

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Soft	Soft	YrBuilt	LSoft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24388605	S	3819 W 105th ST	ING	102	STD	2			\$800,000	\$316.33	2529	1940	6,723/0.1543		2	06/17/24	44/44
2	SB24094209	S	1225 Cota AVE	TORR	134	TRUS	2	\$75,000		\$1,370,000	\$554.43	2471	1924/ASR	7,003/0.1608	N	4	06/21/24	14/14
3	SB24046261	S	842 W Crestwood ST	SP	187	TRUS	2	\$79,200		\$1,050,000	\$476.84	2202	1990/ASR	5,872/0.1348	N	2	06/18/24	44/44
4	24389887	S	3531 Griffin AVE	LA	679	STD	2			\$1,083,000	\$649.28	1668/T	1905/ASR	6,200/0.1423	N	0	06/20/24	22/22
5	DW24085552	S	2511 Fairmount ST	LA	BOYH	STD	2	\$0		\$860,000	\$404.71	2125	1966/PUB	7,007/0.1609	N	1	06/20/24	11/11
6	24392271	S	2407 Ocean AVE	VEN	C11	STD	2			\$1,300,000	\$1,463.96	888	1957	2,701/0.062	N	2	06/18/24	9/9
7	24366701	S	2415 Abbott Kinney BLVD	VEN	C11	STD	2			\$2,520,000	\$785.54	3208	1992	3,697/0.0849	N	2	06/18/24	4/7
8	QC24074121	S	10747 Northgate ST	CULV	C28	STD	2	\$0		\$1,554,000	\$933.33	1665	1948/ASR	6,813/0.1564	N	2	06/19/24	18/18
9	24378813	S	6017 W 85th BL	LA	C29	PRO	2		3	\$1,085,000	\$739.60	1467/A	1943/ASR	6,453/0.1481	N	2	06/21/24	28/28
10	24379135	S	6609 Ocean Front WALK	PDLR	C31	STD	2			\$4,999,995	\$2,073.83	2411	1964	2,551/0.0586		1	06/17/24	58/58
11	SB24052419	S	350 W 80th ST	LA	C42	STD	2	\$47,400		\$610,000	\$464.94	1312	1927/ASR	5,300/0.1217	N	0	06/18/24	0/0
12	PTP2402950	S	224 226 CRANDALL ST	CO	CO	STD	2	\$0	0	\$925,000	\$658.83	1404	1946/ASR	6,372/0.1463	N	0	06/21/24	4/4
13	SR24072304	S	7449 Variel AVE	CNGA	CP	STD	2	\$0		\$1,260,000	\$497.04	2535	1947/ASR	9,174/0.2106	N	0	06/21/24	36/36
14	24395497	S	3005 Asbury ST	LA	CYPK	STD	2			\$800,267	\$660.29	1212	1923	5,301/0.1217		0	06/17/24	20/20
15	TR24093765	S	14333 Fiallon AVE	NWK	M1	STD	2	\$5,700		\$915,000	\$523.76	1747	1957/ASR	5,855/0.1344	N	0	06/21/24	11/11
16	24373793	S	4267 S Victoria AVE	VWPK	PHHT	STD	2			\$1,100,000	\$460.25	2390	1936	6,952/0.1596	N	2	06/18/24	67/67
17	PW24058535	S	15943 Vermont Ave	PAR	RK	STD	2	\$26,400		\$725,000	\$487.23	1488	1922/ASR	7,500/0.1722	N	3	06/17/24	50/50
18	24391501	S	4014 Effie ST	LA	STD	3			5	\$1,690,000	\$851.39	1985	1914	5,000/0.1148	N	2	06/20/24	38/38
19	PV24044102	S	4550 W 172nd ST	LAWN	113	STD	3	\$0		\$873,123	\$369.03	2366	1960/PUB	5,799/0.1331	N	3	06/17/24	4/4
20	SB24096549	S	1417 Madrid AVE	TORR	134	TRUS	3	\$91,544		\$1,708,000	\$388.71	4394	1934/ASR	7,001/0.1607	N	2	06/20/24	15/15
21	WS24072258	S	629 N Cabrillo AVE	SP	187	STD	3			\$960,000	\$372.67	2576	1935/ASR	5,347/0.1228	N	0	06/18/24	15/15
22	SR23046931	S	840 Mountain View ST	ALTA	604	TRUS	3	\$0		\$1,425,000	\$394.96	3608	1932/ASR	19,118/0.4389	N	3	06/17/24	66/66
23	CV24073625	S	742 Duell ST	AZU	607	STD	3	\$0		\$1,380,000	\$496.40	2780	1963/ASR	13,260/0.3044	N	5	06/20/24	19/19
24	PW24107788	S	8002 Briarth AVE	WH	670	TRUS	3	\$55,248		\$900,000	\$458.72	1962	1939/ASR	6,910/0.1586	N	3	06/18/24	1/1
25	QC24011692	S	11716 Laurel AVE	WH	670	STD	3	\$45,585		\$1,112,000	\$429.01	2592	1956/ASR	15,898/0.365	N	3	06/21/24	39/39
26	PW24031663	S	3443 9th AVE	LA	699	STD	3	\$40,908		\$700,000	\$372.74	1878	1903/ASR	5,600/0.1286	N	0	06/21/24	82/82
27	DW24065319	S	2001 Berkeley AVE	LA	699	STD	3	\$55,680		\$1,050,000	\$433.53	2422	1939/ASR	7,469/0.1715	N	3	06/20/24	42/42
28	SB24091715	S	2639 Highland AVE	SM	C14	STD	3	\$110,592		\$1,588,000	\$964.18	1647	1913/ASR	4,288/0.0984	N	2	06/21/24	14/14
29	SB2382095	S	859 N Mansfield AVE	LA	C20	STD	3			\$1,655,000	\$684.17	2419/OTH	1923	6,002/0.1378		0	06/18/24	62/62
30	SB24093506	S	5414 S Mullen AVE	LA	C34	STD	3	\$0		\$602,500	\$284.20	2120	1940/ASR	6,996/0.1606	N	0	06/18/24	28/28
31	SB24094634	S	1155 W 87th ST	LA	C36	STD	3	\$67,704		\$740,000	\$500.68	1478	1917/ASR	6,617/0.1519	N	0	06/18/24	10/10
