfurnished	\$0	\$0	\$4,200
5:	1	1	1	0	Unfurnished	\$0	\$0	\$2,100

Of Units With:

- Separate Electric: 5
- Drapes:

- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5019019008

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: CV23032112

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Closed •

List / Sold:

\$1,750,000/\$1,850,000 ↑

27 days on the market

Listing ID: 23266281

1014 S Inglewood Ave • Inglewood 90301

**8 units • \$218,750/unit • 6,056 sqft • 12,586 sqft lot • \$305.48/sqft •
Built in 1947**

North of Century Bl.



Facts & Features

- Sold On 06/14/2023
- Original List Price of \$1,750,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- \$36000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$12,852
- 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	\$1,699	\$1,699	\$2,500
2:	2	1	1		Unfurnished	\$0	\$0	\$0
3:	1	1	1		Unfurnished	\$1,213	\$0	\$0
4:	1	1	1		Unfurnished	\$1,159	\$0	\$0
5:	3	2	1		Unfurnished	\$0	\$0	\$0

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4023029031

Michael Lembeck

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

Re/Max Property Connection

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

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CUSTOMER FULL: Residential Income LISTING ID: 23266281

Printed: 06/18/2023 7:39:19 AM

Closed •

List / Sold:

\$3,445,000/\$3,400,000 ↓

28 days on the market

Listing ID: 23267537

4114 Warner Blvd • Burbank 91505

**8 units • \$430,625/unit • 6,752 sqft • 10,088 sqft lot • \$503.55/sqft •
Built in 1947**

South of the 134 Fwy & Riverside Dr. & West of N Pass Avenue



Lee & Associates Investment Services Group is pleased to present 4114-4116 Warner Boulevard, an eight unit apartment property located in the landlord and business friendly, family oriented City of Burbank. The property is conveniently located near major entertainment and retail destinations such as Universal City, Burbank Town Center, The Empire Center, Griffith Park and the Hollywood Sign. Notable employers in the area include Warner Bros. Studios, The Walt Disney Company, ABC-7, Walt Disney Animation Studios and Providence St. Joseph Medical Center. Burbank is a suburb of Los Angeles that sits on the eastern end of the San Fernando Valley, just 13 miles north of Downtown Los Angeles. It is perhaps best known as home to numerous motion picture, television, and animation studios. A plethora of adjunct businesses, like post-production facilities, craft services operations, et al. also reside within its borders. The Warner Apartments is an 8 unit, two story apartment building situated on a large 10,088sf lot, and is comprised of (4) two bedroom and one bath and (4) one bedroom and one bath apartments. All but one of the units have been remodeled. These spacious, open floor plan units include refinished hardwood flooring, stainless steel appliances including ranges, refrigerators, dishwashers, stacked washer/dryers (2 BR's only). Please note the current owner have been achieving 98% rent collections throughout the COVID-19 pandemic. The Warner Apartments features 8 detached carport parking spaces and all units are individually metered for electricity and gas with individual gas hotwater heaters. The Subject is situated in South Burbank, just steps from Warner Bros. Studios and just minutes to Disney, Burbank and Universal Studios. The affluent Los Angeles suburb known as Toluca Lake is a couple blocks to the west. The Warner Apartment's excellent location & proximity to major freeways, such as the Ventura (134), Golden State (5) and San Diego Freeways provide ready access to Downtown LA, Hollywood, Venice & Santa Monica beaches, University of Southern California, numerous city colleges, the Burbank Airport, employment, schools, healthcare, cultural centers, restaurants, shopping and recreation.

Facts & Features

- Sold On 06/16/2023
- Original List Price of \$3,445,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 8 Total carport spaces
- Heating: Wall Furnace
- Cap Rate: 4.7
- \$162662 Net Operating Income
- 8 electric meters available
- 8 gas meters available

Interior

- Floor: Wood
- Appliances: Gas Range

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$59,099
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Insurance:
- 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:	4	2	1		Unfurnished	\$2,488	\$9,952	\$2,750
2:	4	1	1		Unfurnished	\$2,133	\$8,532	\$2,350
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 610 - Burbank area
- Los Angeles County
- Parcel # 2485020013

