

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	PW22079689	S	3266 California AVE	SIGH	8	STD	2	\$72,000		\$1,280,000↓	\$376.47	3400	2007/ASR	6,389/0.1467	N	5	06/15/22	19/19
2	CV22000737	S	10916 Mansel AVE	ING	105	STD	2	\$62,400		\$1,050,000↓	\$420.34	2498	1959/ASR	6,008/0.1379	N	4	06/16/22	68/68
3	22143971	S	4728 W 160TH ST	LAWN	113	STD	2			\$900,000↓	\$325.14	2768	1979	5,862/0.13		3	06/15/22	6/6
4	SB22084961	S	247 247 1/2 Sepulveda ST	SP	189	STD	2	\$60,000		\$880,000↑	\$594.59	1480	1927/EST	5,012/0.1151	N	4	06/17/22	4/4
5	CV21052828	S	125 N Alameda AVE	AZU	607	TRUS	2	\$0		\$705,000↑	\$396.96	1776	1963/ASR	6,980/0.1602	N	2	06/15/22	55/55
6	PF21256990	S	4454 Stillwell AVE	LA	621	STD	2	\$27,720		\$850,000↑	\$520.20	1634	1926/ASR	5,727/0.1315	N	2	06/13/22	112/112
7	22146023	S	1916 N HOOVER ST	LA	637	STD	2			\$1,900,000↑	\$641.68	2961	1931	6,999/0.16		4	06/17/22	9/9
8	AR22102446	S	872 W Walnut AVE	MNRO	639	TRUS	2	\$2,410		\$800,000↑	\$682.59	1172	1927/ASR	10,654/0.2446	N	0	06/15/22	1/1
9	AR22078500	S	528 Almond AVE	MNRO	639	STD	2	\$39,000		\$1,002,000↑	\$589.41	1700	1958/SLR	7,061/0.1621	N	1	06/14/22	12/12
10	WS22072993	S	2526 New AVE	RSMD	651	STD	2	\$76,200		\$1,500,000↓	\$240.58	6235	1921/OTH	18,338/0.421	N	3	06/13/22	32/32
11	22134135	S	12910 DANBROOK DR	WH	670	STD	2	\$67,200		\$860,000↑	\$499.42	1722	1920	7,511/0.17	N	1	06/17/22	45/45
12	DW22083637	S	735 E 87th ST	LA	699	STD	2	\$0	0	\$765,000	\$507.29	1508	1946/ASR	5,200/0.1194	N	0	06/17/22	10/10
13	PW22085916	S	1045 E 42nd PL	LA	699	STD	2	\$0		\$775,000↑	\$409.19	1894	1949/ASR	5,093/0.1169	N	2	06/14/22	8/8
14	TR22061984	S	1289 W 22nd ST	LA	C16	STD	2	\$48,000		\$829,000	\$389.57	2128	1924/ASR	5,278/0.1212	N	2	06/17/22	0/0
15	22149823	S	1630 S RIDGELEY DR	LA	C16	PRO	2			\$1,030,000↑	\$725.35	1420	1928	5,257/0.12			06/13/22	9/9
16	22152833	S	2817 S BRONSON AVE	LA	C16	STD	2			\$1,300,000↑	\$511.01	2544	1923	7,250/0.16	N	2	06/17/22	17/17
17	21108115	S	1216 1218 Ardmore AVE	LA	C17	STD	2			\$1,350,000↓	\$605.38	2230	2019	5,905/0.13	N		06/15/22	110/291
18	22142785	S	1919 CARMEN AVE	LA	C30	PRO	2			\$1,833,000↑	\$584.50	3136	1920	6,000/0.13	N		06/13/22	14/14
19	PV22066098	S	107 Montreal Street	PDLR	C31	STD	2	\$54,060		\$1,887,065↑	\$919.62	2052	1957/ASR	2,551/0.0586	N	2	06/17/22	22/22
20	DW22042853	S	2910 W 60th ST	LA	C34	STD	2	\$4,000		\$877,000↑	\$531.19	1651	1924/PUB	4,802/0.1102	N	2	06/14/22	13/13
21	DW22040981	S	621 W 62nd ST	LA	C34	STD	2	\$0		\$953,000↑	\$419.09	2274	1921/ASR	5,400/0.124	N	1	06/18/22	54/54
22	SB22093130	S	1395 E 91st ST	LA	C37	STD	2	\$60,000		\$715,000↓	\$358.58	1994	1945/ASR	7,502/0.1722	N	0	06/15/22	9/9
23	SB22126231	S	686 686 1/2 42nd ST	LA	C42	STD	2	\$14,400		\$495,000↓	\$364.78	1357	1940/ASR	5,447/0.125	N	1	06/14/22	0/0
24	DW22053948	S	12006 Olive ST	NWK	M1	REO	2	\$0		\$708,750↓	\$346.07	2048	1923/PUB	6,750/0.155	N	2	06/17/22	44/44
25	CV22075393	S	4416 3rd AVE	LA	PHHT	STD	2	\$41,892		\$915,000↓	\$524.66	1744	1923/ASR	6,507/0.1494	N	2	06/16/22	25/25
26	DW22027584	S	735 W Cressey ST	CMP	RN	STD	2	\$29,400		\$640,000↓	\$640.00	1000	1948/ASR	6,359/0.146	N	4	06/15/22	24/24
27	SR22069297	S	4301 Tujunga AVE	STUD	STUD	TRUS	2	\$0		\$1,660,000↑	\$537.22	3090	1946/ASR	6,536/0.15	N	0	06/13/22	19/19
28	SB22088562	S	4724 W 130th ST	HAWT	109	STD	3	\$64,752		\$1,200,000↑	\$413.51	2902	1987/ASR	9,005/0.2067	N	6	06/14/22	14/14
29	QC22060431	S	108 S Guadalupe AVE	REDO	155	STD	3	\$49,200		\$1,800,000↓	\$663.72	2712	1908/ASR	7,242/0.1663	N	2	06/17/22	10/10
30	GD22090635	S	1116 E Doran ST	GD	628	STD	3	\$5,340		\$1,190,000↑	\$607.14	1960	1924/ASR	7,462/0.1713	N	1	06/15/22	9/9
31	BB22095910	S	2119 Glenada AVE	MTR	635	STD	3	\$54,000		\$1,350,000↑	\$630.55	2141	1920/ASR	12,581/0.2888	N	3	06/13/22	3/3
32	PW22034294	S	13701 Penn ST	WH	670	STD	3	\$79,020		\$1,450,000↑	\$478.55	3030	1953/ASR	6,225/0.1429	N	4	06/15/22	69/69
33	SR22006762	S	309 309 1/2 Museum DR	MWSH	680	TRUS	3	\$2,900		\$795,000	\$770.35	1032	1922/ASR	4,643/0.1066	N	1	06/15/22	87/380
34	WS22009199	S	954 954 1/2 Ford BLVD	LA	BOYH	STD	3	\$0		\$875,000↑	\$492.13	1778	1922/ASR	5,596/0.1285	N	0	06/14/22	87/87
35	20666328	S	231 S Alexandria AVE	LA	C17	STD	3			\$1,460,000↓	\$344.10	4243	1924	7,261/0.16			06/17/22	531/1061
36	22121540	S	442 N Ogden DR	LA	C19	STD	3			\$1,800,000↓	\$669.64	2688	1926	6,375/0.14			06/17/22	76/446
37	21111691	S	417 E 65TH ST	LA	C42	STD	3			\$613,000↑	\$372.87	1644	1924	5,409/0.12			06/14/22	81/81
38	MB22082846	S	629 EASTMONT AVE	ELA	ELA	STD	3	\$0		\$876,000↑	\$461.78	1897	1922/ASR	5,337/0.1225	N	0	06/17/22	14/14
39	SB22017384	S	10510 Burin AVE	ING	105	STD	4	\$66,468	5	\$1,115,000↑	\$347.35	3210	1956/ASR	6,082/0.1396	N	2	06/14/22	68/68
40	22138107	S	2602 CARNEGIE LN	REDO	152	STD	4	\$108,641		\$2,401,000↑	\$519.70	4620	1969	7,497/0.17	N	5	06/13/22	17/17
41	SB22069384	S	521 N Francisco AVE	REDO	157	TRUS	4	\$146,161		\$2,793,000↑	\$518.18	5390	1971/ASR	5,992/0.1376	N	6	06/15/22	27/27
42	SB22056432	S	1054 W 23rd ST	SP	183	STD	4	\$70,800		\$1,190,000↑	\$425.46	2797	1987/PUB	5,016/0.1152	N	3	06/13/22	45/45
43	SB22034117	S	117 E Hammel ST	MP	641	TRUS	4	\$85,200		\$1,445,000↑	\$417.51	3461	1955/PUB	8,541/0.1961	N	5	06/15/22	11/11
44	SR22090495	S	308 N Chester AVE	PAS	646	STD	4	\$138,000		\$2,350,000	\$458.98	5120	1988/ASR	7,633/0.1752	N	8	06/15/22	0/0
45	DW22029053	S	2523 W Compton BLVD	CMP	699	STD	4	\$0		\$999,999	\$357.14	2800	1963/ASR	6,285/0.1443	N	4	06/16/22	83/83
46	222000050	S	6138 Alcott ST	LA	C09	STD	4			\$1,865,000↓			1928/ASR	6,000/0.13		2	06/15/22	119/119
47	22118345	S	3724 KELTON AVE	LA	C13	STD	4			\$1,675,000↑	\$412.56	4060	1966	4,993/0.11	N		06/15/22	118/118
48	BB22085738	S	1824 S Highland AVE	LA	C16	STD	4	\$134,088	5	\$2,200,000↑	\$467.29	4708	1903/ASR	6,431/0.1476	N	4	06/14/22	8/8
49	22134601	S	854 S SYCAMORE AVE	LA	HPK	STD	4			\$2,720,000↓	\$513.01	5302	1931	6,450/0.14			06/17/22	26/26
50	WS22068439	S	1113 Robinson ST	LA	671	STD	4	\$43,200	3	\$1,018,580↑	\$319.91	3184	1923/ASR	4,800/0.1102	N	0	06/15/22	12/97
51	22132183	S	222 S UNION AVE	LA	671	STD	4			\$1,900,000↑	\$628.93	3021	1984	4,837/0.11			06/15/22	12/12
52	22118297	S	618 E 107TH ST	LA	C37	PRO	4			\$1,200,000↑	\$197.11	6088	1982	10,400/0.23			06/15/22	58/58
53	DW22095096	S	206 E 87th ST	LA	C37	STD	4	\$0	0	\$2,275,000↓	\$415.53	5475	2022/BLD	6,260/0.1437	N	4	06/14/22	5/5
54	BB22128513	S	5645 Willowcrest AVE	NHLW	NHO	STD	4	\$161,340	4	\$2,775,000	\$561.51	4942	2020/SLR	5,909/0.1357	N	0	06/14/22	0/0
55	SB22070363	S	721 W 39th ST	SP	181	STD	5	\$107,591		\$1,790,000↓	\$332.47	5384	1964/PUB	6,101/0.1401	N	5	06/16/22	5/5
56	GD22109709	S	1004 W Clark AVE	BBK	610	STD	5	\$132,000	4	\$2,180,000↓	\$811.92	2685	1938/ASR	6,428/0.1476	N	0	06/13/22	8/8
57	WS22033868	S	1401 Constance ST	LA	C42	STD	5	\$34,020		\$1,100,000↓	\$171.58	6411	1907/ASR	7,302/0.1676	N	1	06/16/22	30/30
58	SB22085694	S	5415 Hubbard ST	ELA	ELA	STD	5	\$50,280		\$685,000↓	\$249.09	2750	1924/ASR	4,623/0.1061	N	2	06/15/22	17/17
59	22139223	S	4374 W 132ND ST	HAWT	109	STD	6			\$1,850,000↑	\$254.93	7257	1961	8,712/0.2			06/14/22	14/14
60	22153031	S	947 W 68TH ST	LA	C34	STD	6			\$929,000↑	\$329.90	2816	1924	4,641/0.1			06/14/22	23/23
61	22135779	S	220 W 41ST PL	LA	C42	STD	6			\$1,300,000↓	\$271.51	4788	1956	6,745/0.15			06/17/22	66/66
62	22133959	S	1329 E ADAMS BLVD	LA	C42	STD	7			\$1,285,000↓	\$268.60	4784	1940	6,750/0.15			06/16/22	35/35
63	21792680	S	235 E Anaheim ST	WILM	196	STD	8			\$1,100,000↓	\$250.46	4392	1917	7,501/0.17			06/14/22	31/31
64	320009843	S	131 W Garfield AVE	GD	628	STD	8	\$0	0	\$3,600,000↑	\$495.87	7260	1987	6,879/0.1579		0	06/13/22	5/5
65	SR22016693	S	632 N Whittall	BBK	610	STD	9	\$270,900		\$4,900,000↓	\$559.87	8752	1990/ASR	6,523/0.1497	N	9	06/16/22	8/8
66	22140089	S	1300 S VAN NESS AVE	LA	C16	STD	9			\$1,855,000↓	\$165.12	11234	1946	10,507/0.24			06/13/22	21/21
67	SB21226335	S	855 Via De La Paz	PACPAL	C15	STD	11	\$235,200	3	\$4,550,000↓	\$861.74	5280	1959/ASR	7,401/0.1699	N	3	06/15/22	196/196
68	21102715	S	11307 Isleta ST	LA	C06	STD	12			\$4,805,000↓	\$475.08	10114	1953	11,810/0.27			06/15/22	152/152
69	22132669	S	6030 HAZELHURST PL	NHLW	NHO	STD	12			\$2,725,0								

	<u>Listing_ID</u>	<u>S</u>	<u>St#</u> <u>St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>L/Sqft/Ac</u>	<u>PrvPool</u>	<u>Grg_Spcs</u>	<u>Date</u>	<u>DOM/CDOM</u>
71	21102935	S	537 S Catalina ST	LA	C17	STD	15			\$3,250,000 ↓	\$323.71	10040	1948	13,053/0.29	N		06/16/22	36/36
72	22139573	S	1832 CORINTH AVE	LA	WLA	STD	15			\$6,250,000 ↑	\$615.58	10153	1961	11,620/0.26			06/15/22	13/13
73	CV22034547	S	2828 Consol AVE	ELM	619	STD	16	\$229,800		\$3,750,000 ↑	\$328.26	11424	1963/ASR	20,569/0.4722	N	0	06/15/22	10/10
74	22140173	S	1837 WINONA BLVD	LA	C20	STD	16			\$3,600,000 ↓	\$338.03	10650	1953	10,462/0.24			06/13/22	54/54
75	22152495	S	1212 N GOWER ST	LA	C20	STD	16			\$7,105,000 ↓	\$364.92	19470	1989	12,209/0.28			06/14/22	0/0
76	OC22025200	S	5453 Norwalk BLVD	WH	699	STD	17	\$349,540		\$5,400,000 ↓	\$286.02	18880	1970/ASR	20,909/0.48	N	0	06/17/22	14/14
77	EV21079429	S	3630 Midvale AVE	LA	C13	STD	20	\$478,310	5	\$7,000,000 ↑	\$507.61	13790	1963/PUB	15,998/0.3673	N	0	06/16/22	184/397

Closed • Duplex

List / Sold:

\$1,350,000/\$1,280,000 ↓

19 days on the market

3266 California Ave • Signal Hill 90755
2 units • **\$675,000/unit** • **3,400 sqft** • **6,389 sqft lot** • **\$376.47/sqft** •
Built in 2007

Listing ID: PW22079689

405 Freeway exit Atlantic Ave (North), 1st right turn on 33rd St, turn right on California Ave.



Beautiful custom built TWO SEPARATE DWELLINGS ON ONE LOT, only 15 years old! Year Built in 2007. (3266 and 3268 California Ave) Both units have central A/C. Two-Story front house has 3 bedrooms 2.5 baths, approx 2200 sq feet, attached 2-car garage w/direct interior access, open floor plan, high ceilings with recessed lighting, wood-burning fireplace in family room, gorgeous kitchen with granite countertops, stainless appliances with built-in gas range, microwave and dishwasher. Upstairs laundry room, master bedroom with large walk in closet. EXTRA 1-car garage in back is exceptionally large - can be used for storage, or can be rented for additional income. Rear Unit has it's own private entrance, with 2 bedrooms 2 baths, approx 1200 sf feet, large living room with high ceilings and recessed lighting, granite countertops in kitchen, stainless appliances with built-in microwave and dishwasher, inside laundry, and it's own 2-car garage. In between the homes is a beautiful backyard area. Great location! In a very desirable neighborhood of North Signal Hill, just two blocks from the historical California Heights area. Convenient access to 405 freeway, walking distance to shopping, and restaurants! This property is perfect for an owner to occupy one house and rent out the other.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,350,000
- 2 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Assessor)
- Laundry: Individual Room, Inside
- \$72000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Family Room, Kitchen, Laundry, Living Room, Master Suite, Utility Room, Walk-In Closet
- Appliances: Built-In Range, Dishwasher, Disposal, Gas Oven, Microwave, Water Heater
- Floor: Carpet, Tile
- Other Interior Features: Block Walls, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Landscaped, Level with Street, Sprinkler System
- Fencing: Block, Wood
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01443822
 - 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	3	Unfurnished	\$0	\$0	\$3,500
2:	1	2	2	2	Unfurnished	\$1,900	\$22,800	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- 8 - Signal Hill area
 - Los Angeles County
 - Parcel # 7148006032

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

10916 Mansel Ave • Inglewood 90304

**2 units • \$500,000/unit • 2,498 sqft • 6,008 sqft lot • \$420.34/sqft •
Built in 1959**

West of Hawthorne and North of 111th St

List / Sold:

\$1,000,000/\$1,050,000 ↓

68 days on the market

Listing ID: CV22000737



Great opportunity to own these units in close proximity to the new SoFi Stadium and Hollywood Park Casino. Front house features three bedrooms and two bathrooms. Second unit features two bedrooms and one bathroom. Property has gated entry with access to the long driveway and garages. Easy access to major freeways and near all amenities. Don't miss out on these units! They are a must see.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Central
- \$0 (Estimated)
- \$62400 Gross Scheduled Income
- \$57300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac
- Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 105 - Lennox area
- Los Angeles County
- Parcel # 4037011026

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22000737

Printed: 06/19/2022 9:55:21 AM

Closed •

List / Sold: **\$975,000/\$900,000** ↓

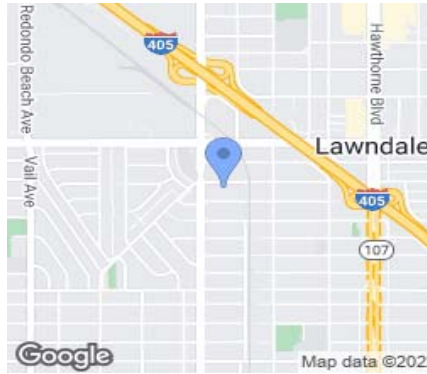
4728 W 160TH St • Lawndale 90260

6 days on the market

2 units • **\$487,500/unit** • **2,768 sqft** • **5,862 sqft lot** • **\$325.14/sqft** •
Built in 1979

Listing ID: 22143971

Going south on Inglewood Ave: turn right onto 160th Street.