32	DW24077473	S	1121 E 55th ST	LA	C37	STD	3	\$0		\$685,000	\$359.96	1903	1903/ASR	5,119/0.1175	N	2	06/17/24	8/8
33	24353091	S	439 W W 71st ST	LA	C42	STD	3		7	\$1,600,000	\$374.09	4277	2024/BLD	5,107/0.1172		0	06/18/24	61/61
34	SB24056428	S	10511 S Inglewood AVE	ING	105	STD	4	\$84,843		\$975,000	\$400.08	2437	1952/PUB	6,618/0.1519	N	3	06/20/24	57/57
35	PV24127664	S	2205 Carnegie LN	REDO	151	STD	4	\$0		\$1,560,000	\$572.48	2725	1939/PUB	7,484/0.1718	N	2	06/21/24	0/0
36	BB24061437	S	3807 W Victory BLVD	BBK	610	STD,TRUS	4	\$117,708		\$1,900,000	\$513.93	3697	1940/ASR	6,502/0.1493	N	0	06/18/24	53/53
37	PF21185588	S	350 E Orange Grove BLVD	PAS	645	STD	4	\$44,400		\$1,350,000	\$396.71	3403	1908/ASR	10,134/0.2326	N	0	06/21/24	601/601
38	24375029	S	738 Westmount DR	WHO	C10	STD	4			\$1,420,000	\$694.04	2046/A	1950/ASR	4,318/0.0991	N	2	06/18/24	78/78
39	23267293	S	123 Park PL	VEN	C11	STD	4		3	\$1,835,000	\$913.84	2008	1965	2,250/0.0517		0	06/21/24	414/414
40	QC24022535	S	1125 19th ST	SM	C14	STD,TRUS	4	\$50,673		\$1,900,000	\$656.98	2892	1954/PUB	7,184/0.1649	N	4	06/21/24	73/73
41	EV24044370	S	915 Marine ST	SM	C14	STD	4	\$162,000		\$2,350,000	\$653.69	3584	1963/ASR	4,805/0.1103	N	0	06/18/24	62/62
42	24374853	S	6511 Orange ST	LA	C19	STD	4			\$2,850,000	\$546.40	5216	1929	6,252/0.1435		0	06/21/24	81/81
43	24362975	S	4134 Baldwin AVE #1	CULV	C28	STD	4			\$1,800,000	\$620.69	2900	1955	6,752/0.155		1	06/17/24	105/105
44	24385039	S	2640 N Beachwood DR	LA	C30	STD	4		5	\$2,800,000	\$457.52	6120	2005	8,264/0.1897		0	06/20/24	46/46
45	DW24067244	S	1126 W 120th ST	LA	C34	STD	4	\$36,600		\$885,000	\$300.00	2950	1955/ASR	8,086/0.1856	N	4	06/20/24	24/24
46	QC24036012	S	3994 S La Salle AVE	LA	C34	STD	4	\$173,400		\$2,370,000	\$329.21	7199	2022/BLD	6,448/0.148	N	0	06/20/24	52/52
47	MR24091982	S	6828 Miramonte BLVD	LA	C36	STD	4	\$0		\$2,361,750	\$383.84	6153	2024/BLD	7,011/0.161	N	8	06/18/24	27/106
48	PW24004638	S	8721 Lyndora ST	DOW	D4	TRUS	4	\$73,080		\$1,225,000	\$408.33	3000	1958/ASR	5,317/0.1221	N	0	06/21/24	133/133
49	PW24058554	S	12304 La Pomelo RD	LAM	M3	TRUS	4	\$92,940		\$1,600,000	\$379.51	4216	1969/ASR	5,786/0.1328	N	4	06/18/24	53/53
50	PW24055499	S	12310 La Pomelo RD	LAM	M3	STD,TRUS	4	\$92,940		\$1,600,000	\$379.51	4216	1969/ASR	6,093/0.1399	N	4	06/18/24	56/56
51	QC23183012	S	11304 Tiara	NHLW	NHO	STD	4	\$10,000		\$1,405,000	\$341.27	4117	1964/ASR	7,001/0.1607	N	0	06/21/24	229/229
52	QC24085417	S	2838 Ardmore AVE	SOG	T2	STD	4	\$73,740		\$1,040,000	\$361.11	2880	1938/PUB	8,178/0.1877	N	0	06/20/24	6/6
53	DW24064519	S	629 S Osage AVE	ING	102	STD	5	\$0		\$1,400,000		5	1939/OTH	9,386/0.2155	N	2	06/18/24	0/0
54	SB24076790	S	3741 S Bentley AVE	LA	C13	STD	6	\$113,832		\$1,575,000	\$375.54	4194	1963/ASR	7,559/0.1735	N	0	06/17/24	48/48
55	BS24054937	S	8633 State ST	SOG	T2	STD,TRUS	6	\$88,680		\$1,200,000	\$266.67	4500	1954/PUB	6,322/0.1451	N	0	06/20/24	37/37
56	24389497	S	1146 N Formosa AVE	WHO	C10	STD	8		4	\$2,250,000	\$328.18	6856	1956	6,764/0.1553		0	06/17/24	35/35
57	PW24066248	S	12310 La Pomelo RD	LAM	M3	TRUS	8	\$182,760		\$3,200,000	\$379.51	8432	1969/ASR	6,093/0.1399	N	8	06/18/24	34/34
58	24382269	S	2003 W 11th ST	LA	C42	STD	10		6	\$1,255,000	\$179.54	6990/A	1960/ASR	7,561/0.1736		0	06/18/24	52/52
59	23293115	S	1144 Elden AVE	LA	C17	STD	12		5	\$2,310,000	\$236.73	9758	1986	7,000/0.1607		0	06/18/24	333/333
60	24405019	S	320 N Mountain View AVE	LA		STD	14		9	\$3,450,000	\$210.35	16401	2024/BLD	4,801/0.1102	N		06/17/24	0/0
61	SB24125283	S	21111 Wood AVE	TORR	131	STD	18	\$449,520		\$6,350,000	\$564.49	11249	1962/ASR	13,805/0.3169	N	18	06/19/24	0/0
62	24366729	S	4929 Lynnfield ST	LA	621	STD	20		7	\$4,550,000	\$307.74	14785	1965	13,039/0.2993			06/21/24	105/105