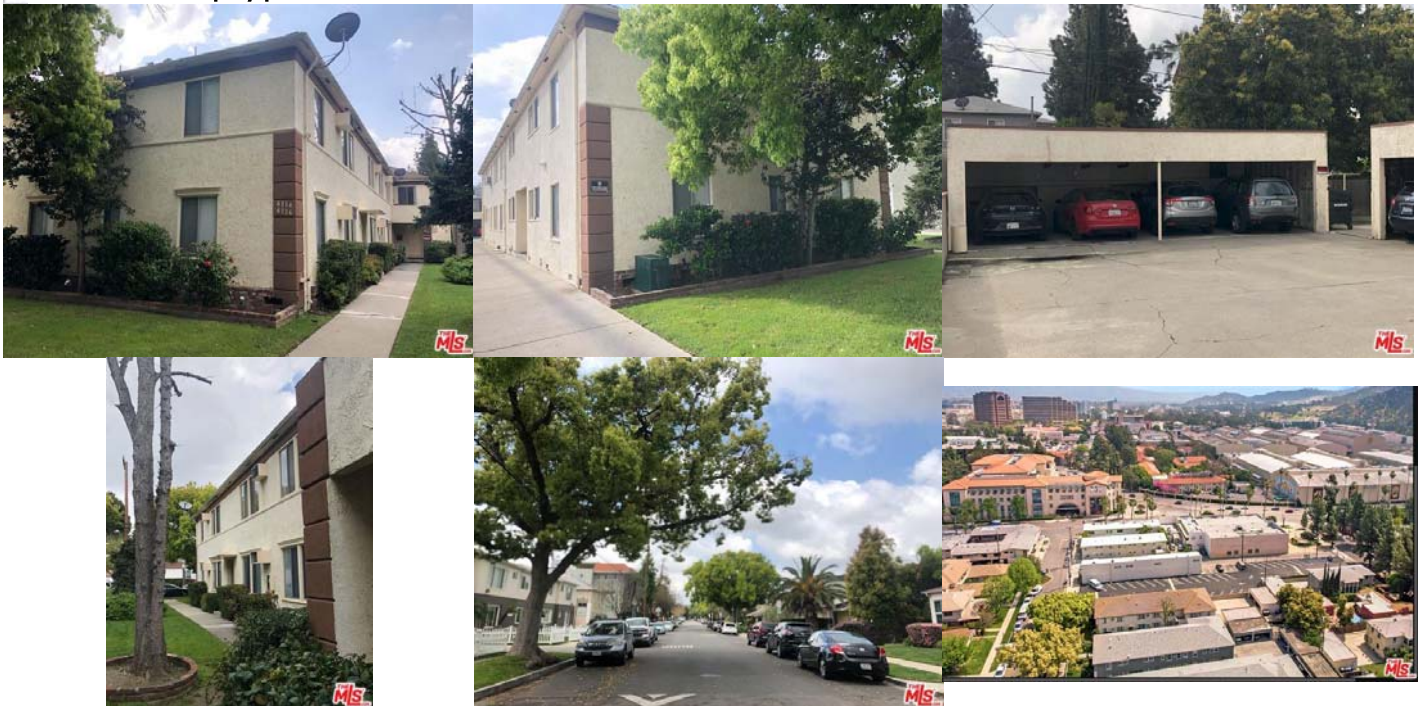
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$5,000,000/\$3,700,000 ↓

123 days on the market

Listing ID: 23234387

1028 14th St • Santa Monica 90403

10 units • \$500,000/unit • 8,762 sqft • 7,494 sqft lot • \$422.28/sqft • Built in 1959

Cross Streets: California Ave & 14th St



Nestled in the highly-desirable Wilshire/Montana neighborhood of Santa Monica, 1028 14th Street offers a rare opportunity to own a piece of Santa Monica history. Constructed in 1959, this 10-unit apartment building is being sold by the original builder's family. Boasting 8,762 sq. ft. on a 7,494 sq. ft. lot, the building features a highly desirable unit mix including a spacious 4-Bed + 3-Bath unit, that feels like a house, (1) comfortable 2-Bed + 2-Bath unit, (5) cozy 2-Bed + 1-Bath units, (3) 1-Bed + 1-Bath units, and a versatile vacant playroom complete with kitchen and bathroom. The building is located in the Wilshire/Montana neighborhood and offers residents a Walker's Paradise with an impressive WalkScore of 88. Enjoy the ocean breeze, outdoor activities, shopping options, and trendy eateries, making this a prime location to live and own real estate. Convenient access to public transportation and ample parking options also allow for short commute times to offices and nearby businesses. Don't miss out on this unique opportunity to own an apartment building in a highly sought-after location.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$5,000,000
- 1 Buildings
- 10 Total parking spaces
- 4 Total carport spaces
- Heating: Forced Air
- Laundry: Community
- Cap Rate: 3.7
- \$182507 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$89,685
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$4,050	\$4,050	\$5,355
2:	1	2	2		Unfurnished	\$510	\$510	\$2,700
3:	5	2	1		Unfurnished	\$2,369	\$11,846	\$15,005
4:	3	1	1		Unfurnished	\$2,213	\$6,640	\$7,482
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
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4281013006