Duplex situated on a small residential street in Lawndale west of the 405 Freeway. This duplex consists of Two huge 3Bd/2Ba units approximately 1,384 sqft. There are two detached garages at the front of the property. This is a value add deal with approximately 47% rental upside. First time on market in 20+ years.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$975,000
- 1 Buildings
- 3 Total parking spaces
- \$27462 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$19,971
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,050	\$2,050	\$3,000
2:	1	3	2		Unfurnished	\$2,025	\$2,025	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4080005039

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22143971

Printed: 06/19/2022 9:55:21 AM

Closed •

List / Sold: **\$899,999/\$880,000** ↑

247 247 1/2 W Sepulveda St • San Pedro 90731

4 days on the market

**2 units • \$450,000/unit • 1,480 sqft • 5,012 sqft lot • \$594.59/sqft •
Built in 1927**

Listing ID: SB22084961

Gaffey St. To Sepulveda St.



Beautifully Remodeled, 2 House detached on the lot duplex, including 2 large basement and courtyard in between 2 houses, front unit 247 is 3bed and 2bath, back unit 247 1/2 is 2bed (master-bed & walking closets) and 2bath. Walk to harbor downtown San Pedro, shopping and dining, 2 new central heating, new appliances, Gourmet Kitchen Quartz countertop, new cabinets, new bathroom, new hardwood floor, plumbing and electrical and lighting... GREAT INVESTMENTS PROPERTY OR OWNER USER.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$60000 Gross Scheduled Income
- \$60000 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: \$1,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$120
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$60,000
- 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	3	2	2	Unfurnished	\$0	\$0	\$2,800
2:	1	2	2	2	Unfurnished	\$0	\$0	\$2,800

Of Units With:

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

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

Additional Information

- Standard sale

- 189 - Barton Hill area
- Los Angeles County
- Parcel # 7449019004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22084961

Printed: 06/19/2022 9:55:21 AM

Closed •

List / Sold: **\$698,000/\$705,000** ↑

125 N Alameda Ave • Azusa 91702

55 days on the market

2 units • \$349,000/unit • 1,776 sqft • 6,980 sqft lot • \$396.96/sqft •

Listing ID: CV21052828

Built in 1963

N/ 1st St. & W/ Alameda Ave.



2 separate houses on a lot! Great investment opportunity or multi-family arrangements. Located close to downtown Azusa and public transportation. Each house offers 2 bedrooms and 1 full bathroom. 2 car attached garage shared by both homes. *Sold as is. City Inspection required – seller will not complete repairs required by the city. Seller will not provide a termite clearance, buyer to assume all.*

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$698,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Cross Fenced
- 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	1	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$1,050	\$1,050	\$0

Of Units With:

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

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

Additional Information

- Trust sale

- 607 - Azusa area
- Los Angeles County
- Parcel # 8611031013

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV21052828

Printed: 06/19/2022 9:55:21 AM

Closed •

List / Sold: **\$799,000/\$850,000** ↑

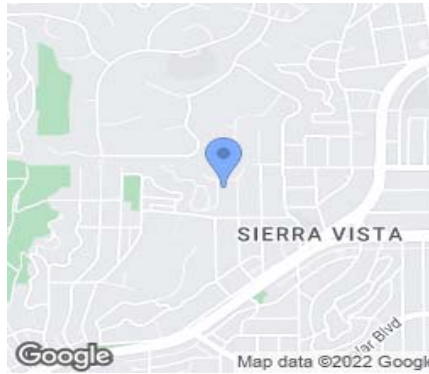
4454 Stillwell Ave • Los Angeles 90032

112 days on the market

2 units • **\$399,500/unit** • **1,634 sqft** • **5,727 sqft lot** • **\$520.20/sqft** •
Built in 1926

Listing ID: PF21256990

at Atlas St



Wonderful investment opportunity in the hills of El Sereno with two identical units, one on top of the other. Each unit offers a spacious living room and an additional space which can be used as either a dining room or office. Just off the kitchen there's a pantry area with access to the back-yard, two bedrooms and a full bathroom. Situated on a nearly 6000 square foot lot but with a very spacious backyard. Property features two new water heaters, copper plumbing, 2 car attached garage, coin operated washer/dryer and so much more. Conveniently located near Costco, The Home Depot, Trader Joes and USC with easy access to the 110 and 10 freeways and minutes to Downtown LA.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$829,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$259 (Estimated)
- Laundry: Common Area, Gas & Electric Dryer Hookup
- \$27720 Gross Scheduled Income
- \$25184.43 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile
- Appliances: Free-Standing Range, Gas Range, Gas Water Heater
- Other Interior Features: Copper Plumbing Partial, Pantry

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,536
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$504
- Cable TV: 01904891
- Gardener:
- Licenses:
- Insurance: \$1,034
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$833
- Other Expense: \$164
- Other Expense Description: LA Rents

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,232	\$1,232	\$1,800
2:	1	2	1	1	Unfurnished	\$1,078	\$1,078	\$1,800

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
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5309013015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1916 N HOOVER St • Los Angeles 90027

2 units • **\$789,500/unit** • **2,961 sqft** • **6,999 sqft lot** • **\$641.68/sqft** •
Built in 1931

Hoover just north of Franklin

List / Sold:

\$1,579,000/\$1,900,000 ↑

9 days on the market

Listing ID: 22146023



Duplex opportunity in Los Feliz Village. Large 2BD/1BA each, located on beautiful residential street. Original character and features in traditional Spanish duplex layout. Living rooms with fireplaces, large formal dining rooms. separate breakfast areas and hardwood floors throughout. 2 detached double garages at rear of property with driveway access. Pleasant backyard with fruit trees, seasonal plantings and ground cover. Both units to be delivered vacant at COE. Please do not disturb residents or go on property until scheduled viewings. Buyers to research plans for parking lot expansion across the street at Franklin Elementary. Open Tue 4/19, Noon to 2pm. Offer deadline was 4/21. No more showings at this time.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,579,000
- 1 Buildings
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central

Interior

- Floor: Wood

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$3,400	\$3,400	\$7,000

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5591015009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$775,000/\$800,000** ↑

872 W Walnut Ave • Monrovia 91016

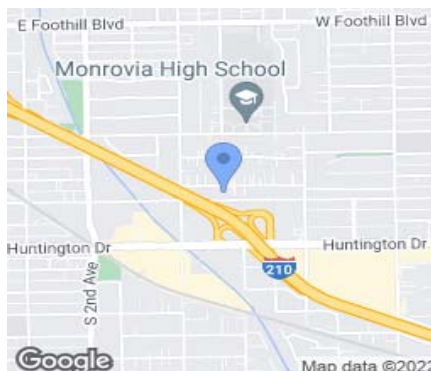
1 days on the market

2 units • \$387,500/unit • 1,172 sqft • 10,654 sqft lot • \$682.59/sqft •

Listing ID: AR22102446

Built in 1927

E/5th N/210



Hard to find "2 on a lot" - no common walls located in Monrovia on a large 10,654 square foot lot. Close to shopping and freeway access. Property is being sold "As Is" - Seller will make no credits or do any repair. Property has tenants in place and all tenants are current and up to date on rents. Property is being sold by a trust all information is limited and buyer should verify and conduct any investigation/inspection they deem necessary.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$775,000
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- \$337 (Assessor)
- Laundry: Inside
- \$2410 Gross Scheduled Income
- \$2410 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523681
- 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	\$1,492	\$1,492	\$2,000
2:	1	1	1	0	Unfurnished	\$918	\$918	\$1,100

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale

- 639 - Monrovia area
- Los Angeles County
- Parcel # 8506030010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR22102446

Printed: 06/19/2022 9:55:21 AM

Closed • Duplex

List / Sold: **\$875,000/\$1,002,000** ↑

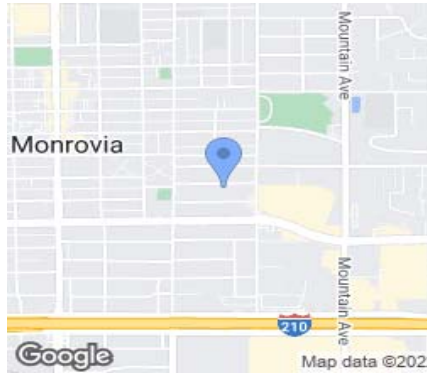
528 Almond Ave • Monrovia 91016

12 days on the market

**2 units • \$437,500/unit • 1,700 sqft • 7,061 sqft lot • \$589.41/sqft •
Built in 1958**

Listing ID: AR22078500

North of Huntington Drive & West of Mountain Avenue & East Myrtle Avenue



2 FOR 1 - TWO PROPERTY FOR THE PRICE OF ONE! LIVE IN ONE - RENT THE OTHER OR RENT BOTH. The front detached unit is approximately ~ 700 square feet and has 2-bedrooms + 1 bathroom + full kitchen. The back detached unit is approximately ~ 1,000 square feet and has 2-bedroom + 2 bathrooms + full kitchen + living room and an attached 1-car garage. Behind the back unit is a very large concrete cover patio + an additional custom built storage shed. The property also has 2-covered carport. The front house is in good condition and the back house is totally renovated in 2018. However. Per assessor's record, the lot is 7,061 square feet and the living area for both unit is 1,306 square feet. The square footage detailed in this listing and as per seller is different than the square footage and bedrooms/bathrooms counts as per Assessor's record. It is the responsibility of the buyer(s) to verify what the actual square footage each unit is and what is permitted or not permitted. There are possible addition(s) completed by previous seller without permit. Property is sold "AS IS" without any warranty.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$875,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 2 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Seller)
- Laundry: Common Area
- \$39000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Living Room, Main Floor Bedroom, Main Floor Master Bedroom
- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- 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	\$1,050	\$1,050	\$1,600
2:	1	2	2	1	Unfurnished	\$2,200	\$2,200	\$2,800

Of Units With:

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

Additional Information

- Standard sale
- 639 - Monrovia area
 - Los Angeles County
 - Parcel # 8515005028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,700,000/\$1,500,000 ↓

32 days on the market

Listing ID: WS22072993

2526 New Ave • Rosemead 91770

**2 units • \$850,000/unit • 6,235 sqft • 18,338 sqft lot • \$240.58/sqft •
Built in 1921**

South of Garvey Ave



Wonderful Investment opportunity to purchase two adjacent property with R3 zoning in the City of Rosemead. 2526 New Ave consists of 5660 Sqft building with 11,727 Sqft lot. Building currently used as a convalescent / assisted living home with 16 Bedrooms / 8 Baths. 2530 New Ave consist of a 575 Sqft 1 bedroom / 1 bath Single Family Residence with a 6,611 Sqft lot. Conveniently located near shopping, restaurants, and schools.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$1,700,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Other)
- \$76200 Gross Scheduled Income
- \$76200 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02117570
- 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	1	0	1	Unfurnished	\$1,350	\$1,350	\$1,350
2:	1	32	0	2	Furnished	\$5,000	\$5,000	\$5,000

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 651 - Rosemead/S. San Gabriel area
- Los Angeles County
- Parcel # 5285009014

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) WS22072993

Printed: 06/19/2022 9:55:21 AM

Closed •

12910 DANBROOK Dr • Whittier 90602

2 units • \$425,000/unit • 1,722 sqft • 7,511 sqft lot • \$499.42/sqft •

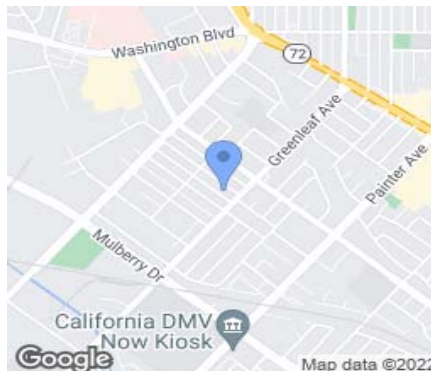
Built in 1920

google.com

List / Sold: \$849,999/\$860,000 ↑

45 days on the market

Listing ID: 22134135



This massive lot on a beautiful tree lined street is the perfect opportunity for a family to live in or an investor. The front house is 4 beds 2 baths, open living, dining, and kitchen area, tall ceilings, and lots of natural light. The front house has a front and back yard, plenty of parking, a long driveway & carport for at least 3-4 cars. The rear unit is in good condition, is spacious and has its own private entry & parking. This home has been very well maintained by the long term tenants, but has the potential for so much more!! Front unit to be delivered vacant at close of escrow. This opportunity won't last

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$849,999
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- Laundry: Washer Included, Dryer Included, Inside
- \$67200 Gross Scheduled Income
- \$65092 Net Operating Income

Interior

- Other Interior Features: Tandem, Open Floorplan

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Yard
- Security Features: Gated Community, Window Bars
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$425
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$30
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$150
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$145
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2		Unfurnished	\$2,200	\$2,200	\$2,800
2:	1	2	1		Unfurnished	\$1,700	\$1,700	\$2,100

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 670 - Whittier area
- Los Angeles County
- Parcel # 8166010003

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22134135

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Closed •

735 E 87th St • Los Angeles 90002

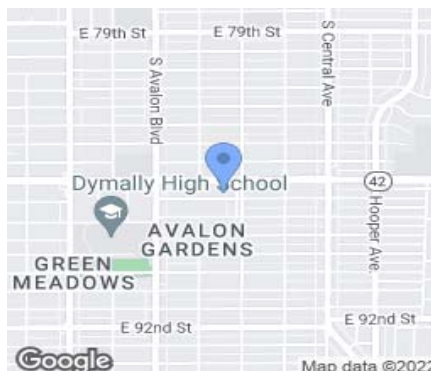
**2 units • \$382,500/unit • 1,508 sqft • 5,200 sqft lot • \$507.29/sqft •
Built in 1946**

Manchester and Avalon

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

10 days on the market

Listing ID: DW22083637



Great opportunity for first time buyers! Both Units are nicely remodeled. Both have new kitchens with new countertops with quartz. Front unit has 3 bedrooms and two full bathrooms. There is a master bedroom in the front unit. Both units have new plumbing, and new electrical wiring, new windows and new doors. Both have laminated floors. New recess light and fresh paint on both units. Back unit has one bedroom and one bathroom. There is plenty of parking on the property. The property has al 3 car carport. Centrally located close to all transportation.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$765,000
- 1 Buildings
- Levels: One
- 6 Total parking spaces
- 3 Total carport spaces
- \$543 (Estimated)
- Cap Rate: 0
- 1 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: None

Exterior

- Lot Features: Back Yard
- Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6042002024

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22083637

Printed: 06/19/2022 9:55:21 AM

Closed •

1045 E 42nd Pl • Los Angeles 90011

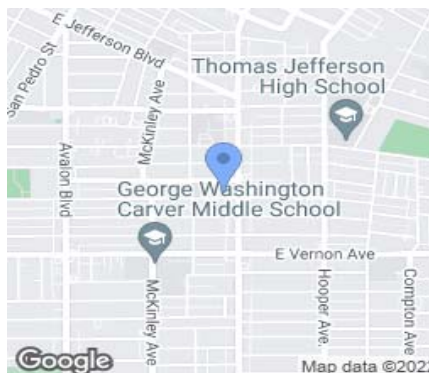
2 units • \$360,000/unit • 1,894 sqft • 5,093 sqft lot • \$409.19/sqft •
Built in 1949

Vernon/Central

List / Sold: \$720,000/\$775,000 ↑

8 days on the market

Listing ID: PW22085916



Here's an opportunity to own a duplex with curb appeal. Live in one unit and rent out the back unit. 3 bedroom house in the front and a 1 bedroom unit in the rear. The rear unit boasts downtown LA city views. These income-producing units are located just minutes from USC, downtown Los Angeles, public transportation, and the historic Dunbar Hotel. The driveway parks up to 6 cars and the garage below unit 2, also has ADU potential. Set your own rent, both units will be delivered vacant at the close of escrow.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$720,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$319 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02109201
- 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	1	Unfurnished	\$0	\$0	\$3,231
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,984

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5115019027

Michael Lembeck

State License #: 01019397
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Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) PW22085916

Printed: 06/19/2022 9:55:21 AM

Closed •

List / Sold: **\$829,000/\$829,000**

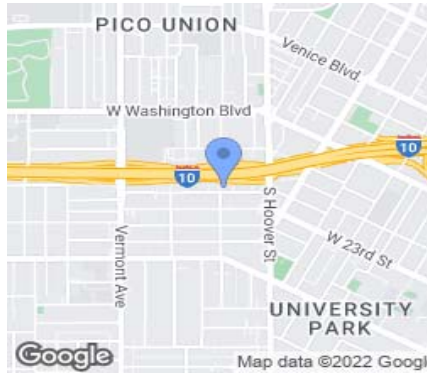
1289 W 22nd St • Los Angeles 90007

0 days on the market

**2 units • \$414,500/unit • 2,128 sqft • 5,278 sqft lot • \$389.57/sqft •
Built in 1924**

Listing ID: TR22061984

W/S Hoover St South of Fwy 10



First time on the market in the last half century. Cottage-style home in the emerging Adams-Normandie neighborhood walking distance to USC. It is side by side 2 units. Great opportunity to investors. Property to be sold in "AS IS" condition, NO repairs whatsoever. Need TLC with tremendous potential. Zone is LARD2, could build for 2 units per LADBS. 50% of roof was replaced with cool roof product in 2015. Each has own utilities meter. One unit is 2 bed 1 bath. One is 1 bed 1 bath. 2 car garage with additional 18' x 18' workshop. Proximity to USC, Exposition Park, Museums, LA Stadium, minutes away from Banc of California Stadium, Staples Center, LA Convention Center. Next to The USC Department of Public Safety Patrol Zone.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$829,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$381 (Estimated)
- Laundry: Individual Room, Washer Hookup
- \$48000 Gross Scheduled Income
- \$48000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Walk-In Closet
- Floor: Carpet, Wood
- Appliances: Gas Range, Gas Water Heater
- Other Interior Features: Crown Molding