Closed •

3819 W 105th St • Inglewood 90303
2 units • \$414,500/unit • 2,529 sqft • 6,723 sqft lot • \$316.33/sqft •
Built in 1940

Between Prairie Avenue and Yukon, south of Century to 105th Street

List / Sold: \$829,000/\$800,000 ↓

44 days on the market

Listing ID: 24388605



OFFERS DUE MONDAY, MAY 13TH AT 3:00 PM. Attention: INVESTORS & DEVELOPERS! Prime Inglewood "Top/ Bottom" DUPLEX. Both units feature spacious 3+1's, the bottom unit has 2 bathrooms (added by previous owner), a large 2 car detached garage that is currently being used as a bonus room. PROPERTY WILL BE DELIVERED VACANT. Ideally located the heart of Inglewood, blocks to SoFi Stadium, the new Intuit Dome, Forum, Hollywood Park Casino, Cinepolis IMAX Movie Theaters, Costco and Inglewood Entertainment District. Price reflects the need for updating, upgrading and modernizing, however, both units have some original character charm as well. Being sold "as-is" with no repairs. Duplex is 2529 sqft and the lot size 6721 sqft, zoned R-2 with ADU possibilities, BUYER TO VERIFY with City and Zoning. An amazing investment opportunity with endless possibilities. DO NOT DISTURB THE TENANT. ***Seller has never lived on the property and she make NO CLAIMS concerning zoning, unit and lot size and bedrooms and bathroom count and encourages buyer to do their due diligence and inspections.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$829,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01922362
- 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	6	2		Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4032010019

Michael Lembeck

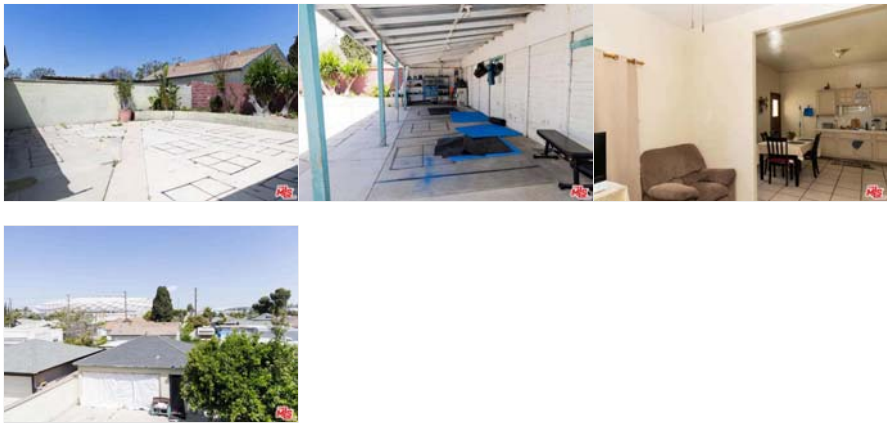
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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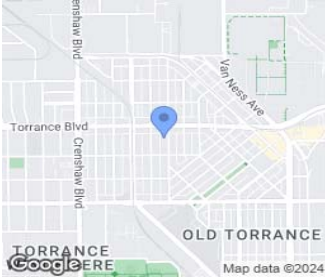
CUSTOMER FULL: Residential Income LISTING ID: 24388605