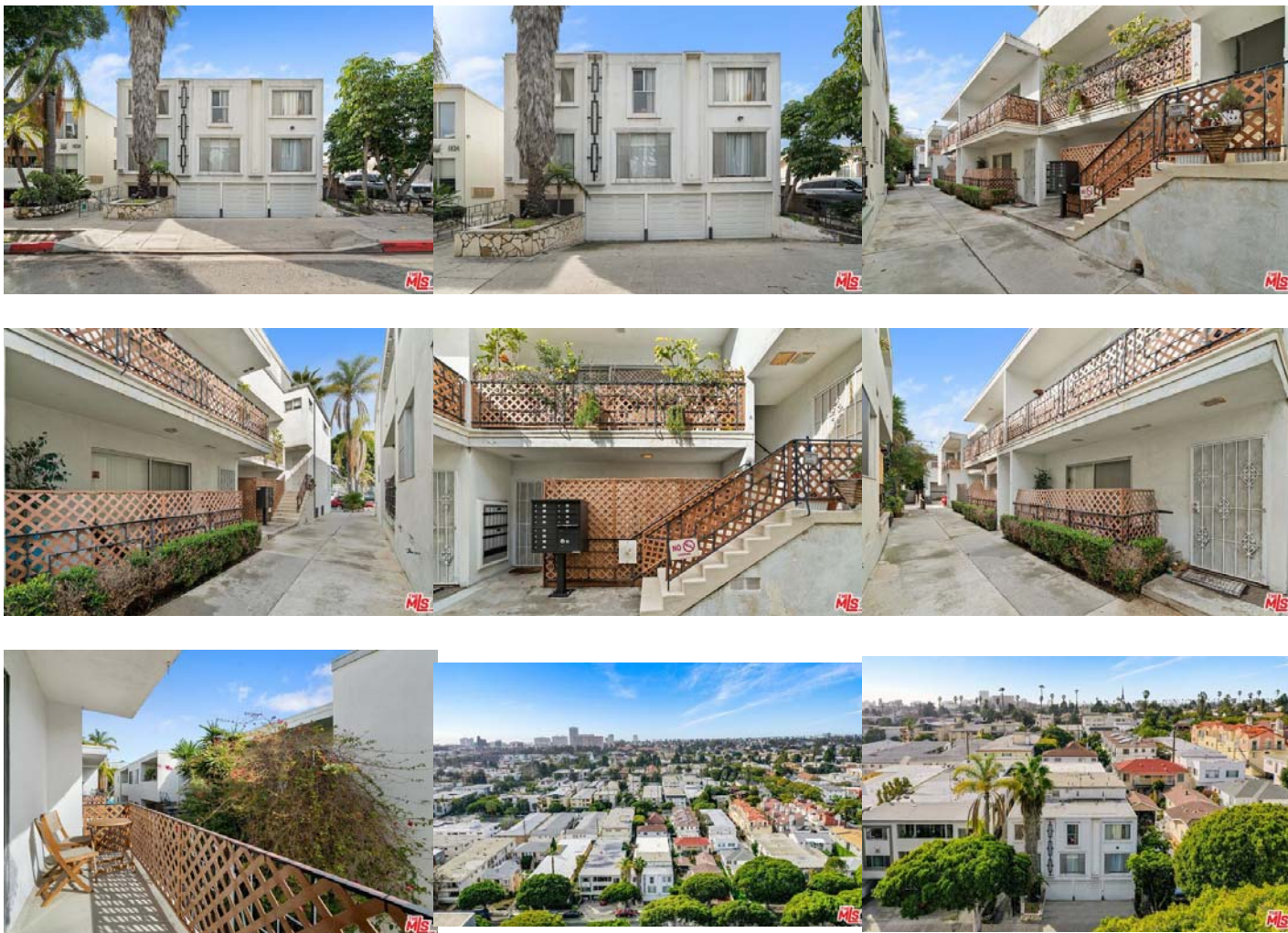
Michael Lembeck

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

Re/Max Property Connection

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

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Closed •

List / Sold:

\$4,075,000/\$3,750,000 ↓

163 days on the market

Listing ID: 22172485

3844 EVANS St • Los Angeles 90027

**12 units • \$339,583/unit • 10,736 sqft • 19,722 sqft lot • \$349.29/sqft •
Built in 1952**

1 block west of Griffith Park Blvd, between Hyperion and St. George.