Exterior

- Lot Features: Cul-De-Sac, Level with Street, Rectangular Lot
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01812614
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,000	\$2,000	\$2,000
2:	1	1	0	1	Unfurnished	\$2,000	\$2,000	\$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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5055019040

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

1630 S RIDGELEY Dr • Los Angeles 90019

9 days on the market

2 units • **\$499,500/unit** • **1,420 sqft** • **5,257 sqft lot** • **\$725.35/sqft** •
Built in 1928

Listing ID: 22149823

S. of Venice, West of Labrea, East of Fairfax



Probate with no court confirmation required. Don't miss this opportunity to own a duplex in the highly desirable area of Mid-City!!! This duplex which consist of 2 separate building features 2 bedrooms and 1 bath each. Both units are in need of repair or rehab. The front unit has a formal dining room and inside laundry. The rear unit has a small bonus room. There is a garage that has electricity and may be converted to a ADU, check with city for specific requirements for ADU. A death occurred on the property in the front unit. The owners daughter passed away in the front unit of natural causes.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$999,000
- 2 Buildings
- Heating: Wall Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,600
2:	2	2	2		Unfurnished	\$0	\$0	\$2,600
3:								
4:								
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5064005006

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,249,000/\$1,300,000 ↑

2817 S BRONSON Ave • Los Angeles 90018

17 days on the market

2 units • **\$624,500/unit** • **2,544 sqft** • **7,250 sqft lot** • **\$511.01/sqft** •
Built in 1923

Listing ID: 22152833

East Of Crenshaw



An Income producing Property with a Homey feel. On a quiet street, lies this side by side Spanish Style one level Duplex with fully landscaped and private yards. The first unit (2817) features triple arched picture windows overlooking the luscious landscape from the living room. A well sized formal dining with coved ceilings and built in cabinetry flows seamlessly into the kitchen with a side by side laundry. There are 2 ample sized bedrooms and 2 baths. The private wood deck off one of the bedrooms is a great oasis to enjoy the outdoors. Step onto the porch of unit 2819 into a spacious living room flushed with natural light. The spacious dining area perfectly transitions to the open concept recently updated kitchen with stainless steel appliances. The laundry is a stacked duo in its own unit with a door to the driveway. Through the hallway there are 2 spacious bedrooms, one of them is an en-suite complete with a full bath. Central air/heat, stainless steel appliances, laminate flooring, energy efficient windows and recessed lighting. Long driveway with a detached 2 car garage provides for ample parking. There is an alley access through the back motorized gate. Unit 2817 has 2 Bed, one full and one 3/4 Bath. Unit 2819 has 2 Bed 2 full bath.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,249,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, In Kitchen, Stackable
- \$62784 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Utility Room, Living Room
- Floor: Laminate
- Appliances: Dishwasher, Microwave, Gas Cooktop, Gas Range, Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$368
- Electric:
- Gas:
- Insurance:
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash:
 - Cable TV: 02014153
 - Gardener:
 - Licenses:
- 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	\$2,800	\$2,800	\$2,800
2:	1	2	1		Unfurnished	\$2,800	\$2,800	\$2,800
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5051008004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1216 1218 S Ardmore Ave • Los Angeles 90006

**2 units • \$679,500/unit • 2,230 sqft • 5,905 sqft lot • \$605.38/sqft •
Built in 2019**

South of Olympic Blvd. West of Normandie Ave.

List / Sold:

\$1,359,000/\$1,350,000 ↓

110 days on the market

Listing ID: 21108115



BIG BIG BIG DISCOUNT!!! UNBELIEVABLE PRICE DOWN!!! Beautiful duplex in the heart of Korea Town newer building back house is 3 bedrooms, 3 bathrooms and remodeled front house is 3 bedrooms, 4 bathrooms and den. Newer back house is wood flooring throughout, huge master bedroom and each rooms are bathroom like master bedroom. There are central AC/Heating system and Dual windows. Kitchen has Quartz counter top, back splash, white shaker cabinets, stainless refrigerator, oven, washer and dryer. Remodeled front house is central AC/Heating system, wood flooring throughout, dual windows, kitchen cabinets, granite counter top, washer and dryer hookup. There are 5 side by side parking in the gated parking lot. Both units are separate gas, electric and water meter. Tenants pay all utilities. Zoning is LAR4. Property is being sold "AS IS" condition, NO REPAIRS AND NO TERMITE. Seller, Broker, Agent do not guarantee the accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by obtained from public records or other sources. Buyers or buyers agent are advised to independently verify the accuracy of all information and do their own due diligence. Don't miss out this beautiful duplex home!!! Front house will be vacant at close of escrow.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,450,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central

Interior

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

Exterior

- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

Annual Expenses

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

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	4		Unfurnished	\$0	\$0	\$3,650
2:	1	3	3		Unfurnished	\$3,100	\$3,100	\$3,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
 - Los Angeles County
 - Parcel # 5080035021

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,825,000/\$1,833,000 ↑

14 days on the market

Listing ID: 22142785

1919 CARMEN Ave • Los Angeles 90068

2 units • **\$912,500/unit** • **3,136 sqft** • **6,000 sqft lot** • **\$584.50/sqft** •
Built in 1920

Turn on to Carmen Ave off of Franklin Ave. The duplex will be on the second building on the left.



A vintage 1920 Hollywood classic Duplex in the style of Art Deco Revival - you'll feel a world away as you are transported to an era gone by. This expansive duplex is located in the highly desirable Beachwood Canyon area. It is abundant with natural light. From the moment you drive up and upon entering, you will notice the architectural elements and workmanship of the hand-crafted, ornate crown molding, original hardwood floors, art-deco nooks, fireplace mantle, and casement windows are pleasing to the eye. The floorplan is very spacious, with three bedrooms and one bathroom on each level. Classic details accent the beautiful living room and dining room. The sizeable eat-in kitchen is light and bright and perfect for casual meals. The bathrooms have been updated with modern finishes. There is a large grassy backyard for entertaining, playtime, or pets. This is the best of Old Hollywood character and charm, meeting today's standard with updated plumbing, copper piping, and tankless water heaters. The electrical has been updated. There is a newly poured long driveway, new landscaping, and a newly rebuilt rear deck and stairway. Roof preventative maintenance and repairs were recently performed. A recent home inspection report by Jack Gironda is available before writing an offer upon request. Walking distance or quick car ride to Franklin Village, superb dining, and entertainment such as the Hollywood Bowl, Pantages Theater, Musso & Frank, Hollywood & Highland, etc. Steps away from Hollywood & Vine Metro station making it a , great option for DTLA commuters. Also, easy/quick access to the 101 frwy. Walking distance to Cheremoya Elementary.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$1,825,000
- 1 Buildings
- Levels: Two
- Heating: Central

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Refrigerator
- Other Interior Features: Crown Molding

Exterior

Annual Expenses

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

- Cable TV: 01991628
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C30 - Hollywood Hills East area
 - Los Angeles County
 - Parcel # 5586007018

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,825,000/\$1,887,065 ↑

22 days on the market

Listing ID: PV22066098

107 Montreal Street • Playa del Rey 90293

2 units • **\$912,500/unit** • **2,052 sqft** • **2,551 sqft lot** • **\$919.62/sqft** •
Built in 1957

Just West of the Vista Del Mar and Culver Blvd. intersection



Silicon Beach Duplex just steps from the sand! A once in a lifetime opportunity awaits in the city of Playa del Rey for the new owner/user or residential property investor. First time on the market in over 40 years. This recently remodeled duplex sits on a 2552 sq ft lot in the area referred to as "The Jungle". The upstairs unit (109 Montreal) has 3 bedrooms and 1 bath, and a small balcony off the Master. The downstairs unit (107 Montreal) has 3 bedrooms and 1 bath, and an enclosed patio area. Each unit has its own separate laundry hook ups/area inside. Each unit has an attached 1 car garage. The roof was replaced in 2021 during the remodel, and has a 20 year warranty. This property is uniquely situated between El Segundo/LAX and Playa Vista/Culver City/S.M./Westside, making it centrally located to what this area has to offer: Beaches, the Marina, Shopping, Dining, Jobs, and more.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,825,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$213 (Seller)
- Laundry: Inside
- \$54060 Gross Scheduled Income
- \$37029 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,031
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,025
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,945
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$2,435	\$2,435	\$3,500
2:	1	3	1	1	Unfurnished	\$2,069	\$2,069	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116032011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PV22066098

Printed: 06/19/2022 9:55:22 AM

Closed •

List / Sold: **\$799,999/\$877,000** ↑

2910 W 60th St • Los Angeles 90043

13 days on the market

2 units • **\$400,000/unit** • **1,651 sqft** • **4,802 sqft lot** • **\$531.19/sqft** •
Built in 1924

Listing ID: DW22042853

2910 W 60th street Los Angeles



DUPLEX IN A PRIME AREA! 2 SEPARATE WITH A LARGE DETACHED 2 CAR GARAGE ON A CORNER LOT WITH SEPARATE ENTRANCES!!. This one will go fast!!! Perfect for first time buyers or investors, both units cared by their owners for many years, never rented. Priced to sell!!! Front unit 3 bed and 2 bath (title shows only 1 bath) Buyers to do their own due diligence. Back Unit is 2 bedroom 1 bath, Laundry hookups available in each unit. Garage with 2 parking spaces and additional 2 spaces on the driveway. Both units will be sold in AS-IS condition, SELLER WILL NOT DO ANY REPAIRS.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$296 (Estimated)
- Laundry: Washer Hookup
- \$4000 Gross Scheduled Income
- \$3000 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Gas Water Heater, Microwave
- Other Interior Features: Granite Counters, Recessed Lighting, Unfurnished

Exterior

- Lot Features: Corner Lot
- Security Features: Smoke Detector(s), Window Bars
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,600
- Electric: \$1,200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01978349
- 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:	2	5	2	2				

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
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 4007008016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$953,000/\$953,000** ↑

621 W 62nd St • Los Angeles 90044

54 days on the market

2 units • **\$476,500/unit** • **2,274 sqft** • **5,400 sqft lot** • **\$419.09/sqft** •
Built in 1921

Listing ID: DW22040981

Between Hoover and Figueroa



Centrally located Duplex near Downtown Los Angeles. Near the 110 freeway. Near schools and public transportation. Front unit is a 5 bedroom 3 bath. New kitchen and quartz counter tops. Updated restrooms. New laminate flooring, new interior and exterior paint. Rear unit is a 1 bedroom 1 bath also has been recently remodeled. Don't miss out on this good opportunity. subject to escrow cancelation.

Facts & Features

- Sold On 06/18/2022
- Original List Price of \$899,000
- 2 Buildings
- Levels: Two
- 1 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$356 (Estimated)
- Laundry: In Closet
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01936017
- 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	5	3	0	Unfurnished	\$0	\$0	\$3,700
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004025020

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22040981

Printed: 06/19/2022 9:55:22 AM

Closed •

List / Sold: **\$749,999/\$715,000** ↓

1395 E 91st St • Los Angeles 90002

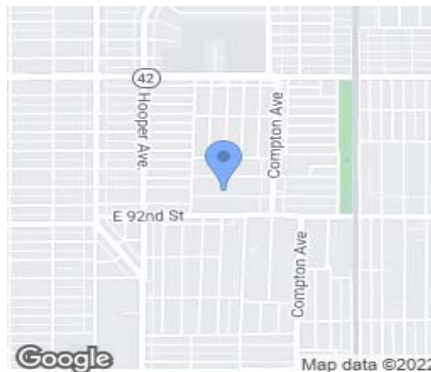
9 days on the market

2 units • \$375,000/unit • 1,994 sqft • 7,502 sqft lot • \$358.58/sqft •

Listing ID: SB22093130

Built in 1945

91st and Hooper st.



Duplex With a lot of parking space, in South Los Angeles situated on a 7,497 soft Lot. Front unit consist of 2 bedrooms and 1 full restroom, Back unit also 2 bedrooms and 1 bathroom (per tax record) However lives as a 3 bedroom and 2-bathroom unit. Great investment property for first time buyer or an investor looking to expand their portfolio. Come see it now and fall in love with all the details it has to offer. Won't last in the market!

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$749,999
- 1 Buildings
- 0 Total parking spaces
- \$1,130 (Estimated)
- Laundry: Individual Room, Washer Hookup
- \$60000 Gross Scheduled Income
- \$55000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Bonus Room, Kitchen, Laundry, Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$2,108
- Electric: \$1,680.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$120
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,088
- 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	3	2	0	Unfurnished	\$0	\$0	\$3,000

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6043030016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22093130

Printed: 06/19/2022 9:55:22 AM

Closed • Duplex

List / Sold: **\$525,000/\$495,000** ↓

686 686 1/2 E 42nd St • Los Angeles 90011

0 days on the market

**2 units • \$262,500/unit • 1,357 sqft • 5,447 sqft lot • \$364.78/sqft •
Built in 1940**

Listing ID: SB22126231

110 Fwy, E on Vernon, Go N on Avalon, E on 42nd Street. Located on the S side of Street.



Duplex with potential for an ADU in the back. Front house is in major disrepair. Second unit is tenant occupied, that was lightly remodeled approximately in 5-6 years ago. Tenant is will be inherited on sale of property.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$525,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Natural Gas
- \$284 (Assessor)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$14400 Gross Scheduled Income
- \$8348 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Den, Jack & Jill, Kitchen, Laundry
- Floor: Wood
- Appliances: Gas Oven
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,052
- Electric: \$2,082.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01948605
- Gardener:
- Licenses:
- Insurance: \$762
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$526
- 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	\$25,200
2:	1	1	1	0	Unfurnished	\$14,400	\$14,400	\$19,200

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5115006014

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SB22126231

Printed: 06/19/2022 9:55:22 AM

Closed •

12006 Olive St • Norwalk 90650

2 units • \$392,450/unit • 2,048 sqft • 6,750 sqft lot • \$346.07/sqft •

Built in 1923

South of the 5 Fwy - Between San Antonio Dr & Paddison Ave

List / Sold: \$784,900/\$708,750 ↓

44 days on the market

Listing ID: DW22053948



Rare opportunity to own two units in the heart of Norwalk. Great income-producing property. The front unit is a 4 Bedrooms, 2 Baths and the rear unit is a 2 Bedroom, 1 Bath sitting on a 6,750 SQ. FT. Lot. This property has a long driveway with plenty of parking for 4-6 vehicles, front, and rear yard to entertain your guest. These two units are centrally located to Downtown Los Angeles, Orange County, Disneyland, Knott's Berry Farm, easy access to the 5, 91 and 605 Freeway access. Don't miss out on a rare opportunity to own a multi-unit property.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$784,900
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Real Estate Owned sale

- M1 - Norwalk area
- Los Angeles County
- Parcel # 8048029001

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22053948

Printed: 06/19/2022 9:55:22 AM

Closed • **Duplex**

4416 3rd Ave • Los Angeles 90043

2 units • **\$520,000/unit** • **1,744 sqft** • **6,507 sqft lot** • **\$524.66/sqft** •
Built in 1923

Major Cross Streets: Vernon Ave and Arlington Ave

List / Sold: **\$1,040,000/\$915,000** ↓

25 days on the market

Listing ID: CV22075393



This charming 1923 Leimert Park Spanish Duplex, situated on a quiet palm tree-lined street, has been reimagined with tasteful renovations highlighted through out the property. Savvy first time home buyers and investors alike should have no problems seeing the upside that this property offers. UNIT 1 has been completely renovated and offers 2 bedrooms and 2 full baths with 944 sqft of modern and functional living space. The floor plan is bright, open, and features new amenities that allow you to enjoy your time and space in comfort. Renovations include ALL NEW: central heating/cooling systems, luxury vinyl plank floors, designer kitchen, stainless steel appliances, remodeled bathrooms, new roof, new plumbing for BOTH units, detached 2 car garage, extended driveway, and an overall vibe that must be experienced to be appreciated. UNIT 2 is tenant occupied and features 1 bedroom and 1 bath with 800 sqft of living space. While the inside of this unit remains mostly in original condition, it has been well kept, and offers the savvy buyer of this property enormous value add opportunity in the near future to put on their investor/HGTV hat and renovate a beautiful home of their own while increasing their rental income potential. Centrally located next to Sofi Stadium, The Forum, local eateries, and the brand new underground Crenshaw Metro Station - this property is a gem.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,040,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$341 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- \$41892 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom
- Floor: Vinyl
- Appliances: Dishwasher, Gas Range, Microwave
- Other Interior Features: Copper Plumbing Full, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Rectangular Lot, Sprinkler System
- Security Features: Security Lights
- Fencing: Block, Redwood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,500
- Insurance: \$800

- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$500
- Cable TV:
- Gardener:
- Licenses:

- 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	2	2	Unfurnished	\$0	\$2,800	\$33,600
2:	1	1	1	0	Furnished	\$691	\$8,292	\$19,200

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5015036017

Michael Lembeck

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Re/Max Property Connection

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

Closed •

List / Sold: **\$659,000/\$640,000** ↓

735 W Cressey St • Compton 90222

24 days on the market

**2 units • \$329,500/unit • 1,000 sqft • 6,359 sqft lot • \$640.00/sqft •
Built in 1948**

Listing ID: DW22027584

West on Rosecrans to Wilmington north to Cressey st right turn property on the left.