Printed: 06/23/2024 9:16:20 AM

Closed • Duplex

1225 Cota Ave • Torrance 90501
2 units • \$650,000/unit • 2,471 sqft • 7,003 sqft lot • \$554.43/sqft •
Built in 1924
Torrance Bl, south on Cota

List / Sold:
\$1,300,000/\$1,370,000 ↑
14 days on the market
Listing ID: SB24094209



One of the finest investment properties you will find in Torrance and beyond! Nestled in the heart of charming Old Torrance, this pristine duplex presents an exceptional investment opportunity. Boasting a prime location near breweries, restaurants, bars, and shops, this property offers the perfect blend of urban convenience and residential tranquility. Featuring two spacious units, each with 2 bedrooms and over 1200 square feet of living space, it caters to both comfort and functionality. Modern amenities abound, with stone countertops gracing the kitchens and baths, hardwood and tile flooring throughout, and the added luxury of air conditioning, artificial turf, and solar panels. Parking is a breeze with a 2-car garage for each unit, while the front unit stands as a charming freestanding house, exuding classic appeal. Built in 2007, the back unit ensures modern construction standards and efficiency. Whether you're expanding your investment portfolio or seeking your first investment property, this duplex offers the best of both worlds in Old Torrance's vibrant community. Schedule your viewing today and seize the opportunity to own a piece of Torrance's rich history with contemporary flair.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,300,000
- 2 Buildings
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$75000 Gross Scheduled Income
- \$64966 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Stone Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,034
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$734
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$2,700
- Maintenance: \$4,500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$800
- Other Expense:
- Other Expense Description: Utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2		\$3,300	\$3,300	\$3,400
2:	1	2	2	2		\$2,950	\$2,950	\$3,050

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7355005009

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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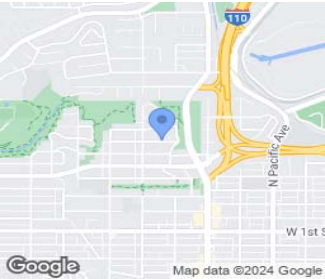
CUSTOMER FULL: Residential Income LISTING ID: SB24094209

Printed: 06/23/2024 9:16:20 AM

Closed • Single Family Residence

842 W Crestwood St • San Pedro 90731
2 units • \$549,500/unit • 2,202 sqft • 5,872 sqft lot • \$476.84/sqft •
Built in 1990
West of Cabrillo Avenue on Crestwod

List / Sold:
\$1,099,000/\$1,050,000 ↓
44 days on the market
Listing ID: SB24046261



2 HOMES ON ONE LOT. LARGE NEWER 4 BEDROOM 3 BATH TWO LEVEL HOME WITH AN ATTACHED DOUBLE CAR GARAGE WITH DIRECT ACCESS. A NEW CHAIRLIFT IN THE STAIRCASE IS PERFECT FOR THOSE HAVE A DIFFICULTY CLIMBING STAIRS THE REAR HOME ALSO HAS 1 BEDROOM ON THE LOWER LEVEL, WITH THREE BEDROOMS ON THE UPPER LEVEL. NEWER KITCHEN AND BATHROOMS WITH GRANITE COUNTER TOPS. LARGE 300 SQ FT PATIO DECK WITH CITY LIGHTS VIEW. THE REAR 4 BEDROOM 2 BATH HOME WAS BUILT IN 1990 BY THE CURRENT OWNER. ON THE FRONT OF THE LOT THERE IS A SPACIOUS REMODELED 2 BEDROOM 1 BATH HOME WITH A LARGE BASEMENT. THIS IS IDEAL FOR TWO FAMILIES, OR EITHER OF THE HOUSES CAN BE RENTED BY THE OWNERS TO HELP GENERATE INCOME. GREAT LOCATION ON A QUIET STREET IN THE PRESTIGIOUS HOLY TRINITY AREA.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,150,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air, Electric
- Heating: Forced Air, Wall Furnace
- \$330 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Individual Room
- \$79200 Gross Scheduled Income
- \$61525 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Primary Bathroom, Primary Bedroom
- Floor: Laminate, See Remarks
- Other Interior Features: Granite Counters

Exterior

- Lot Features: 11-15 Units/Acre, Level with Street, Rectangular Lot, Park Nearby
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,675
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01514783
- 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	4	3	2	Unfurnished	\$0	\$0	\$4,000
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,600

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
- Los Angeles County
- Parcel # 7447017028

Michael Lembeck

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

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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





Closed •

List / Sold: **\$979,000/\$1,083,000** ↗

22 days on the market

3531 Griffin Ave • Los Angeles 90031
2 units • **\$489,500/unit** • **1,668 sqft** • **6,200 sqft lot** • **\$649.28/sqft** •
Built in 1905

Listing ID: 24389887

From the 110 freeway, exit Avenue 43. Head SE on Ave. 43 and turn right on Griffin. Property is on right, just before Avenue 35.