**** New Price, (...and new vacancy coming 03/01/23!!)**** Sited on a sprawling lot of nearly half an acre, this 12 unit gem is being offered for sale for the first time in almost 50 years! Verdant, truly "park-like" grounds and stunning views of the Santa Monica and San Gabriel mountains make tenancy here a highly desirable "get" in what is already a super high demand rental area of the city. Enviably located with a Los Feliz zip code, but just 1 block from Silverlake. 2 blocks to the 10 acre "secret" park at the Rowena Reservoir. Walking distance to Gelsons, Trader Joes and all of the great restaurants along Hyperion. Easy access to major freeways including the 5, 110, 101 and the 2, puts Pasadena, Downtown LA and all of the Valley in easy reach. 6-2 /1's and 6-1/1's. Built in 1952, all of the units are graciously proportioned and in addition to the front door, even include a separate service entrance at the kitchen. It's true, "they don't make them like they used to." Though the current income is compelling in itself, significant upside potential awaits as units become vacant. The enormous 20,000 square foot lot begs diligent exploration of lucrative development opportunities or a reimagined "housing community". A \$1.8M loan is in place and assumable at 4.1% interest through November of 2024. Owner will hold all vacancies and property will now be delivered with 3 vacant units! Completely fenced and gated for security and privacy. Permitted copper re-pipe. On site laundry. 6 - 2 car garages in 2 separate structures (including one built with a steel I-beam supporting the roof which is noted on the architectural plans for the building as a "deck". By no means your standard income property listing. Truly a rare offering. Call agent with any questions.,

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$4,395,000
- 1 Buildings
- 12 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.5
- \$150533 Net Operating Income

Interior

- Floor: Carpet, Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$104,531
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$7,360
- Maintenance: \$12,507
- Workman's Comp:
- Professional Management: 7880
- Water/Sewer: \$10,207
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,467	\$7,335	\$13,200
2:	6	2	1		Unfurnished	\$1,785	\$10,712	\$18,000
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
- Buyer Agency Compensation: 2.25%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5433023030

Michael Lembeck

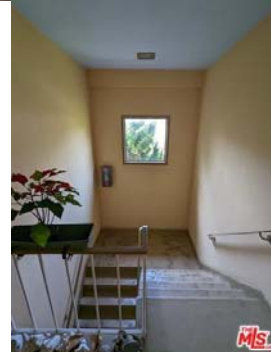
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

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

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Closed •

List / Sold: **\$3,600,000/\$3,600,000**

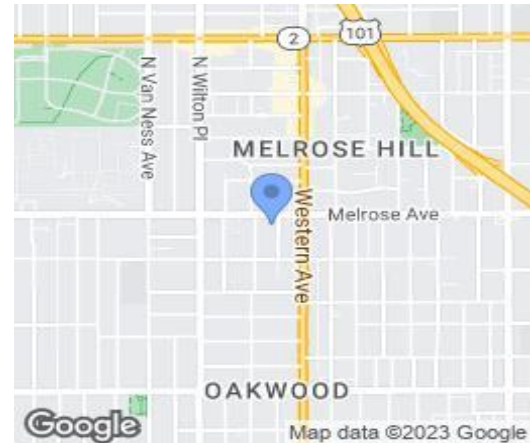
655 N Manhattan Pl • Los Angeles 90004

44 days on the market

18 units • **\$200,000/unit** • **12,476 sqft** • **12,494 sqft lot** • **\$288.55/sqft** •
Built in 1953

Listing ID: 23260149

Located South of Melrose, just West of Wilshire, North of Beverly, and East of Highland.



The Manhattan, an 18-unit apartment building located in the Melrose Hill submarket of Los Angeles. First time on the market in over 50 years, this value-add asset has been well maintained but never been completely remodeled. The Manhattan features an excellent unit mix of seven 1 Bedroom/1 Baths and eleven 2 Bedroom/1 Baths. Built in 1953, the square footage of the improvements is 12,476 and sits on a 12,494 square foot lot. The Manhattan is a charming two-story walk-up with an airy courtyard that allows access to all the units. The property has 9 on-grade garage parking spaces and is individually metered for both gas and electric.

Facts & Features

- Sold On 06/12/2023
- Original List Price of \$3,600,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$173140 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$140,431
- 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:	7	1	1		Unfurnished	\$1,366	\$9,562	\$12,950
2:	11	2	1		Unfurnished	\$1,518	\$16,698	\$25,300
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
- Buyer Agency Compensation: 2.25%

- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5522009026

Michael Lembeck

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

Re/Max Property Connection

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

 Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 23260149

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