This property is a 2 units duplex. Each units features a 1 bedroom 1 bathroom very nice kept property has 2 double garage detached with parking spaces. Brokers and Agents, Buyers agent are advised to independently verify the accuracy of all information and to do their own due delinquency.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$659,000
- 1 Buildings
- 4 Total parking spaces
- \$904 (Estimated)
- Laundry: In Garage
- \$29400 Gross Scheduled Income
- \$20613 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01180575
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	2	Unfurnished	\$1,200	\$1,200	\$1,350
2:	1	1	1	2	Unfurnished	\$1,250	\$1,250	\$1,350

Of Units With:

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

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- RN - Compton N of Rosecrans, E of Central area
- Los Angeles County
- Parcel # 6153001020

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22027584

Printed: 06/19/2022 9:55:22 AM

Closed •

List / Sold: **\$999,000/\$1,660,000** ↑

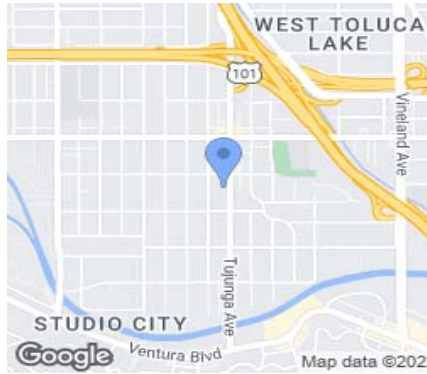
4301 Tujunga Ave • Studio City 91604

19 days on the market

**2 units • \$499,500/unit • 3,090 sqft • 6,536 sqft lot • \$537.22/sqft •
Built in 1946**

Listing ID: SR22069297

South of 101 Freeway



FAMILY TRUST AUCTION!!! RARE OPPORTUNITY TO BUY A DUPLEX IN THE HIGHLY SOUGHT AFTER, TUJUNGA VILLAGE AREA OF STUDIO CITY. THE FRONT 2 BEDROOM, 1 BATH UNIT FEATURES A KITCHEN, LAUNDRY ROOM & LIVING ROOM. BACK SPACIOUS, 2 STORY UNIT FEATURES A LIVING ROOM WITH FIREPLACE, DINING ROOM, OPEN KITCHEN WITH BREAKFAST AREA & BACK FAMILY ROOM. 2 BEDROOMS, 2¾ BATHROOMS INCLUDING A SPACIOUS LOFT WITH OUTSIDE BALCONY. CENTRAL AIR CONDITIONING & SEPARATE ELECTRIC & GAS METERS. POSSIBLE DEVELOPMENT SITE. BUYERS SHOULD CHECK WITH THE CITY FOR CURRENT BUILDING REQUIREMENTS & RESTRICTIONS. BUYER TO VERIFY ALL PERMITS AND POSSIBLE UNPERMITTED IMPROVEMENTS. NO COURT CONFIRMATION.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$999,000
- 1 Buildings
- 0 Total parking spaces
- \$0 (Unknown)
- Laundry: See Remarks
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999
- Sewer: Unknown

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	0	0	Unfurnished	\$0	\$0	\$0
2:	1	2	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

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

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

Additional Information

- Trust sale
- Rent Controlled

- STUD - Studio City area
- Los Angeles County
- Parcel # 2365030008

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22069297

Printed: 06/19/2022 9:55:22 AM

Closed •

4724 W 130th St • Hawthorne 90250

3 units • \$383,333/unit • 2,902 sqft • 9,005 sqft lot • \$413.51/sqft • Built in 1987

On 130th Street, Between Inglewood Ave & Ramona Ave



List / Sold:

\$1,150,000/\$1,200,000 ↑

14 days on the market

Listing ID: SB22088562

We are pleased to present 4724 130th St in Hawthorne. This triplex consists of (1) 2-Bedroom 1 Bathroom unit, and (2) 2-Bedroom, 1.5 Bathroom units with a total living area of 2,902 sq.ft. situated on a 9,005 sq.ft. lot. Each unit has their own washer and dryer hookups. This property includes 6 enclosed garage parking spaces with plenty of additional driveway parking as well. A couple of the garage spaces could easily be converted to ADU units for significant upside potential. The rear two-unit building was constructed in 1987. OFFERS ARE DUE BY FRIDAY, 5/6/2022

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 11 Total parking spaces
- \$0 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$64752 Gross Scheduled Income
- \$41229 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$21,581
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,016
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,824	\$1,824	\$2,395
2:	1	2	2	2	Unfurnished	\$1,862	\$1,862	\$2,295

3:	1	2	2	2	Unfurnished	\$1,710	\$1,710	\$2,295
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Of Units With:

- | | |
|--|---|
| <ul style="list-style-type: none">• Separate Electric: 3• Gas Meters: 3• Water Meters: 1• Carpet:• Dishwasher:• Disposal: | <ul style="list-style-type: none">• Drapes:• Patio:• Ranges:• Refrigerator:• Wall AC: |
|--|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• 109 - Ramona/Burleigh area• Los Angeles County• Parcel # 4042005015 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22088562

Printed: 06/19/2022 9:55:22 AM

Closed • **Triplex**

List / Sold:

\$1,975,000/\$1,800,000 ↓

10 days on the market

Listing ID: OC22060431

108 S Guadalupe Ave • Redondo Beach 90277

3 units • **\$658,333/unit** • **2,712 sqft** • **7,242 sqft lot** • **\$663.72/sqft** •
Built in 1908

East of Pacific Coast Highway and North of Torrance Boulevard



Within walking distance to the beach and Redondo Beach pier, this charming vintage single-family home features its own back yard plus a duplex with its own yard. Ideal for owner user or for development with a 7, 242 square foot, R-3 Lot

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,975,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$1,957 (Public Records)
- Laundry: See Remarks
- \$49200 Gross Scheduled Income
- \$36020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,742
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02031470
- Gardener:
- Licenses:
- Insurance: \$1,886
- Maintenance: \$2,460
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$896
- Other Expense: \$40
- Other Expense Description: License

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$2,050	\$2,050	\$3,200
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$2,000
3:	1	1	1	0	Unfurnished	\$1,050	\$1,050	\$1,950

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7506005019

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22060431

Printed: 06/19/2022 9:55:22 AM

Closed •

List / Sold:

\$1,100,000/\$1,190,000 ↑

9 days on the market

Listing ID: GD22090635

1116 E Doran St • Glendale 91206

3 units • \$366,667/unit • 1,960 sqft • 7,462 sqft lot • \$607.14/sqft • Built in 1924

Glendale Avenue to East Doran Street



Charming 3 units in one of most desirable areas of Glendale . One 2+1 hose in the front with a single parking garage, and two 1+1 units in the back each with 2 parking spaces with private entry from the back alley. Property is being sold in its "As Is" condition.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,100,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$272 (Estimated)
- Laundry: Outside
- \$5340 Gross Scheduled Income
- \$4483 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$10,284
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,290	\$2,290	\$3,000
2:	1	1	1	2	Unfurnished	\$1,800	\$1,800	\$2,000
3:	1	1	1	2	Unfurnished	\$1,250	\$1,250	\$2,000

Of Units With:

- Separate Electric: 1
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5645006002

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) GD22090635

Printed: 06/19/2022 9:55:22 AM

Closed • **Triplex**

List / Sold:

\$1,295,000/\$1,350,000 ↑

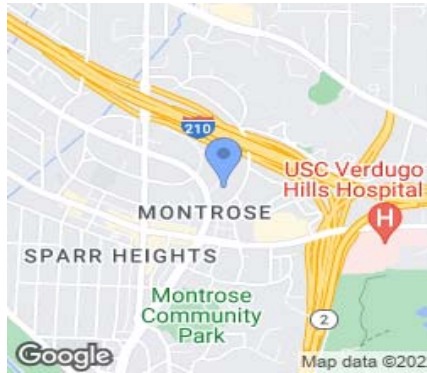
3 days on the market

Listing ID: BB22095910

2119 Glenada Ave • Montrose 91020

3 units • **\$431,667/unit** • **2,141 sqft** • **12,581 sqft lot** • **\$630.55/sqft** •
Built in 1920

North of Verdugo Blvd, East of Montrose Ave, South of 210 Freeway



Opportunity knocks! Calling all investors looking for an R3 or anyone just dreaming of a huge lot with 12,620 sq ft! This amazing Montrose location offers a 3 bedroom/2 bath home with a duplex in the rear corner of the property. The duplex consists of a lower unit that is 1 bedroom and 1 bathroom and the upper unit is 2 bedrooms and 1 bathroom. Another large bonus there is a 3 car garage along with a 2 car carport! All 3 units will be delivered vacant! Long term investment? Live in one and rent the others to pay the mortgage? Appraised at \$1,390,000 and with a lot of TLC, the possibilities are endless! CALL TODAY!!!

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$1,295,000
- 2 Buildings
- 5 Total parking spaces
- 2 Total carport spaces
- \$0 (Unknown)
- Laundry: Gas & Electric Dryer Hookup
- \$54000 Gross Scheduled Income
- \$54000 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lot 10000-19999 Sqft, Near Public Transit
- 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	3	2	1	Unfurnished	\$2,175	\$2,175	\$4,100

2:	1	2	2	1	Unfurnished	\$1,325	\$1,325	\$2,500
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,950

Of Units With:

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

Additional Information

- Standard sale
- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5807007020

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: BB22095910

Printed: 06/19/2022 9:55:22 AM

Closed • **Triplex**

13701 Penn St • **Whittier 90602**

3 units • **\$466,333/unit** • **3,030 sqft** • **6,225 sqft lot** • **\$478.55/sqft** •
Built in 1953

Penn & Painter

List / Sold:

\$1,399,000/\$1,450,000 ↑

69 days on the market

Listing ID: PW22034294



You must view this Amazing Triplex just North of beautiful Whittier College! These units have a lot to offer with a total of 3,030 Sqft of living space with each unit having a spacious 2 bed & 1 bath! 2 Units are downstairs and 1 unit is upstairs. The units have a four-car garage with each unit having their own garage and an additional garage for Owner Use. The units have been upgraded from new interior/exterior paint, new double pane low E windows, new flooring in all units, custom blinds, window A/C in every room for all units, new water heaters for all units, new light fixtures in all units, new landscaping, enhanced water & waste plumbing system. In addition, equipment owned and included in sale are new stainless-steel refrigerator in all units, new gas ranges in two units, and laundry room with coin-op washer & dryer for added income. Lastly, the property is zoned for R-4 which gives the flexibility of adding another unit with an additional Accessory Dwelling Unit. This is a fantastic opportunity with endless potential! Thank you for viewing this property!

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,399,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Assessor)
- Laundry: Common Area, Community
- \$79020 Gross Scheduled Income
- \$79020 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Range, Gas Water Heater

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02022612
- 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	\$2,295	\$2,295	\$2,295
2:	1	2	1	1	Unfurnished	\$2,095	\$2,095	\$2,295
3:	1	2	1	1	Unfurnished	\$2,195	\$2,195	\$2,295

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8138009024

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

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

Closed • Duplex

309 309 1/2 Museum Dr • Mount Washington 90065

**3 units • \$265,000/unit • 1,032 sqft • 4,643 sqft lot • \$770.35/sqft •
Built in 1922**

Near the Southwest Museum on Museum Dr.

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

87 days on the market

Listing ID: SR22006762



Trendy Mount Washington neighborhood near the Southwest Museum. 309 & 309 1/2 Museum Dr. consisting of a 1 bedroom 1 bath unit & a 2 bedroom 1 bath unit. the single garage at street level is currently used by the tenants in the upper 2 bedroom unit. Units are separately metered for utilities & tenants pay their own utilities. This is a great opportunity for extended family, live in one & rent the other, build your dream home or hold for future development. The units are under Los Angeles City RENT CONTROL.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$795,000
- 2 Buildings
- Levels: Multi/Split
- 1 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$18 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$2900 Gross Scheduled Income
- \$24800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Laundry, See Remarks
- Floor: See Remarks
- Appliances: Gas Water Heater
- Other Interior Features: Pantry, Wood Product Walls

Exterior

- Lot Features: Near Public Transit, Paved, Rocks, Treed Lot, Up Slope from Street, Walkstreet
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer
- Other Exterior Features: Lighting

Annual Expenses

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

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 680 - Mount Washington area
 - Los Angeles County
 - Parcel # 5466021026

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$845,000/\$875,000** ↑

954 954 1/2 S Ford Blvd • Los Angeles 90022

87 days on the market

**3 units • \$281,667/unit • 1,778 sqft • 5,596 sqft lot • \$492.13/sqft •
Built in 1922**

Listing ID: WS22009199

cross street whittier Blvd



ATTENTION: Back on the Market buyers unable to perform! Looking for an income Property with TREMENDOUS POTENTIAL and/or RENTAL INCOME? look NO MORE!! But hurry and make your best and highest offer now because this property will not last. This multi-family property could potentially achieve Market Rents of approx \$6,700.00 monthly and should provide any Buyer/ Investor positive cash flow. Buyer to conduct own due diligence. So many possibilities and flexible options -- Existing Front house features 3 Beds/ 3 Baths, and can potentially separate 1 Bed/ 1 Bath with own entrance and rent out as a studio. Rear ADU is brand new construction (except Garage) and features 2 Beds / 1 Baths. Total Square footage of combined structure is approx 1,778 SF living area. Owner can live in 1 unit and/or rent the other(s) out. Property is nicely setup to accommodate numerous options and maximize potential income, and neighborhood does not belong to City Rent control. All units available and ready for Market rents. Located in the heart of East LA and only minutes away from downtown LA. Very close to all major freeways and only minutes away from shopping, entertainment and all the necessary amenities. Sold AS IS condition - Seller recently received the final inspection sign offs from the city and received The Certificate of Occupancy. Property was recently appraised for a FHA loan for \$895k and home inspection and FHA loan requirements are clean! Seller is Looking for a serious buyer and a quick escrow! Living sqft currently reflect old sqft of 880sqft. New 1778 sqft of living sqft will reflect once permits are finalized and records are updated.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$845,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Ductless, Wall Furnace
- \$1,200 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate, Tile
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Full, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Block, Chain Link, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01390312
- Gardener:
- Licenses:

- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5246005022

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

Closed •

231 S Alexandria Ave • Los Angeles 90004

3 units • \$550,000/unit • 4,243 sqft • 7,261 sqft lot • \$344.10/sqft • Built in 1924

East of Western Avenue; south of 3rd Street

List / Sold:

\$1,650,000/\$1,460,000 ↓

531 days on the market

Listing ID: 20666328



We are proud to present this development opportunity in an outstanding location in Koreatown. The three unit building is located east of Normandie Avenue and north of 3rd Street. The 7,260 square foot LAR4 zoned lot is entitled for 26 apartment units (\$70,192 per buildable unit), 3 being dedicated to affordable housing. A new Buyer may be able to obtain favorable financing options.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,825,000
- 1 Buildings
- Heating: Central

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01217537
- 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	\$1,780	\$1,780	\$2,200
2:	1	2	2		Unfurnished	\$2,290	\$2,290	\$2,800
3:	1	2	2		Unfurnished	\$2,640	\$2,640	\$2,800
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518008007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

442 N Ogden Dr • Los Angeles 90036

3 units • **\$620,000/unit** • **2,688 sqft** • **6,375 sqft lot** • **\$669.64/sqft** •
Built in 1926

South of Melrose, North of Beverly, East of Fairfax, West of La Brea

List / Sold:

\$1,860,000/\$1,800,000 ↓

76 days on the market

Listing ID: 22121540



Unique Spanish Style Triplex located in Fairfax district, one of LA's most high demand rental markets. This income property boasts a strong unit mix consisting of Two side by side 2-story Townhouse style units with 2 Bedrooms + 1.5 Bathrooms (1,968 sf), and One detached 2 Bedroom + 1 Bathroom Cottage (720 sf) situated at the rear of the property. Interior photos are of the unit #444, other 2 units are in similar or better condition. Each unit is quite spacious and have laundry inside. There is a detached covered 2 car garage and ample off-street driveway parking. Ideal opportunity for investors seeking a property in one of LA's most vibrant neighborhoods. Just minutes to The Grove and central to trendy shopping/dining on Fairfax, Melrose, and Beverly. All tenants are current with rents, front tenants have been living there 3-4 years and rear tenant for 10 years. Please do not disturb occupants, subject to inspection.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,860,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$67954 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,250
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02119751
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,100	\$3,100	\$3,100
2:	1	2	1		Unfurnished	\$2,267	\$2,267	\$3,100

3: 1 2 1 Unfurnished \$2,900 \$2,900 \$3,100
4:
5:
6:
7:
8:
9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5527028022

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22121540

Printed: 06/19/2022 9:55:22 AM

Closed •

List / Sold: **\$589,500/\$613,000** ↑

417 E 65TH St • Los Angeles 90003

81 days on the market

3 units • **\$196,500/unit** • **1,644 sqft** • **5,409 sqft lot** • **\$372.87/sqft** •
Built in 1924

Listing ID: 21111691

Western Ave. to Gage Ave. RIGHT to San Pedro St. RIGHT to 65th St. LEFT to 417.



BACK ON THE MARKET! Buyer couldn't perform so now the opportunity to own this property is yours. WELCOME TO BEST TRI- PLEX for sale in the area. This property offers a SFR in the front and two separate units in the back. The house has 2BDS./1BTH. and the other two units have 1BD./1BTH. All three units are spacious and in very decent condition. They just need a little TLC. The layout of this triplex provides more privacy for the tenants because each unit is separate and spread out. All three units are occupied so you can start earning rental income immediately. There is huge upside potential with market rents being so high. Another option is to live in one of the units and rent the other two. Property is being sold AS IS with the front house VACANT. Please do not disturb tenants. Offers should be submitted contingent on interior inspection. Don't let this opportunity pass you by. All information is deemed reliable but not guaranteed. All potential buyers must do their own due diligence. LETS OPEN UP ESCROW!!!!