3531 Griffin is a rare gem in Montecito Heights - a vacant two-on-a-lot duplex with character, sprawling outdoor space, and potential for passive income or a private family compound! Inside the larger 2 bed + office/1 bath home (3531), find yourself in a home where classic character abounds. The living room opens up to a formal dining room with high ceilings and intricate molding that reflects the home's Victorian origins. Enjoy preparing meals in a spacious kitchen featuring stainless steel appliances and a garden window where afternoon sun bathes the room in natural light. Two spacious bedrooms with ample closet space share a newly renovated bathroom with elegant beadboard wainscoting. The home also has a dedicated laundry/storage room, an additional office space with decorative Saltillo tile, and a bonus basement room - the perfect music studio / creative space. Out back, find yourself in a sprawling yard with colorful, mature landscaping, a large fruiting avocado tree, and views of the lush Montecito Heights hillside. The second unit (3531 1/2) is a spacious 1-bedroom/1 bath with stainless steel appliances, an enormous walk-in closet, and a private, fenced yard - a versatile space for family, working from home, or bringing in passive rental income. Both units have large sheds with ample room for storage. Moments away from hot spots in NELA, Frogtown, and DTLA, 3531 Griffin is an incredible opportunity and the perfect place to call home - comfortable, stylish living meets a smart investment with endless potential!

Facts & Features

- Sold On 06/20/2024
 - Original List Price of \$979,000
 - 2 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Wall Furnace
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included

Interior

- Rooms: Basement, Bonus Room, Entry, Living Room, Office, Walk-In Closet
 - Floor: Laminate, Tile, Vinyl, Wood
- Appliances: Dishwasher, Oven, Range, Refrigerator
 - Other Interior Features: Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Yard
 - Security Features: Gated Community
- Sewer: Other

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,650
2:	1	1	1		Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- 679 - Montecito Heights area
 - Los Angeles County
 - Parcel # 5207003015

Michael Lembeck

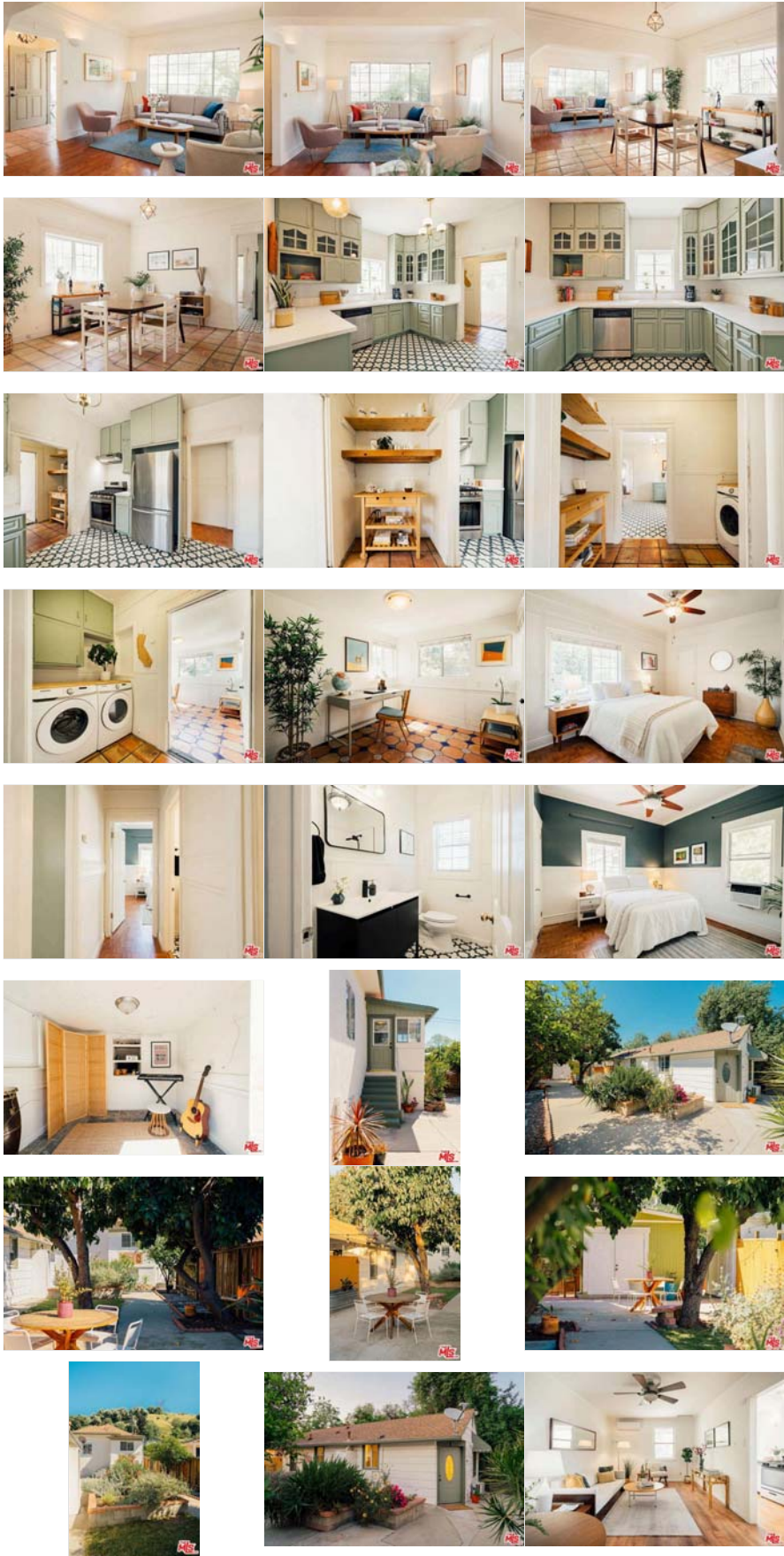
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos