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$589,500
- 1 Buildings
- Heating: Floor Furnace
- \$34800 Net Operating Income

Interior

- Floor: Tile, Wood, Laminate
- Appliances: Microwave, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Furnished	\$1,200	\$1,200	\$2,250
2:	1	1	1		Furnished	\$850	\$850	\$1,600

3:	1	1	1	Furnished	\$850	\$850	\$1,600
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• C42 - Downtown L.A. area• Los Angeles County• Parcel # 6006018036 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$799,000/\$876,000** ↑

629 EASTMONT Ave • East Los Angeles 90022

14 days on the market

3 units • **\$266,333/unit** • **1,897 sqft** • **5,337 sqft lot** • **\$461.78/sqft** •

Listing ID: MB22082846

Built in 1922

BETWEEN WHITTIER AND BEVERLY



GREAT LOCATION ON THESE PRIDE OF OWNERSHIP UNITS IN THE HEART OF EAST LOS ANGELES. CENTRALLY LOCATED NEAR SHOPPING, TRANSPORTATION AND OTHER AMENITIES, 3 SEPARATE UNITS, FRESHLY PAINTED AND IN OVER ALL VERY GOOD CONDITION. DON'T MISS THIS ONE IT WILL NOT LAST.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$799,000
- 3 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01978349
- 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	\$1,900	\$1,900	\$2,200
2:	1	2	1	0	Unfurnished	\$1,200	\$1,200	\$2,200
3:	1	1	1	0	Unfurnished	\$780	\$780	\$1,400

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Drapes:
- Patio:
- Ranges:

- Carpet:
- Dishwasher:
- Disposal:

- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341029027

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) MB22082846

Printed: 06/19/2022 9:55:22 AM

Closed •

10510 Burin Ave • Inglewood 90304

**4 units • \$277,500/unit • 3,210 sqft • 6,082 sqft lot • \$347.35/sqft •
Built in 1956**

south of 104th St and west of Hawthorne Blvd

List / Sold:

\$1,110,000/\$1,115,000 ↑

68 days on the market

Listing ID: SB22017384



BACK ON THE MARKET! BUYER COULDN'T PERFORM AND AVAILABLE AGAIN! This is a huge opportunity in the highly desirable and up-and-coming area of Inglewood/Lennox, California. This is an income producing property with four units; one two story building. This quadruplex has long standing tenants with a consistent and ever increasing flow of rental income. Located very close to freeways, LAX, the metro stations, The Forum, and in the heart of the changing and exciting multi billion dollar redevelopment of Inglewood. LESS THAN TWO AND A HALF MILES AWAY FROM THE NEW SoFi STADIUM HOME TO THE LOS ANGELES RAMS! There is a three bedroom two bath with a garage in the front of the building and three one bedroom one baths in the building. THE PROPERTY WAS JUST COMPLETED PAINTED. ONE UNIT JUST HAD A COMPLETELY RENOVATED KITCHEN AND BATH AND ANOTHER UNIT HAS BRAND NEW FLOORS! THE DRIVEWAY AND PARKING LOT WAS ALSO RECENTLY REDONE!

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$1,100,000
- 1 Buildings
- 7 Total parking spaces
- 2 Total carport spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Seller)
- Laundry: Gas Dryer Hookup
- Cap Rate: 5
- \$66468 Gross Scheduled Income
- \$52193 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,275
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,116
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,610
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	2	Furnished	\$1,900	\$22,800	\$2,750
2:	1	1	0	0	Furnished	\$1,339	\$1,606	\$1,800
3:	1	1	0	0	Furnished	\$1,150	\$13,800	\$1,650
4:	1	1	0	0	Furnished	\$1,150	\$13,800	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 105 - Lennox area
 - Los Angeles County
 - Parcel # 4036016032

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,200,000/\$2,401,000 ↑

17 days on the market

Listing ID: 22138107

2602 CARNEGIE Ln • Redondo Beach 90278

4 units • \$550,000/unit • 4,620 sqft • 7,497 sqft lot • \$519.70/sqft • Built in 1969

405 exit Inglewood Ave (42B) to Artesia Blvd, turn Right to Felton, turn Left to Carnegie Ln, Turn Left.



Investor/Owner User, hot opportunity, 4 unit property in Redondo Beach close to local shopping, parks, restaurants, theatre and transportation. Unit #4 is 2 bed/2 Bath + Den with Washer/Dryer hookup in unit. Unit #3 is 2 bed/2 bath, Unit #2 is 2 bed/2 bath with direct access garage. Unit #1 is 2 bed/2 bath, to be delivered Vacant. 5 parking spaces + large storage space and on-site laundry for residents use. Current tenants on month to month agreements. Redondo Beach has no Rent Control making this a great investment! Beautiful, quiet, tree lined street with award winning schools, parks and beaches to enjoy. Added value awaits a new owner!! Live the California Beach Life with Income in beautiful Redondo Beach.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- 0 Total carport spaces
- Heating: Radiant
- Laundry: Community
- \$108642 Gross Scheduled Income
- \$85521 Net Operating Income
- 4 electric meters available
- 0 water meters available

Interior

- Rooms: Two Masters
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Refrigerator, Gas Cooktop, Gas Oven, Electric Cooktop, Electric Oven
- Other Interior Features: Living Room Balcony, Living Room Deck Attached

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,065
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02015906
- Insurance: \$4,309
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,010
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$0	\$0	\$2,500
2:	2	2	2		Unfurnished	\$2,380	\$2,380	\$2,500
3:	3	2	2		Unfurnished	\$1,946	\$1,946	\$2,500
4:	4	2	2		Unfurnished	\$2,406	\$2,406	\$2,800
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 152 - N Redondo Bch/Villas South area
 - Los Angeles County
 - Parcel # 4082003010

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

521 N Francisca Ave • Redondo Beach 90277

4 units • **\$650,000/unit** • **5,390 sqft** • **5,992 sqft lot** • **\$518.18/sqft** •
Built in 1971

PCH West on Beryl; Right on N Francisca Avenue

List / Sold:

\$2,600,000/\$2,793,000 ↑

27 days on the market

Listing ID: SB22069384



Four unit townhouse-style units ideally-located West of PCH walking distance to King Harbor with great shopping and restaurants, beach, and shopping center with Whole Foods Market. Each of 4 units are multi-story and quite large. Each have private rooftop decks with view of ocean. Six garage spaces in 3 2-car garages. Coin laundry onsite. Front unit is a 3-Bed 2 1/2-Bath Unit, and others are 2-Bed 1 1/2-Bath.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Electric, Radiant
- \$4,447 (Seller)
- Laundry: Common Area, In Garage
- \$146160 Gross Scheduled Income
- \$116446 Net Operating Income
- 5 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Appliances: Electric Range, Electric Water Heater, Disposal, Range Hood

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,205
- Electric: \$1,133.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,253
- Cable TV: 01201046
- Gardener:
- Licenses:
- Insurance: \$2,566
- Maintenance: \$1,322
- Workman's Comp:
- Professional Management: 6983
- Water/Sewer: \$2,119
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	2	2	1	Unfurnished	\$2,595	\$2,595	\$2,895
3:	1	2	2	1	Unfurnished	\$0		\$2,895
4:	1	2	2	2	Unfurnished	\$2,400	\$2,400	\$3,095

Of Units With:

- Separate Electric: 5
- Gas Meters: 0
- Water Meters: 1
- Carpet:
- Dishwasher: 4
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 4
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- 157 - S Redondo Bch W of PCH area
- Los Angeles County
- Parcel # 7503011011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22069384

Printed: 06/19/2022 9:55:23 AM

Closed •

List / Sold:

\$1,085,000/\$1,190,000 ↑

45 days on the market

1054 W 23rd St • San Pedro 90731

**4 units • \$271,250/unit • 2,797 sqft • 5,016 sqft lot • \$425.46/sqft •
Built in 1987**

Listing ID: SB22056432

On 23rd Street- In between S Leland St & S Alma St



1054 W 23rd St in San Pedro is the perfect opportunity for an owner/user or investor alike. A new owner will have the opportunity to invest in San Pedro, where they have started a multi-million dollar Promenade and Harbor development. Locals will have new entertainment, dining options, and a unique view of all the ship traffic produced by the country's largest port. The subject property has two separate buildings; a front house which is a 2 bedroom/1 bath unit with gated front yard built in 1923 and 3 units built in 1987 comprised of (2) 1-bedroom/1bath and (1) studio units. Buyer to verify all information.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$1,085,000
- 2 Buildings
- 4 Total parking spaces
- \$385 (Assessor)
- Laundry: Common Area
- \$70800 Gross Scheduled Income
- \$44059 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,201
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,600
- Cable TV: 01949224
- Gardener:
- Licenses:
- Insurance: \$2,006
- Maintenance: \$2,688
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$2,400
2:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,650
3:	1	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,650

4: 1 0 1 0 Unfurnished \$1,200 \$1,200 \$1,350

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
- 183 - Vista Del Oro area
- Los Angeles County
- Parcel # 7463001019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22056432

Printed: 06/19/2022 9:55:23 AM

Closed • **Quadruplex**

117 E Hammel St • **Monterey Park 91755**

4 units • **\$349,875/unit** • **3,461 sqft** • **8,541 sqft lot** • **\$417.51/sqft** •
Built in 1955

From CA-60 exit N. Garfield Ave. Go towards E. Riggins and make a right turn then Left on Hammel St.

List / Sold:

\$1,399,500/\$1,445,000 ↑

11 days on the market

Listing ID: SB22034117



Location! Location! Location! Excellent opportunity to own this gem! Great income producing property located in a very quiet and desirable area of Monterey Park. Only minutes' drive from CSULA, downtown LA with all the entertainment LA has to offer such as Dodgers Stadium, Crypto.com Arena, Chinatown, Worldclass museum & concert hall, LA Live, Olvera St Just to name a few. With close to 3,500 sq. ft. of living space and sitting on a huge lot, this property features a spacious owner's unit that offers 3 bedrooms, 2 bath, a den, Laundry, patio & central AC, unit 1 with approx. 628 sq. ft, units 3 & 4 with approx. 460 sq. ft each, all three with 1 bedroom 1 bath. This huge lot is maintained with beautiful landscape. Additional features include 5 garages that accommodate for 6 cars: 4 single and 1 double **Check with the city about possible ADU Conversion of double car garage**. Trust sale, no court confirmation needed. Perfect for owner occupied or an investor. Great upside potential. Sold As-Is, owner will not do any repairs. Offers subject to interior inspection. Drive-by Only. DO NOT GO ON THE PROPERTY. Do NOT DISTURB TENANTS. Better Hurry ... This won't be around for too long!

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,399,500
- 2 Buildings
- Levels: One, Two, Multi/Split
- 6 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: See Remarks
- \$85200 Gross Scheduled Income
- \$55973 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Den, Kitchen, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$24,967
- Electric: \$1,200.00
- Gas:
- Furniture Replacement:
- Insurance: \$3,154
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$400
 - Cable TV: 01519529
 - Gardener:
 - Licenses:
- Water/Sewer: \$2,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$0	\$0	\$1,500
2:	1	3	2	2	Furnished	\$0	\$0	\$3,500
3:	1	1	1	1	Furnished	\$1,050	\$1,050	\$1,500
4:	1	1	1	1	Furnished	\$1,050	\$1,050	\$1,500

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5274020016

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$2,350,000/\$2,350,000**

308 N Chester Ave • Pasadena 91106

0 days on the market

**4 units • \$587,500/unit • 5,120 sqft • 7,633 sqft lot • \$458.98/sqft •
Built in 1988**

Listing ID: SR22090495

Just north of PCC



We are proud to represent this 4-unit apartment building in Pasadena. The building was constructed in 1988. Its unit mix consists entirely of (4) three-bedroom, two-and-a-half -bedroom units. With a lot size 7,632 square feet, the property has a total of 5,120 rentable square feet. The property is situated in Pasadena, which offers a comfortable blend of urban and suburban amenities. Downtown Pasadena's clean, sunny sidewalks are lined with opportunities for great dining and shopping. The city also has numerous cultural centers, such as the Huntington Library and Descanso Gardens; it is also home to the Rose Bowl, which is a famous site for both sporting and cultural events. It is separately metered for gas and electricity

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$2,350,000
- 2 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,073 (Estimated)
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$138000 Gross Scheduled Income
- \$94136 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$39,724
- Electric: \$3,608.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$1,977
- 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:	4	3	3	2	Unfurnished	\$11,500	\$11,500	\$13,600

Of Units With:

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

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

Additional Information

- Standard sale

- 646 - Pasadena (NE) area
- Los Angeles County
- Parcel # 5738017034

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22090495

Printed: 06/19/2022 9:55:23 AM

Closed •

2523 W Compton Blvd • Compton 90220

**4 units • \$250,000/unit • 2,800 sqft • 6,285 sqft lot • \$357.14/sqft •
Built in 1963**

Between N Wadsworth Ave & S Deordora Ave

List / Sold: **\$999,999/\$999,999**

83 days on the market

Listing ID: DW22029053



Welcome to 2523 W Compton Blvd in the great city of Compton close to Gardena. This is a 4 unit property all 2bed 1bath homes. Only Unit (#A) Section 8 Tenant Rent \$975. Unit (#B) Rent \$975. Unit (#C) Rent \$975. Unit (#D) Rent \$975. Property will not last.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$999,999
- 1 Buildings
- 4 Total parking spaces
- \$1,037 (Estimated)
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02168873
- 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	\$2,000
2:	1	2	1	1	Unfurnished	\$975	\$975	\$2,000
3:	1	2	1	1	Unfurnished	\$975	\$975	\$2,000
4:	1	2	1	1	Unfurnished	\$975	\$975	\$2,000

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
- Los Angeles County
- Parcel # 6137009016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22029053

Printed: 06/19/2022 9:55:23 AM

Closed •

List / Sold:

\$1,975,000/\$1,865,000 ↓

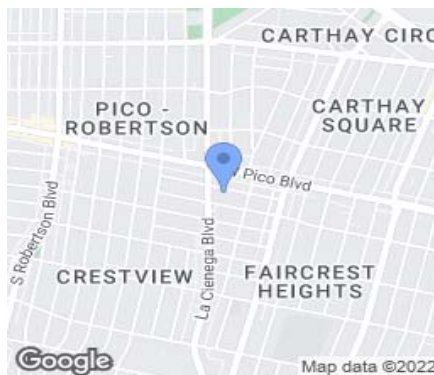
119 days on the market

Listing ID: 222000050

6138 Alcott St • Los Angeles 90035

**4 units • \$493,750/unit • sqft • 6,000 sqft lot • No \$/Sqft data •
Built in 1928**

E/La Cienega and S/Pico Blvd.



Location, Location, Location!!! Pico/Robertson - Stately Spanish Colonial two story situated in the much-desired neighborhood of Faircrest Heights this 4-unit (2 separate Duplexes***) is PRIME LA Real Estate comprised of 3, 2 bed, 1 bath units, plus a 1+1. - Front Duplex consists of Two (2) 2 Bedroom, one bath units. Each unit is approx. 1450 Sq. Ft. has hardwood floors throughout with tile in the laundry room, kitchen, breakfast nook and bathroom. The units are rented for \$2800/\$2850 per month. These units have high ceilings, a formal living room, formal dining room, walk in closets, breakfast nook/office, laundry room with hookups and built-ins throughout. Both units have their own private front porch. - The Back Duplex consists of One (1) 2 Bedroom, one bath unit (rents for \$2800/mo.) with approx. 900 sq. feet of living space, high coved ceilings, hardwood floors, tile in the kitchen, dining area and bathroom. Large closets in both bedrooms. Washer/dryer hookups. This upper unit also has its own private balcony / outdoor living space that is approx. 120 sq. feet off the master bedroom. There is also a 1 bedroom/1 bath unit (rents for \$1,395/mo.) with laminated floors, tile and carpet in the bedroom. 2, single, 1 car garages, extra uncovered parking and a long driveway for plenty of off-street parking. Some feature hardwood flooring, smooth ceilings with beams, cozy fireplaces, romantic archways, retro tiled bathrooms, sunny kitchens, lots of windows for natural lighting and in unit laundry. Very high walk score with close proximity to shopping (The Beverly Center & The Grove), Hospitals (Kaiser Permanente & Cedars-Sinai), the 10 Freeway, Los Angeles International Airport (LAX), and one of the top-ranked public high schools in the nation, Los Angeles Center of Enriched Studies (L.A.C.E.S.) This one is NOT to be missed!

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,975,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Floor Furnace
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Carpet
- Appliances: Range, Water Heater
- Other Interior Features: Beamed Ceilings, Built-in Features

Exterior

- Lot Features: Back Yard
- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01005227
- Gardener:
- Licenses:

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

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5068003004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,599,000/\$1,675,000 ↑

118 days on the market

Listing ID: 22118345

3724 KELTON Ave • Los Angeles 90034

4 units • **\$399,750/unit** • **4,060 sqft** • **4,993 sqft lot** • **\$412.56/sqft** •
Built in 1966

North of Venice Blvd., West of Overland Ave.



Incredible OWNER USER or TIC Conversion opportunity with this traditional four-unit property nestled in the heart of West Los Angeles between the endless shops and restaurants of booming Culver City and the freeways toward downtown or the ocean. Two units offer three-bedrooms while one unit offers two-bedrooms, and another unit offers a studio floor plan. Three of the units are currently rented, but one of the three-bedroom units will be delivered vacant perfect for an owner occupied opportunity. The center courtyard adds a great outdoor space, and each unit has a covered carport space. A shared laundry room is available with some minor servicing. Boasting a high rental demand and 25% upside in rents, this property is ripe for the ambitious buyer who is ready to transform it into the wise investment it is meant to be and includes the potential for TIC conversion as well as attractive Residential or Owner Occupied Financing. A more inviting canvas in a better location could not be found.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,599,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- Heating: Wall Furnace
- Laundry: Individual Room
- \$55807 Net Operating Income

Interior

- Floor: Laminate, Carpet, Tile

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$43,133
- 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	0	1		Unfurnished	\$1,024	\$1,024	\$2,200
2:	1	2	2		Unfurnished	\$1,406	\$1,406	\$3,000
3:	1	3	2		Unfurnished	\$1,870	\$1,870	\$4,200
4:	1	3	2		Unfurnished	\$0	\$0	\$4,200
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4252025039

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$2,199,000/\$2,200,000 ↑

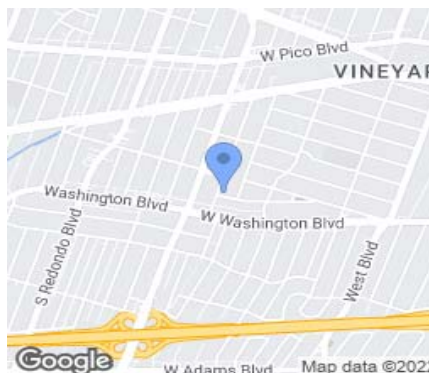
8 days on the market

Listing ID: BB22085738

1824 S Highland Ave • Los Angeles 90019

4 units • **\$549,750/unit** • **4,708 sqft** • **6,431 sqft lot** • **\$467.29/sqft** •
Built in 1903

From W Washington BLVD turn onto S Highland Ave and property is on your right



1824 S Highland Ave is a fully stabilized, pride-of-ownership fourplex located in the rapidly developing Mid-City neighborhood only a few minutes from trendy Downtown Culver City! Two of the units were given a full-scale remodel in 2021 that's on par with new construction! A third unit was lightly remodeled in 2019 and achieved an outstanding rent close to today's market value! With SEPARATE METERS for all utilities (tenants pay all!) and upscale renovations, this is the closest thing you'll get to buying a new construction fourplex without having to spend over \$3.5 million dollars! Additionally, it is important to note the potential to add one or two ADU's on the property, which would add tremendous value. The units boast spacious, open floor plans, plentiful windows letting in ample natural lighting, real hardwood flooring, washers and dryers in all units, stainless steel kitchen appliances for 2 of the 4 units, and 4 new water heaters (2 are brand new, 2 were installed in the past year or two)! The two upstairs units also get access to a lovely shared balcony. In the rear of the property there are two 2 car-garages (tandem) and 2 surface parking spaces. The current cap rate is an outstanding 4.51% and the pro forma cap rate is 4.94%! With new constructions selling in this hot pocket of Mid-City for over \$3 million dollars and renting for over \$4,000 for a 3 bedroom, we feel this property will continue to appreciate greatly over time. 1824 S Highland is located less than 10 minutes from Downtown Culver City and the countless hotspots in the area, including the trendy Helms Bakery District, the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), and the Cumulus District (Whole Foods). This area boasts a huge quantity of entertainment, tech, and creative jobs- ideal for leasing!

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$2,199,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$635 (Estimated)
- Laundry: Dryer Included, Gas Dryer Hookup, Inside, Washer Hookup, Washer Included
- Cap Rate: 4.51
- \$134088 Gross Scheduled Income
- \$99199 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Laminate, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,526
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$1,883
 - Maintenance: \$1,200
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$3,200	\$3,200	\$3,200
2:	1	3	2	0	Unfurnished	\$3,000	\$3,000	\$3,000
3:	1	3	2	0	Unfurnished	\$2,778	\$2,778	\$2,900
4:	1	3	2	2	Unfurnished	\$2,196	\$2,196	\$2,900

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5067011028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

854 S SYCAMORE Ave • Los Angeles 90036

4 units • **\$698,750/unit** • **5,302 sqft** • **6,450 sqft lot** • **\$513.01/sqft** •
Built in 1931

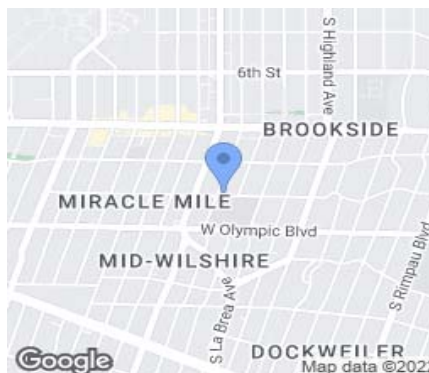
Wilshire & S La Brea

List / Sold:

\$2,795,000/\$2,720,000 ↓

26 days on the market

Listing ID: 22134601



We are pleased to present this 4 unit multifamily property located at 854 S Sycamore Ave, in the heart of the Mid-Wilshire district and at the outskirts of Hancock Park. Built in 1931 and fully renovated in the past few years, this beautiful Spanish-style building sits on a 0.15 acre corner lot, and the building's 5,302 square feet is equally split into four 2 bed / 1 bath units, with an estimated unit size of 1,325 square feet for each unit. Also, the property has 4 private 1-car garages, one for each tenant to use. The owner of this property, who bought this building nearly 18 years ago, has meticulously renovated the property over the years. Notably, the owner just put a brand new roof on the property in 2020 and has renovated all 4 units in the past few years. The property brings in an impressive \$13,517 in rental income per month (\$3,379 per unit average) plus an addition \$250 per month from garage rent. In total, the property earns more than \$165,000 per year in gross income. With very little expenses or repairs needed to upkeep this easy to manage building, the buyer of this property can expect nearly \$10,000 in net income each month before any loan payments. Since this offering is a 4-unit property, it qualifies for residential financing. The buyer/borrower will only need a 30% down payment (about \$840k down), and they can receive a loan at a 3.625% interest rate. This loan quote is for a 7/1 ARM, meaning the interest rate would be fixed for 7 years and then adjust each year afterwards. Utilizing this loan, the buyer would receive a total return on this property of 5.5%! With an impressive walk score of 92, this property is located in one of the most desirable places to live in Los Angeles. It is near Sunset Blvd, Santa Monica Boulevard, Melrose Avenue and just minutes from Beverly Hills and Hollywood, and it is close to major LA freeways. Within a 15 minute drive, tenants can get to The Grove & Farmers Market, LACMA, MOCA, Pacific Design Center, Cedars - Sinai Medical Center, Staple Center, Disney Concert Hall, Hollywood Bowl -Walk of Fame and Mann's Chinese Theatre on Hollywood Boulevard. The Miracle Mile, La Brea Tar Pits and a handful of art galleries and museums are within walking distance, where tenants can find great options for shopping, restaurants and sightseeing.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$2,795,000
- 1 Buildings
- \$116111 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$44,231
- Electric:
- Gas:
- Furniture Replacement:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:

- 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	\$3,379	\$13,517	\$15,980
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5084003021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

113 Robinson St • Los Angeles 90026

4 units • **\$247,250/unit** • **3,184 sqft** • **4,800 sqft lot** • **\$319.91/sqft** •
Built in 1923

Beverly Blvd, North on Robinson to property immediately on Left

List / Sold: **\$989,000/\$1,018,580** ↑

12 days on the market

Listing ID: WS22068439



Welcome to 113 Robinson Street. This fourplex rental lies conveniently just North of Beverly Blvd and borders Silverlake, Rampart Village, Central L.A., Koreatown, Echo Park, and East Hollywood in heart of Los Angeles. This income property has tremendous upside with CAP Rate potential to reach over 6%! One unit is currently vacant and can become an owner occupied unit while using the rents for the other 3 as income or rented to have full occupancy. Sale will include initial site plans for expansion of 2 additional ADU's for additional rents! Currently, each of the 796 sq ft units have: 1 bed, 1 bath, family room, dining room, kitchen and individual gas and electric meters. Conveniently located walking distance to laundry, restaurants and a brief drive to all the local amenities L.A. has to offer. Call us today with any questions and please see the video walk-through!

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$989,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Heating: Wall Furnace
- \$461 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 3
- \$43200 Gross Scheduled Income
- \$22408 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Range
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: Up Slope from Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02077892
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,192	\$1,192	\$1,800
2:	1	1	1	0	Unfurnished	\$1,071	\$1,071	\$1,800
3:	1	1	1	0	Unfurnished	\$1,178	\$1,178	\$1,800
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5156004011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

222 S UNION Ave • Los Angeles 90026

4 units • **\$462,500/unit** • **3,021 sqft** • **4,837 sqft lot** • **\$628.93/sqft** •
Built in 1984

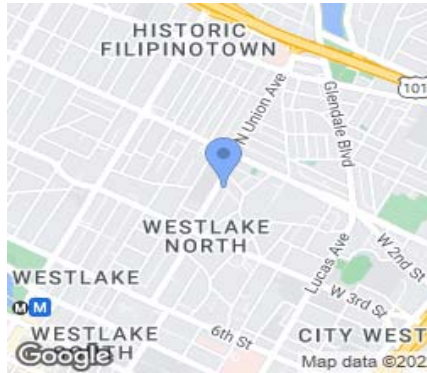
Beverly Blvd. to Union Ave.

List / Sold:

\$1,850,000/\$1,900,000 ↑

12 days on the market

Listing ID: 22132183



ACCEPTING BACK-UP OFFERS! Gated Modernized Fourplex in Echo Park, no rent control and delivered fully occupied with great tenants. Originally built in 1984, each of the 4 units have 3 bedrooms and 1.5 baths. Recently remodeled to have an open and airy feel throughout. All the units feature wood-like flooring, recessed lighting, newer windows, renovated bathrooms, kitchens highlighting Caesarstone countertops and Stainless Steel Appliances. Gated patio with privacy hedge, coin-op laundry room, outdoor dining, twinkle lights and parking for 8 cars! Close to USC, Downtown LA, public transportation, Silver Lake/ Echo Park eateries, coffee shops and shopping. Whether this is for a 1031 exchange or first time income property, this is A Must See! Drive by only, no sign on property. PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$1,850,000
- 1 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- \$91227 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$32,793
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02109201
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	3	1	Unfurnished	\$2,595	\$2,595	\$2,750
2:	2	3	1	Unfurnished	\$2,595	\$2,595	\$2,750
3:	3	3	1	Unfurnished	\$2,650	\$2,650	\$2,750
4:	4	3	1	Unfurnished	\$2,495	\$2,495	\$2,700

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

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5153011010

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

618 E 107TH St • Los Angeles 90002
4 units • \$292,281/unit • 6,088 sqft • 10,400 sqft lot • \$197.11/sqft •
Built in 1982
East of Avalon Blvd, North of 108th Street

List / Sold:
\$1,169,125/\$1,200,000 ↑
58 days on the market
Listing ID: 22118297



Court is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. Opportunity to own an investment property with upside potential. 4 unit apartment building located in Southeast Los Angeles. Each unit is townhouse style, 4 bedrooms and 2.5 bathrooms. One unit has had the electrical wiring ripped out of the walls. Probate sale, court confirmation is required.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$699,000
- 1 Buildings

Interior

Exterior

Annual Expenses

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

Unit Details

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

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6051030010

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22118297

Printed: 06/19/2022 9:55:23 AM

Closed • **Quadruplex**

List / Sold:

\$2,300,000/\$2,275,000 ↓

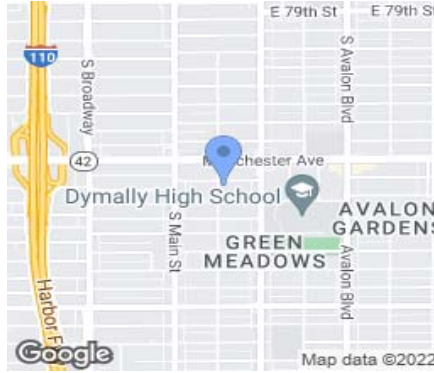
5 days on the market

Listing ID: DW22095096

206 E 87th St • Los Angeles 90003

4 units • \$575,000/unit • 5,475 sqft • 6,260 sqft lot • \$415.53/sqft • Built in 2022

Between San Pedro & Wall Street



Brand new 2 & 3 Story, 2 Duplex residential income properties***Front Duplex has 7bd/5bth with Approximate 2,600 SqFt., living area with 1 car garage. Back Duplex each unit has 4bd/ 3bth with 3,060 SqFt.. living area construction plus 3 car garage. All units have a fabulous open floor plan to the living room and kitchen area with great natural light. Great for large families, Master Bedrooms in each unit with walk-in closet, plenty of closet storage in each unit. Beautiful Modern look, Custom kitchen Cabinets throughout with beautiful quartz counter tops in each unit. Modern look anti scratch waterproof vinyl flooring. Spacious bedrooms, closet area in each bedroom, reset lights through all the units. HVAC system in all units, tank less water heaters, separate water meters, laundry area with hook-ups. 1 & 3 cars attached garage and in the back 3 car stall parking. Beautiful grass area in the front. Property comes with beautiful decorative permeable pavers throughout the driveway and parking area.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$2,300,000
- 2 Buildings
- Levels: Two, Three Or More
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$740 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Inside
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom, Multi-Level Bedroom
- Floor: Laminate, Tile, Vinyl
- Appliances: Gas & Electric Range, Microwave, Refrigerator, Tankless Water Heater
- Other Interior Features: 2 Staircases, Balcony, Open Floorplan

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Rectangular Lot, Sprinklers In Front
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

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

- Gas: \$0
 - Furniture Replacement: \$0
 - Trash: \$0
 - Cable TV: 01206776
 - Gardener:
 - Licenses: 0
- Workman's Comp: \$0
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense: \$0
 - Other Expense Description: 0000

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6041015024

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold: **\$2,775,000/\$2,775,000**

5645 Willowcrest Ave • North Hollywood 91601

0 days on the market

4 units • **\$693,750/unit** • **4,942 sqft** • **5,909 sqft lot** • **\$561.51/sqft** •
Built in 2020

Listing ID: BB22128513

Located on Willowcrest, North of Burbank Blvd



Sold before processing.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$2,775,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$494 (Estimated)
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 4.31
- \$161340 Gross Scheduled Income
- \$119738 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
- Other Interior Features: Open Floorplan, Recessed Lighting

Exterior

- Lot Features: Landscaped, Level with Street, Level
- Fencing: New Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$38,375
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$2,364
- Maintenance: \$1,600
- 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
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1:	1	3	4	1	Unfurnished	\$3,600	\$3,600	\$3,850
2:	1	3	4	1	Unfurnished	\$3,650	\$3,650	\$3,850
3:	1	3	2	1	Unfurnished	\$3,200	\$3,200	\$3,550
4:	1	3	2	1	Unfurnished	\$2,995	\$2,995	\$3,550

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2415022014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** BB22128513

Printed: 06/19/2022 9:55:23 AM

Closed •

721 W 39th St • San Pedro 90731

5 units • \$359,600/unit • 5,384 sqft • 6,101 sqft lot • \$332.47/sqft •
Built in 1964

South on Gaffey, East on 39th St

List / Sold:

\$1,798,000/\$1,790,000 ↓

5 days on the market

Listing ID: SB22070363



Well maintained 5 unit building located just two blocks from the ocean in the prime Point Fermin area of San Pedro. Nearby attractions include Point Fermin Park, Cabrillo Marine Aquarium, and The Korean Friendship Bell. Excellent unit mix consisting of two large 3 Bd/2 Ba units and three large 2 Bd/1 Ba units, with a total of 5,284 rentable sq. ft. The property boasts exceptional rent upside of approximately 38% over the current rents. A new owner can take advantage of the unit to be delivered vacant and reposition the property to achieve approximately a 6% cap and 12 GRM on the market rents. The current owner recently spent a substantial amount of money to complete the seismic soft story retrofit work.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,798,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- \$963 (Assessor)
- Laundry: Common Area
- \$107591 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01368364
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Partially	\$2,104	\$2,104	\$3,100
2:	1	3	2	1	Partially	\$1,799	\$1,799	\$3,100

3:	1	2	1	1	Partially	\$1,679	\$1,679	\$2,300
4:	1	2	1	1	Partially	\$1,610	\$1,610	\$2,300
5:	1	2	1	1	Partially	\$1,774	\$1,774	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7467021002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22070363

Printed: 06/19/2022 9:55:23 AM

Closed •

List / Sold:

\$2,189,900/\$2,180,000 ↓

8 days on the market

Listing ID: GD22109709

1004 W Clark Ave • Burbank 91506

**5 units • \$437,980/unit • 2,685 sqft • 6,428 sqft lot • \$811.92/sqft •
Built in 1938**

Corner of Lomita and Clark



Great opportunity to own a complete remodeled 5 units bungalow style complex (Total of 3 buildings) in the prime Burbank neighborhood. Complex combine with four 1 Bedroom, 1 Bath and additional 1 + 1 permitted ADU. All units with forced Air & Heat, dual paned windows, new kitchen with stainless steel appliances (Stove, microwave and refrigerator) new laminated flooring, brand new designer's bathrooms, recessed lighting, each unit with inside laundry hookups and 4 storage space and 4 parking space. Each unit individually powered for gas and electrical. Easy access to the 5 and 134 freeways, and in proximity to the Burbank Metro Link, downtown Burbank and studios, Toluca Lake shopping and restaurant, IKEA, schools and parks. Don't miss this great opportunity with hassle free self-manage building.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$2,189,900
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air, Heat Pump
- Heating: Central, Forced Air, Natural Gas
- \$309 (Estimated)
- Laundry: In Kitchen, Inside, See Remarks
- Cap Rate: 4.14
- \$132000 Gross Scheduled Income
- \$97938 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, See Remarks
- Floor: Laminate, See Remarks, Tile
- Appliances: Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Copper Plumbing Full, Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Landscaped, Lawn, Sprinkler System, Sprinklers In Front, Walkstreet
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$1,662.00
- Gas: \$480
- Furniture Replacement:
- Insurance: \$2,100
- Maintenance: \$2,000
- Workman's Comp:
- Professional Management: 0

- Trash: \$0
 - Cable TV: 01972083
 - Gardener:
 - Licenses:
- Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2446026012

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1401 Constance St • Los Angeles 90015

5 units • **\$230,000/unit** • **6,411 sqft** • **7,302 sqft lot** • **\$171.58/sqft** •
Built in 1907

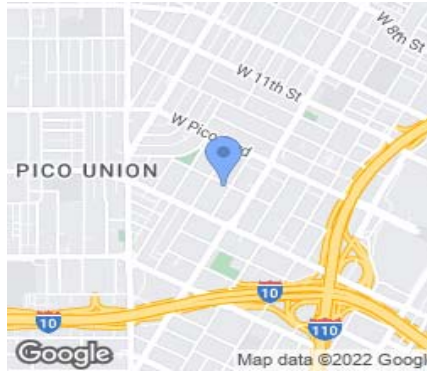
Union and Pico

List / Sold:

\$1,150,000/\$1,100,000 ↓

30 days on the market

Listing ID: WS22033868



Great investment opportunity with tons of potential in the heart of downtown LA. This charming 5-unit building has lots with character and original details. Centralized location near USC, LA Trade Tech, Crypto and Convention Centers. Access to all major freeways, shopping and public transportation.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 1 Total parking spaces
- Heating: Wall Furnace
- \$1,104 (Estimated)
- Laundry: Inside
- \$34020 Gross Scheduled Income
- \$17820 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

- Rooms: Basement, Kitchen
- Floor: Laminate, Tile, Wood

Exterior

- Lot Features: Corner Lot, Front Yard, Lawn, Near Public Transit
- Fencing: Average Condition, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,820
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02003950
- Gardener:
- Licenses: 120
- Insurance: \$4,500
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$7,200
- Other Expense:
- Other Expense Description:

Unit Details

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

2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	1	1	0	Unfurnished	\$800	\$800	\$1,800
4:	1	2	1	0	Unfurnished	\$900	\$900	\$2,500
5:	1	3	1	0	Unfurnished	\$1,135	\$1,135	\$2,900

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
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5135019013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** WS22033868