CUSTOMER FULL: Residential Income LISTING ID: 24389887

Printed: 06/23/2024 9:16:20 AM

Closed • Duplex

List / Sold: \$799,999/\$860,000

2511 Fairmount St • Los Angeles 90033
2 units • \$400,000/unit • 2,125 sqft • 7,007 sqft lot • \$404.71/sqft •
Built in 1966
60 FWY WEST EXIT LORENA ST

11 days on the market
Listing ID: DW24085552



Welcome to 2511 Fairmount St, a fantastic investment opportunity (ZONED R1.5) nestled in the heart of Boyle Heights (Los Angeles, California). This property consists of two units, each featuring three bedrooms, providing ample space and versatility for tenants or homeowners alike. Unit 2511 - offers a spacious layout with three bedrooms perfect for a growing family or group of roommates. The bright and airy living spaces provide plenty of room for relaxation and entertainment, while the well-appointed kitchen is ideal for preparing delicious meals. Unit 2513 - Rear unit mirrors the layout of Unit 1, offering three bedrooms and 1 1/2 bathrooms, providing a comfortable and inviting living environment. Whether you choose to rent out both units for passive income or live in one while renting out the other, this property offers flexibility and potential. Outside, a private yard offers space for outdoor activities, gardening, or simply enjoying the California sunshine. Additionally, ample parking is available, providing convenience for residents and guests alike. Located in a vibrant neighborhood, this property is surrounded by a wealth of amenities, including shopping, dining, parks, and schools. Easy access to major highways and public transportation makes commuting a breeze, offering convenience for residents and potential tenants. Whether you're an investor looking for a lucrative rental property or a homeowner seeking a multi-generational living setup. Don't miss out on this rare opportunity to own a property with two spacious units in one of Los Angeles' most sought-after neighborhoods of Boyle Heights!

Facts & Features

- Sold On 06/20/2024
 - Original List Price of \$799,999
 - 2 Buildings
 - Levels: One
 - 1 Total parking spaces
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01770048
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1			\$2,500	\$2,500	\$3,100
2:	1	3	2			\$0	\$0	\$3,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5177014023

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: DW24085552

Printed: 06/23/2024 9:16:20 AM

Closed •

2407 Ocean Ave • Venice 90291
2 units • \$662,500/unit • 888 sqft • 2,701 sqft lot • \$1463.96/sqft •
Built in 1957
North off of Washington onto Ocean Ave. South off of Venice Blvd.

List / Sold:
\$1,325,000/\$1,300,000 ↓
9 days on the market
Listing ID: 24392271



Location, Location, Location! Welcome to 2407-2409 Ocean Ave, a charming duplex located just steps away from the famous Venice Canals. This property consists of two identical units each 1 bedroom, 1 bathroom. This property is ideal for investors looking to add to their rental portfolio or for developers seeking to build from the ground up. Conveniently located near all major Venice attractions including Abbot Kinney, Venice Beach, and the Venice Canals. Don't miss out on this rare opportunity to be just steps away from the water.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,325,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Outside, Washer Included

Interior

- Rooms: Living Room
- Appliances: Gas Cooktop, Oven, Refrigerator

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01858429
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C11 - Venice area
- Los Angeles County
- Parcel # 4227013021