Printed: 06/19/2022 9:55:23 AM

Closed • **Quadruplex**

List / Sold: **\$825,000/\$685,000** ↓

5415 Hubbard St • East Los Angeles 90022

17 days on the market

5 units • **\$165,000/unit** • **2,750 sqft** • **4,623 sqft lot** • **\$249.09/sqft** •
Built in 1924

Listing ID: SB22085694

corner of oakford N Hubbard



In the heart of East LA, this corner complex is a unique situation. The main building is a triplex... two one bedroom units upstairs. The lower unit is a one bedroom as well and is on the lower north side of the building. The tenant has carved into a garage for more residential space. There are two detached homes as well. The middle home is a one bedroom which has a carport and then the furthest east building is a cute 2 bedroom, plus den home with its own laundry room, front grassy yard and big private patio. The tenants have kept this unit in good condition. All tenants are current with their rent... all tenants are long term tenants and are very happy where they are living. There are two garages on the property and two spaces in front of garages. There is also a carport for one of the units. The building is almost 100 years old and is in need of lots of repair... see inspection report. Do not walk on the property or disturb the tenants.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$825,000
- 3 Buildings
- Levels: Two
- 3 Total parking spaces
- 1 Total carport spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- Laundry: Individual Room
- \$50280 Gross Scheduled Income
- \$31000 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, See Remarks
- Floor: Laminate
- Appliances: None
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Corner Lot
- Security Features: Window Bars
- Fencing: Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,025
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$1,800
- Cable TV:
- Gardener:
- Insurance: \$2,500
- Maintenance: \$1,600
- Workman's Comp: \$0
- Professional Management: 6000
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

- Licenses: 0

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	4	0	Unfurnished	\$3,290	\$3,290	\$5,200
2:	1	2	1	1	Unfurnished	\$900	\$900	\$2,000

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet: 0
- Dishwasher:
- Disposal:
- Drapes: 0
- Patio: 1
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 6341027027

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22085694

Printed: 06/19/2022 9:55:23 AM

Closed •

List / Sold:

\$1,845,000/\$1,850,000 ↑

14 days on the market

Listing ID: 22139223

4374 W 132ND St • Hawthorne 90250

6 units • \$307,500/unit • 7,257 sqft • 8,712 sqft lot • \$254.93/sqft • Built in 1961

West of Prairie Avenue, South of El Segundo Boulevard, East of Hawthorne Boulevard, North of Rosecrans Avenue



Highly Desirable Hawthorne Location - West of Prairie | Approximately 1.5 Miles to SpaceX & 3 Miles to SoFi Stadium | Significant Value-Add Potential - Approximately 45% in Rental Upside | 6.31% Pro-Forma Cap Rate & 11.31 Pro-Forma GRM | Great Intrinsic Value at \$254 Per Square Foot | No Local Rent Control -Defaults to AB 1482 | (One) 3-Bedroom/1.75-Bathroom Unit and (Five) 2-Bedroom/1-Bathroom Units | Private Balconies, Enclosed Private Patios & 6 Carport Parking Spaces with Storage | Strong Neighboring Employment: Space X, Tesla, & Aerospace Defense Companies

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$1,845,000
- 1 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- \$67664 Net Operating Income
- 6 electric meters available
- 6 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$40,164
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,055	\$2,055	\$2,850
2:	1	2	1		Unfurnished	\$1,435	\$1,435	\$2,150
3:	1	2	1		Unfurnished	\$1,435	\$1,435	\$2,150
4:	1	2	1		Unfurnished	\$1,435	\$1,435	\$2,150

5:	1	2	1	Unfurnished	\$1,565	\$1,565	\$2,150
6:	1	2	1	Unfurnished	\$1,435	\$1,435	\$2,150

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

Of Units With:

- | | |
|---|---|
| <ul style="list-style-type: none"> • Separate Electric: 6 • Gas Meters: 6 • Water Meters: • Carpet: • Dishwasher: • Disposal: | <ul style="list-style-type: none"> • Drapes: • Patio: • Ranges: • Refrigerator: • Wall AC: |
|---|---|

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • 109 - Ramona/Burleigh area • Los Angeles County • Parcel # 4045004010 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

947 W 68TH St • Los Angeles 90044

6 units • \$154,167/unit • 2,816 sqft • 4,641 sqft lot • \$329.90/sqft •
Built in 1924

68th Street and Vermont Ave

List / Sold: \$925,000/\$929,000 ↑

23 days on the market

Listing ID: 22153031



Excellent value add opportunity to acquire 6 units in a strong rental submarket. All one bedroom units, low maintenance with individual water heaters. First time on the market since the 1950s. Ideal starter property for first time investor. Significant rental upside. Please do not disturb tenants or walk on property. Contact listing agent for more information.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$925,000
- 1 Buildings
- \$39931 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$24,136
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01476685
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$917	\$5,504	\$8,100
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6013009002

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22153031

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Closed •

220 W 41ST PI • Los Angeles 90037

6 units • \$231,667/unit • 4,788 sqft • 6,745 sqft lot • \$271.51/sqft •
Built in 1956

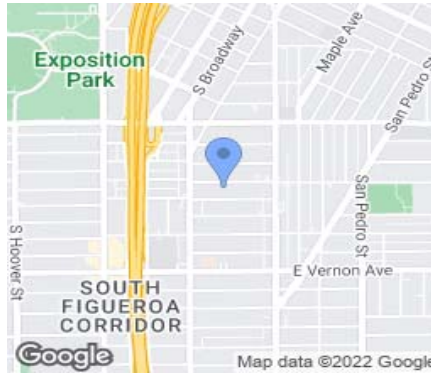
SOUTH OF MARTIN LUTHER KING BLVD, EAST OF BROADWAY

List / Sold:

\$1,390,000/\$1,300,000 ↓

66 days on the market

Listing ID: 22135779



Location! Walking distance to the Coliseum/Exposition park/USC. Minutes from Downtown LA. Combination of Five 2 bed/1bath, and One 1bed/1bath. Built in 1956. 6 rear assigned parking spots. Additional storage room for supplies and material.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$1,499,000
- 1 Buildings
- \$56554 Net Operating Income

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$26,654
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,300	\$2,600	\$4,000
2:	1	2	1		Unfurnished	\$1,250	\$1,250	\$2,000
3:	1	2	1		Unfurnished	\$1,236	\$1,236	\$2,000
4:	1	2	1		Unfurnished	\$1,113	\$1,113	\$2,000
5:	1	1	1		Unfurnished	\$1,100	\$1,100	\$1,500
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5111018010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22135779

Printed: 06/19/2022 9:55:23 AM

Closed •

1329 E ADAMS Blvd • Los Angeles 90011

7 units • **\$199,286/unit** • **4,784 sqft** • **6,750 sqft lot** • **\$268.60/sqft** •
Built in 1940

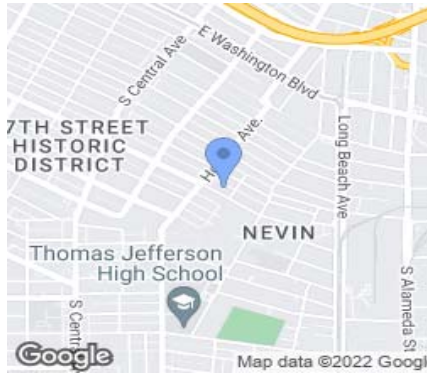
E Adams & Hooper Ave

List / Sold:

\$1,395,000/\$1,285,000 ↓

35 days on the market

Listing ID: 22133959



LOW cost of entry into multifamily. Cash flowing property for first time investor or local apartment owner looking to add to their portfolio. 1329 E Adams blvd is a 7-unit Multi-family asset located in South Los Angeles. The property boasts a desirable unit mix of one(1)three-bedroom, and six(6) one-bedroom units. 1329 E Adams Blvd consists of two separate building structures totaling 4,784 square feet sitting on a 6,750 square foot lot. There is ample parking with 7 on site parking spots. This asset commands strong cash flow but still has 49% upside in the currents rents. This area just south of Downtown L.A. has been seeing an influx of development as investors push south from Downtown and north from USC. Please do not disturb the tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$1,465,000
- 2 Buildings
- Levels: Two
- Cooling: Wall/Window Unit(s)
- \$64692 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$36,970
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$851	\$851	\$1,700
2:	1	3	1		Unfurnished	\$1,655	\$1,655	\$2,800
3:	1	1	1		Unfurnished	\$864	\$864	\$1,700

4:	1	1	1	Unfurnished	\$1,500	\$1,500	\$1,700
5:	1	1	1	Unfurnished	\$920	\$920	\$1,700
6:	1	1	1	Unfurnished	\$1,470	\$1,470	\$1,700
7:	1	1	1	Unfurnished	\$1,474	\$1,474	\$1,700

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

Of Units With:

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

Additional Information

- Standard sale
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5118009020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,399,000/\$1,100,000 ↓

31 days on the market

Listing ID: 21792680

235 E Anaheim St • Wilmington 90744

8 units • \$174,875/unit • 4,392 sqft • 7,501 sqft lot • \$250.46/sqft • Built in 1917

Exiting the 110 Freeway on Anaheim make a right.



Facts & Features

- Sold On 06/14/2022
- Original List Price of \$1,399,000
- 1 Buildings

- \$49330 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$37,170
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	8	0	1		Unfurnished	\$876	\$7,012	\$7,012
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								

11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7423011004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21792680

Printed: 06/19/2022 9:55:23 AM

Closed •

131 W Garfield Ave • Glendale 91204

**8 units • \$421,875/unit • 7,260 sqft • 6,879 sqft lot • \$495.87/sqft •
Built in 1987**

Cross Streets: Central Avenue

List / Sold:

\$3,375,000/\$3,600,000 ↑

5 days on the market

Listing ID: 320009843



Excellent opportunity to purchase an eight (8) unit apartment building with significant upside in rental income. The property features four (4) two bedroom/one and one-half bathroom townhouse units and four (4) one bedroom/one bathroom units. Each of the townhouse units has a balcony and all of the units have central air conditioning and heating. Each of the units are separately metered for electricity and gas. The property is gated for security and has a subterranean parking garage with thirteen (13) parking spaces. There is an on-site laundry facility in the garage which is operated by ownership. The property is situated just six blocks from The Americana at Brand, Glendale Galleria and the Central Business District.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$3,375,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Cap Rate: 0
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

Annual Expenses

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

Unit Details

Of Units With:

- Separate Electric: 8
- Gas Meters: 8
- Drapes: 0
- Patio: 0

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

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

Additional Information

- Standard sale

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5641014014

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 320009843

Printed: 06/19/2022 9:55:23 AM

Closed •

632 N Whitnall • Burbank 91505

**9 units • \$555,000/unit • 8,752 sqft • 6,523 sqft lot • \$559.87/sqft •
Built in 1990**

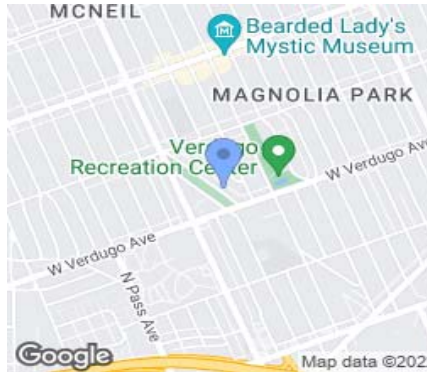
Just North of Verdugo

List / Sold:

\$4,995,000/\$4,900,000 ↓

8 days on the market

Listing ID: SR22016693



We are proud to represent this 9 unit apartment building in an excellent rental pocket in Burbank. The building was constructed in 1900. Its unit mix consists of (3) one-bedroom, one-bathroom units, (2) two-bedroom, one-bathroom units, (2) two-bedroom, two-bathroom units, (1) three-bedroom, two-and-a-half bathroom unit, and (1) three-bedroom, three-bathroom unit. With a lot size of 6,523 square feet, the property has a total of 8,752 rentable square feet. The property is located in Burbank, which is a highly desirable rental market and is known as the media capital of the world. It is home to Disney Studios, Warner Brothers, and NBC. The city has over 80 restaurants, 30 movie screens, and 200 stores; its residents enjoy top ranked schools, easy access to the 5 and 134 freeways, and close proximity to the Burbank Metro Link. An astute investor will enjoy the turn key asset, excellent unit mix, award winning schools, and improving area as rents increase over time.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$4,995,000
- 1 Buildings
- 9 Total parking spaces
- \$1,088 (Estimated)
- Laundry: Community
- \$270900 Gross Scheduled Income
- \$204911 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 9 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$66,586
- Electric: \$4,382.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01811831
- Gardener:
- Licenses:
- Insurance: \$5,370
- 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:	3	1	1	6	Unfurnished	\$2,115	\$6,345	\$6,600
2:	2	1	1	4	Unfurnished	\$2,245	\$4,490	\$4,700
3:	2	2	2	4	Unfurnished	\$2,425	\$4,850	\$5,000
4:	1	3	3	2	Unfurnished	\$3,295	\$3,296	\$3,600
5:	1	2	3	2	Unfurnished	\$3,595	\$3,595	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- 610 - Burbank area
- Los Angeles County
- Parcel # 2480018024

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

1300 S VAN NESS Ave • Los Angeles 90019

9 units • **\$277,222/unit** • **11,234 sqft** • **10,507 sqft lot** • **\$165.12/sqft** •
Built in 1946

East of Arlington Ave, West of Western on Pico Blvd

List / Sold:

\$2,495,000/\$1,855,000 ↓

21 days on the market

Listing ID: 22140089



Attention 1031 and Value-Add Opportunity Investors, Developers and Owner-Users. First time on the market in more than 30 years! This is a rare opportunity to acquire a value-add investment with the future potential to develop a mix-use, multi-story complex. This mixed-use investment consists of 2, 4-unit apartment buildings and an approximately 1,782 sq. ft. retail building. All three buildings are situated on a 10,506 sq. ft. corner parcel zoned C2-2D-O-CPIO, Tier 2 City of Los Angeles. The first 4 plex is located at 1300 S. Van Ness Ave, then adjacent to the east at 3284 Pico Blvd is a single-story retail building, the third building to the east, is the second 4 plex which also fronts Pico Blvd. The two-apartment buildings total 9,456 sq. ft., which would indicate the average square footage is about 1,100 sq. ft per unit. The property is fully occupied, with as much as 65% or more in upside rent potential. The retail tenant is on a month-to-month tenancy and for the savvy investor could create an owner user scenario. The buildings have limited parking. There is a driveway that has access from Van Ness Ave. This location provides the tenants easy access to the surrounding areas including Country Club Park, Koreatown, and Downtown.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$2,495,000
- 3 Buildings
- \$68395 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$58,316
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	2	1		Unfurnished	\$1,150	\$2,301	\$2,000

2:	2	2	1	Unfurnished	\$1,122	\$2,244	\$1,700
3:	2	2	1	Unfurnished	\$1,151	\$2,302	\$2,000
4:	2	2	1	Unfurnished	\$1,240	\$2,480	\$1,700
5:	1	0	0	Unfurnished	\$1,232	\$1,232	\$2,673

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5073002020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22140089

Printed: 06/19/2022 9:55:23 AM

Closed •

List / Sold:

\$4,799,000/\$4,550,000 ↓

855 Via De La Paz • Pacific Palisades 90272

196 days on the market

11 units • \$436,273/unit • 5,280 sqft • 7,401 sqft lot • \$861.74/sqft •

Listing ID: SB21226335

Built in 1959

Off of Sunset Blvd and Temescal Canyon Rd



855 Via De La Paz offers an unique VALUE-ADD opportunity for any investor looking for a trophy beach city asset. With a prime location in one of the most affluent neighborhoods in Los Angeles and very few mixed-use properties in the surrounding neighborhood, 855 Via De La Paz is one of the Pacific Palisades' most highly sought after investments. The property consists of two separate buildings, situated on a large 7,401 Sq.Ft lot zoned C2. The front building has 2 retail storefront units, currently occupied by an Acai Bowl and Lingerie Shop, as well as 6 individual office spaces located upstairs. The back building is a triplex, with a unit mix of (1) 2Bed+1Bath and (2) 1Bed+1Bath units. All tenants are up to date on rent paid through Covid. 855 Via De La Paz is conveniently located just down the street from the new 110,000 square foot mixed-use development, Pacific Palisades Village (Rick Caruso project), a downtown area filled with restaurants, apartment buildings and shopping. Boasting a walk score of 91, the local area is considered extremely walkable. 855 Via De La Paz is the perfect asset for an investor looking for a unique asset in a top rental market.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$5,400,000
- 2 Buildings
- 3 Total parking spaces
- \$1,717 (Estimated)
- Cap Rate: 2.95
- \$235200 Gross Scheduled Income
- \$141542 Net Operating Income
- 11 electric meters available
- 11 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$86,602
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,180	\$2,180	\$4,200
2:	1	1	1	1	Unfurnished	\$2,050	\$2,050	\$4,200
3:	1	2	1	1	Unfurnished	\$2,995	\$2,995	\$4,500
4:	1	0	0	0	Unfurnished	\$3,183	\$3,183	\$4,100
5:	1	0	0	0	Unfurnished	\$3,914	\$3,914	\$4,100
6:	1	0	0	0	Unfurnished	\$500	\$500	\$1,080
7:	1	0	0	0	Unfurnished	\$704	\$704	\$1,080
8:	1	0	0	0	Unfurnished	\$788	\$788	\$1,080
9:	1	0	0	0	Unfurnished	\$935	\$935	\$1,080
10:	1	0	0	0	Unfurnished	\$963	\$963	\$1,080
11:	1	0	0	0	Unfurnished	\$788	\$788	\$1,080

Of Units With:

- Separate Electric: 11
- Gas Meters: 11
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- C15 - Pacific Palisades area
- Los Angeles County
- Parcel # 4412004020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$4,900,000/\$4,805,000 ↓

152 days on the market

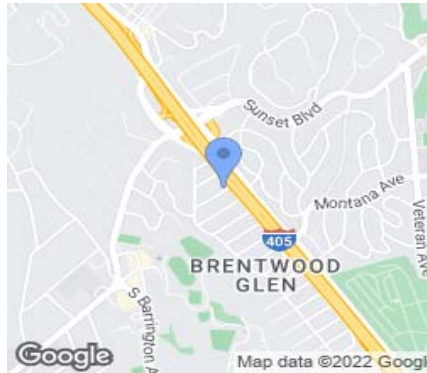
Listing ID: 21102715

11307 Isleta St • Los Angeles 90049

12 units • **\$408,333/unit** • **10,114 sqft** • **11,810 sqft lot** • **\$475.08/sqft** •

Built in 1953

S Church and Isleta Street



Isleta & Church is comprised of two adjacent multifamily investment assets located at 11307 Isleta Street and 217 Church Lane in upscale, residential Brentwood, one of the most desirable neighborhoods in the country. This portfolio provides an extremely rare opportunity to own in the Brentwood area, where only three apartment buildings have traded in the past 10 years. The two continuous lots comprise a sizable total area of 10,114 square feet. Both assets are 1950's buildings with mid-century modern architectural lines, offering 12 bright, spacious units in total, (1) 3BD/2 BA, (8) 2BD/1BA, and (3) 1BD/1 BA. Units feature hardwood floors with upgraded kitchens and bathrooms. Ample parking is available with six onsite spaces per building. Onsite laundry facilities provide additional income. Residents in Brentwood enjoy proximity to many hiking trails, parks, and open space preserves in the beautiful Santa Monica Mountains. Will Rogers State Park is a local favorite for hiking, picnicking and horseback riding, as well as the home of the annual Veuve Clicquot Polo Classic. Traveling just eight miles west along Sunset Boulevard finds Sunset Beach, along with Mastro's Ocean Club and Gladstone's, where tourists and locals alike flock to for a fine dining experience overlooking the ocean. Just five miles east finds world-class shopping and dining along Rodeo Drive and downtown Beverly Hills as well as a plethora of nightlife entertainment along the famous Sunset Strip in West Hollywood. Given the property's unmatched location and opportunity for earning potential, Isleta & Church promises to provide investors with stable long-term returns.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$5,200,000
- 2 Buildings
- \$157160 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$45,118
- 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	3	2		Unfurnished	\$2,995	\$2,995	\$3,100
2:	8	2	1		Unfurnished	\$1,844	\$22,360	\$14,751
3:	3	1	1		Unfurnished	\$1,618	\$4,854	\$7,485
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
- C06 - Brentwood area
 - Los Angeles County
 - Parcel # 4365029019

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

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

Closed •

List / Sold:

\$2,700,000/\$2,725,000 ↓

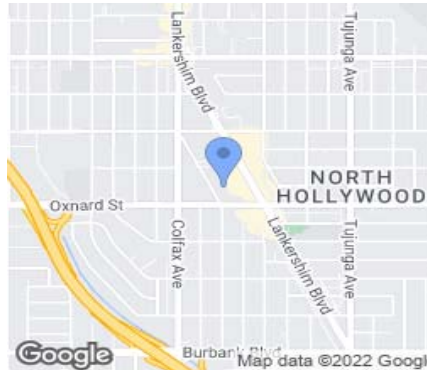
62 days on the market

Listing ID: 22132669

6030 HAZELHURST PI • North Hollywood 91606

12 units • **\$225,000/unit** • **9,352 sqft** • **16,286 sqft lot** • **\$291.38/sqft** •
Built in 1974

6030 Hazelhurst Place is located south of Victory Boulevard, between Colfax Avenue and Lankershim Boulevard.



PLEASE DO NOT WALK THE PROPERTY OR DISTURB RESIDENTS | STALKING HORSE HAS BEEN SELECTED, SEEKING QUALIFIED OVERBIDS | OVERBIDS DUE APRIL 14 | Contact listing agent for more information. The property is situated on a 0.37 acre lot and was constructed in 1979. A single, two-story building contains 12 apartments with a net rentable area of 9,352 square feet. The well-maintained property is separately metered for gas and electric and offers a laundry facility, security cameras, and 12 tandem parking spaces in an open lot. 6030 Hazelhurst Place boasts a strong unit mix of three one-bedroom/one-bathroom units and nine two-bedroom/one-bathroom units. The units offer tile flooring, gas stove, dual panel windows, wall units for heating and cooling, and ample storage space. PART OF A 7 BUILDING PORTFOLIO; CAN BE SOLD INDIVIDUALLY.

Facts & Features

- Sold On 06/14/2022
- Original List Price of \$3,000,000
- 1 Buildings
- Heating: Wall Furnace
- Laundry: Community
- \$84665 Net Operating Income

Interior

- Floor: Tile
- Appliances: Range

Exterior

Annual Expenses

- Total Operating Expense: \$75,027
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$5,880
- Cable TV: 00409987
- Gardener:
- Licenses:
- Insurance: \$4,208
- Maintenance: \$7,200
- Workman's Comp:
- Professional Management: 7985
- Water/Sewer: \$4,800
- Other Expense: \$2,400
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1		Unfurnished	\$959	\$2,879	\$4,650

2:	9	2	1	Unfurnished	\$1,179	\$10,615	\$16,650
3:							
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale | <ul style="list-style-type: none">• NHO - North Hollywood area• Los Angeles County• Parcel # 2338007009 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

10840 CAMARILLO St • North Hollywood 91602

1 days on the market

**12 units • \$375,000/unit • 13,596 sqft • 12,809 sqft lot • \$330.98/sqft •
Built in 1964**

Listing ID: 22153511

On Camarillo St in the San Fernado Valley just East of Vineland Ave



10840 Camarillo Street is a 12 unit two-story townhouse style apartment building located in a very walkable area in Toluca Lake/North Hollywood. The property is located one mile from the North Hollywood Red and Orange Transit Line Station and walking distance to the NoHo Arts District. This investment has the potential to increase rents by 46%. All units are large, averaging over 1,000 square feet each. Each unit includes washer and dryer hook ups, two balconies and direct access to two parking spaces per unit. The building has the potential to be completely renovated inside and out. Beautiful outdoor spaces can be created by adding plants and a barbecue area in the courtyard. There is also the potential to get a condo map and sell the units as condominiums. ***DO NOT DISTURB TENANTS***

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$4,500,000
- 1 Buildings
- Heating: Radiant
- \$182498 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$113,508
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01499010
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	2	2		Unfurnished	\$2,119	\$25,430	\$37,140
2:								
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2421016029

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$3,600,000/\$3,250,000 ↓

36 days on the market

Listing ID: 21102935

537 S Catalina St • Los Angeles 90020

**15 units • \$240,000/unit • 10,040 sqft • 13,053 sqft lot • \$323.71/sqft •
Built in 1948**

North of Wilshire near n/w corner of 6th and Catalina.



Rare opportunity to acquire character 15 units in high density, high traffic'd location just north of Wilshire Blvd in prime K-Town on the northwest block of 6th and Catalina. Large R4 lot over 10k. Building mix is (10) 1 bedrooms and (5) Singles. Great curb appeal with lush landscaping and center courtyard. Fenced and automatic gate to long driveway and rear parking and carport. Add to portfolio or prime redevelopment. Drive by only. Do not disturb tenants. Showing with accepted offer only.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$3,600,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, Individual Room
- \$93811 Net Operating Income

Interior

Exterior

- Lot Features: Landscaped
- Security Features: Gated Community, Resident Manager, Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$80,801
- 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:	10	1	1		Unfurnished	\$984	\$9,834	\$1,500
2:	5	0	1		Unfurnished	\$944	\$4,717	\$1,300
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
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5502021013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$6,000,000/\$6,250,000 ↑

13 days on the market

Listing ID: 22139573

1832 CORINTH Ave • Los Angeles 90025

15 units • **\$400,000/unit** • **10,153 sqft** • **11,620 sqft lot** • **\$615.58/sqft** •
Built in 1961

The property is located in the desirable pocket of the "Westside," one block from the highly affluent Brentwood neighborhood.



The 15-unit apartment building features 10,153 square feet of rentable area situated on a 11,620-squarefoot lot. The property is composed of 12 one-bedroom/one-bathroom units, two two-bedroom/two bathroom units and one three-bedroom/two-bathroom unit. In addition the building has been well maintained and offers on-site parking and laundry facilities for tenants.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$6,000,000
- 1 Buildings
- \$216443 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$140,598
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1		Unfurnished	\$1,815	\$21,785	\$30,000
2:	2	2	1		Unfurnished	\$2,950	\$5,900	\$6,900
3:	1	3	2		Unfurnished	\$3,530	\$3,530	\$4,250
4:								
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- WLA - West Los Angeles area
- Los Angeles County
- Parcel # 4261021025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22139573

Printed: 06/19/2022 9:55:24 AM

Closed •

List / Sold:

\$3,700,000/\$3,750,000 ↑

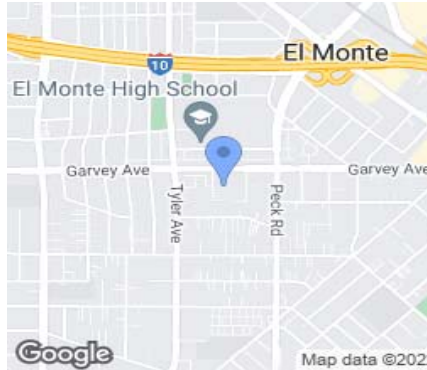
10 days on the market

2828 Consol Ave • El Monte 91733

16 units • \$231,250/unit • 11,424 sqft • 20,569 sqft lot • \$328.26/sqft • Built in 1963

Listing ID: CV22034547

South of I-10, West of I-605; Near Intersection of Garvey Ave & Consol Ave



We are pleased to exclusively offer for sale this 16 unit (+2 additional non-conforming units) multi-family investment property in the city of El Monte. The subject property is comprised 12 (2Bed/1Bath) units, 4(1Bed/1Bath) Units, and 2(Studios-Non Conforming). 16 of the units are separately metered for electricity and gas while the owner pays for electricity for the common area lighting and electricity and gas for the onsite laundry room. The property offers a total of 11,424 rental sqft of which are situated on a 20,569 sqft lot. Tenants enjoy gated automatic entry, onsite laundry facility and onsite covered parking. With a potential upside of 62% in rental income (assuming "substantial improvement" or similar repositioning of the property) a new investor can enjoy a 9+% cash return on investment with market rents in place.

Facts & Features

- Sold On 06/15/2022
- Original List Price of \$3,700,000
- 1 Buildings
- Levels: Two
- 18 Total parking spaces
- 18 Total carport spaces
- \$0 (Other)
- Laundry: Community, Inside
- \$229800 Gross Scheduled Income
- \$136165 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$88,039
- Electric: \$2,162.00
- Gas: \$1,358
- Furniture Replacement:
- Trash: \$7,660
- Cable TV: 01264629
- Gardener:
- Licenses:
- Insurance: \$4,570
- Maintenance: \$12,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$9,238
- Other Expense: \$2,400
- Other Expense Description: Reserves

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	0	Unfurnished	\$1,300	\$1,300	\$1,795
2:	1	2	1	0	Unfurnished	\$1,250	\$1,250	\$1,795
3:	1	2	1	0	Unfurnished	\$1,150	\$1,150	\$1,795
4:	1	2	1	0	Unfurnished	\$1,000	\$1,000	\$1,795
5:	4	2	1	0	Unfurnished	\$950	\$3,800	\$1,795
6:	3	2	1	0	Unfurnished	\$940	\$2,820	\$1,795
7:	1	2	1	0	Unfurnished	\$550	\$550	\$1,795
8:	3	1	1	0	Unfurnished	\$1,150	\$3,450	\$1,595
9:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,595

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 619 - El Monte area
- Los Angeles County
- Parcel # 8105002013

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$3,988,888/\$3,600,000 ↓

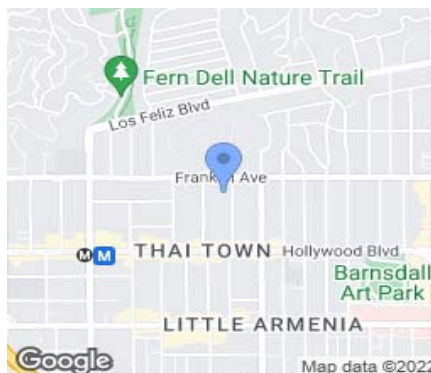
54 days on the market

Listing ID: 22140173

1837 WINONA Blvd • Los Angeles 90027

16 units • \$249,306/unit • 10,650 sqft • 10,462 sqft lot • \$338.03/sqft • Built in 1953

South of Franklin Avenue, north of Hollywood Boulevard, East of the 101 Freeway



1837 Winona Boulevard is located in one of the most highly-sought after neighborhoods in Los Angeles -- Los Feliz. The opportunity consists of sixteen (16) apartment units less than 1 block from Hollywood Boulevard & a short drive to Griffith Park. The building boasts four (4) studio units, ten (10) one-bedroom units, & two (2) two-bedroom units. There are three units that will be delivered vacant at the close of escrow -- two studio units & one 2-bedroom unit. Buyers are encouraged to bring their contractors and tour the vacant units on Wednesday (3/30) 10am-12pm & Thursday (3/31) 12pm-2pm. Offers will be due Tuesday (4/05) at 5pm. Please do not walk onto the property without the seller's consent.

Facts & Features

- Sold On 06/13/2022
- Original List Price of \$3,988,888
- 1 Buildings
- Heating: Wall Furnace
- \$108388 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Microwave

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$98,153
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	0	1		Unfurnished	\$1,022	\$4,809	\$7,200
2:	10	1	1		Unfurnished	\$809	\$8,085	\$23,000
3:	2	2	1		Unfurnished	\$2,425	\$5,600	\$4,850

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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5544011004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$7,750,000/\$7,105,000 ↓

0 days on the market

Listing ID: 22152495

1212 N GOWER St • Los Angeles 90038

16 units • **\$484,375/unit** • **19,470 sqft** • **12,209 sqft lot** • **\$364.92/sqft** •
Built in 1989

On Gower between Fountain and Lexington



Facts & Features

- Sold On 06/14/2022
- Original List Price of \$7,750,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$253053 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$174,449
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,655	\$3,310	\$3,600
2:	6	2	2		Unfurnished	\$2,007	\$12,042	\$15,600
3:	8	2	2		Unfurnished	\$2,459	\$19,675	\$24,000
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
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5534015026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22152495

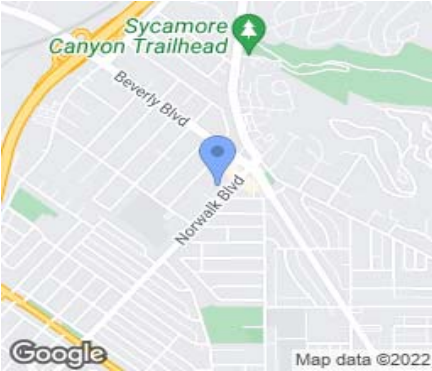
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Closed •

5453 Norwalk Blvd • Whittier 90601

17 units • \$347,059/unit • 18,880 sqft • .48 acre(s) lot • \$286.02/sqft •
Built in 1970

Nearby Cross Streets: Norwalk Boulevard & Hunter Avenue



List / Sold:

\$5,900,000/\$5,400,000 ↓

14 days on the market

Listing ID: OC22025200

5453 Norwalk Boulevard is a 17-unit multifamily investment property located in Whittier, CA. Situated on a 0.48-acre lot, 5453 Norwalk Boulevard consists of 16, 2 bed / 1.5 bath townhomes and 1, 3 bed / 2.5 bath townhome. The property offers amenities including a swimming pool, on-site laundry, ample tuck-under parking, and private patios or balconies. 5453 Norwalk Boulevard benefits from its close proximity to major retail centers including the Ralphs and CVS anchored Whittier Marketplace. The property is also within a 1.25-mile radius of all three levels of schooling, including Orange Grove Elementary School, Katherine Edwards Intermediate School, and Whittier High School. Additionally, 5453 Norwalk Boulevard is positioned within 0.75 miles of the Interstate 605 and Whittier Boulevard junction, connecting residents with local and regional employment hubs in Los Angeles, Orange, and Riverside Counties.

Facts & Features

- Sold On 06/17/2022
- Original List Price of \$5,900,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- \$7,122 (Assessor)
- Laundry: Community
- \$349547 Gross Scheduled Income
- \$205028 Net Operating Income
- 17 electric meters available
- 17 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Lawn
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$153,427
- Electric: \$7,005.50
- Gas: \$7,006
- Furniture Replacement:
- Trash: \$7,006
- Cable TV: 01948246
- Gardener:
- Licenses:
- Insurance: \$11,327
- Maintenance: \$11,900
- Workman's Comp:
- Professional Management: 12546
- Water/Sewer: \$7,006
- Other Expense: \$23,522
- Other Expense Description: Misc

Unit Details

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

1:	16	2	2	0	Unfurnished	\$27,055	\$27,055	\$37,200
2:	1	3	3	0	Unfurnished	\$2,074	\$2,074	\$2,725

Of Units With:

- Separate Electric: 17
- Gas Meters: 17
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8129031037

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) OC22025200

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Closed •

List / Sold:

\$6,999,000/\$7,000,000 ↑

184 days on the market

Listing ID: EV21079429

3630 Midvale Ave • Los Angeles 90034

20 units • **\$349,950/unit** • **13,790 sqft** • **15,998 sqft lot** • **\$507.61/sqft** •
Built in 1963

405 to Venice Blvd, to Midvale



BACK ON THE MARKET after protracted escrow - Price Reduced \$650,000. Seller Motivated. Well maintained, 20 units located in the prime - and high-rental demand - Palms area of the Westside. Six 2-bedroom, 1.5-bath units; thirteen 1-bedroom 1-bath and one studio on a large 16,000 square foot lot. 11 vacancies awaiting upgrade and higher rents. Great commuter location. 26 parking places, security gate and on-site laundry. Vacaant units easy to show. Call lisitng broker for instructions. Please do not disturb the tenants or seller.

Facts & Features

- Sold On 06/16/2022
- Original List Price of \$6,999,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Laundry: Common Area
- Cap Rate: 4.7
- \$478314 Gross Scheduled Income
- \$330672 Net Operating Income
- 21 electric meters available
- 21 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$133,293
- Electric: \$14,655.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$4,412
- Cable TV: 01787829
- Gardener:
- Licenses: 1472
- Insurance: \$10,171
- Maintenance: \$15,228
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$980
- Other Expense Description: Laundry

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	13	1	1	0	Unfurnished	\$1,867	\$24,271	\$2,010
2:	6	2	1	0	Unfurnished	\$2,331	\$13,986	\$2,675

3: 1 0 1 0 Unfurnished \$1,400 \$1,400 \$1,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4252027032

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** EV21079429

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