Michael Lembeck

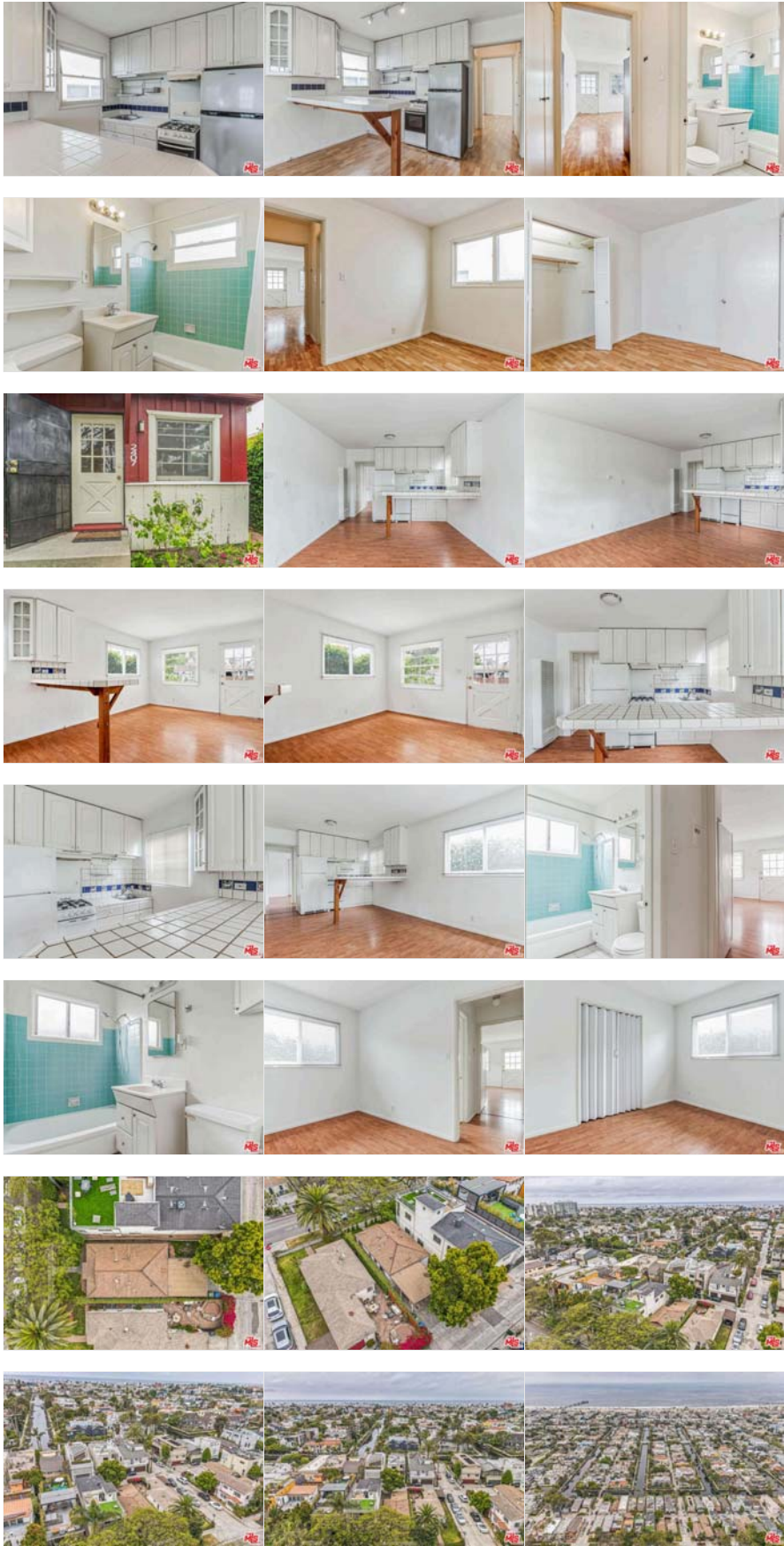
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24392271

Printed: 06/23/2024 9:16:20 AM

Closed •

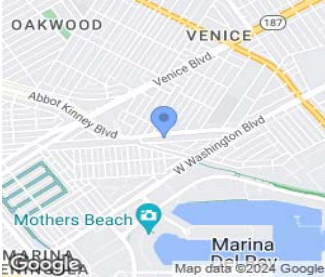
List / Sold:

\$2,589,000/\$2,520,000 ↓

47 days on the market

Listing ID: 24366701

2415 Abbot Kinney Blvd • Venice 90291
2 units • \$1,294,500/unit • 3,208 sqft • 3,697 sqft lot • \$785.54/sqft •
Built in 1992
South of Venice Blvd, North of Washington Blvd, and West of Lincoln Blvd.



Very large, money producing, VENICE DUPLEX in excellent condition is looking for a new owner. Can be delivered vacant. This property is a Cash Cow. The downstairs unit has been recently remodeled and is currently being rented out (Airbnb) and averaging \$11,542.88/monthly. The Spacious 4 bedroom 3 bath unit upstairs is owner occupied and also in excellent condition. Property is perfect for the owner user or for the savvy investor. Conveniently close to trendy Venice Shopping, Restaurants, and the Venice Night Life. Just a short pleasant walk to the Marina Del Rey, Venice Canals, and the World Famous Venice Beach but far enough from the crowds assuring serenity and plenty of street parking. Did I mention this special property can be delivered vacant?

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$2,589,000
- 1 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

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

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Furnished	\$11,543	\$11,543	\$12,000
2:	1	4	3		Unfurnished	\$0	\$0	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C11 - Venice area
- Los Angeles County
- Parcel # 4229012016

Michael Lembeck

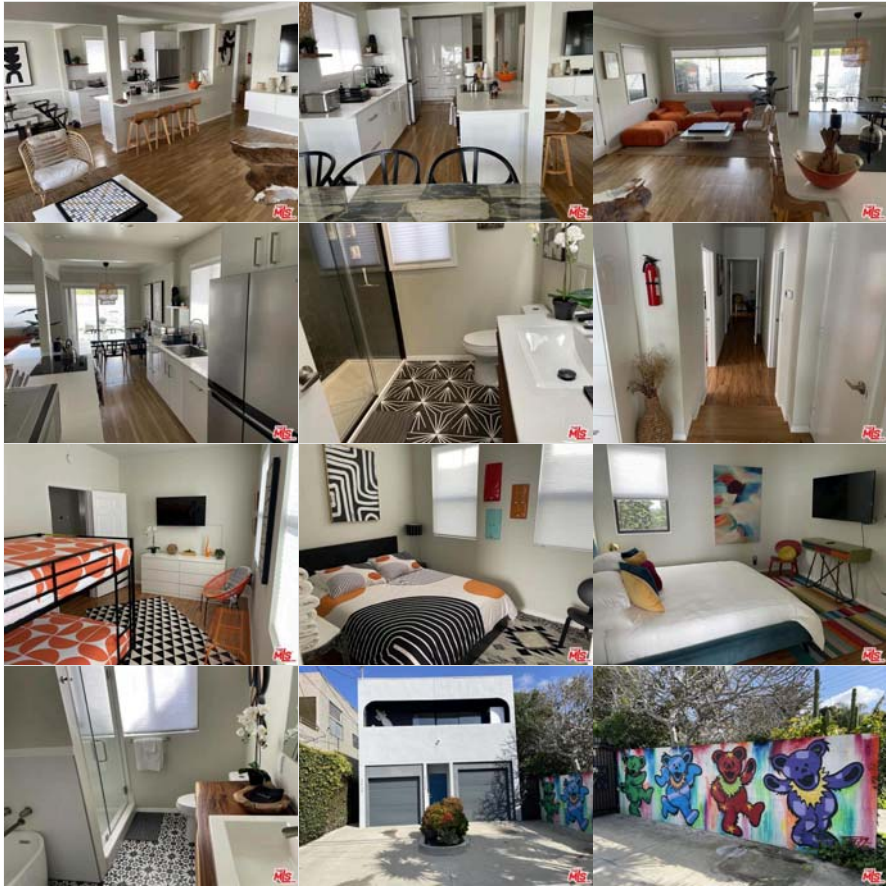
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24366701

Printed: 06/23/2024 9:16:20 AM

List / Sold:

Closed • Duplex

\$1,599,900/\$1,554,000 ↓

18 days on the market

Listing ID: OC24074121

10747 Northgate St • Culver City 90230
2 units • \$799,950/unit • 1,665 sqft • 6,813 sqft lot • \$933.33/sqft •
Built in 1948
Overland Ave / Northgate St



Duplex for sale in Culver City

Facts & Features

- Sold On 06/19/2024
- Original List Price of \$1,599,900
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air, Ductless, Electric, See Remarks
- Heating: Wall Furnace
- \$1,763 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range
- Other Interior Features: Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999, Level, Near Public Transit, Sprinkler System, Sprinklers Timer, Yard
- 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: 01521930
- 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	\$3,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4203001074

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed •

List / Sold:

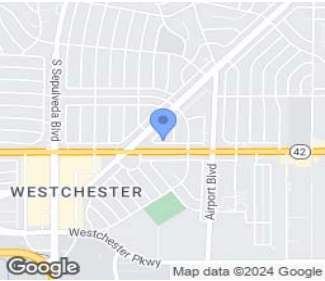
\$1,125,000/\$1,085,000 ↓

29 days on the market

Listing ID: 24378813

6017 W 85th Pl • Los Angeles 90045
2 units • \$562,500/unit • 1,467 sqft • 6,453 sqft lot • \$739.60/sqft •
Built in 1943

Manchester Ave to the south, Sepulveda Blvd to the west, 79th Street to the north and Airport Blvd to the east.



Seize the chance to own this fantastic duplex nestled in the coveted neighborhood of Westchester, strategically positioned between the vibrant South Bay and the bustling hubs of Playa Vista and Playa Del Rey. Boasting two units, each comprising 2 bedrooms and 1 bathroom, this property presents an ideal income-generating opportunity, perfect for savvy investors or an owner-user looking to establish roots in a market full of exciting opportunities. The units presents an opportunity for updating or modernization, inviting you to personalize it to your taste. From the moment you arrive, the property exudes curb appeal, featuring a well manicured front lawn, dual porch entry, and a long driveway leading to a detached 2-car garage with an attached covered patio, offering ample parking and versatile outdoor space for both units to enjoy. Residents will delight in the shared rear yard, providing a peaceful retreat amidst the urban landscape. Both units have some updating, offering modern comforts, such as their own central heating units and washer and dryer hookups, ensuring convenience and functionality for occupants. Enhanced with vinyl windows throughout, each residence bathes in natural light while maintaining energy efficiency. Let's not forget about the freestanding wood-burning stove, where the fusion of warmth and rustic elegance creates an irresistible charm in the living room. The versatility of this property shines through, with one unit available for immediate occupancy, providing flexibility for a new owner to live in one unit while leasing out the other or maximizing rental income from. Conveniently located mere minutes from LAX airport, prestigious educational institutions such as Loyola Marymount University and Otis College, as well Sofi Stadium and forthcoming Clippers stadium, residents will enjoy unparalleled access to entertainment, education, and community. With easy access to freeways and the picturesque beach cities, the lifestyle possibilities are endless. Don't miss out on this exceptional opportunity to own a piece of Westchester's thriving real estate market. Schedule a showing today! PLEASE DO NOT DISTURB TENANTS.

Facts & Features

- Sold On 06/21/2024
 - Original List Price of \$1,125,000
 - 1 Buildings
 - Levels: One
 - 2 Total parking spaces
 - Heating: Central
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Kitchen, Outside, Washer Included
 - Cap Rate: 3.4
 - \$38265 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available

Interior

- Floor: Carpet, Wood
- Appliances: Range

Exterior

- Lot Features: Back Yard, Lawn, Yard

Annual Expenses

- Total Operating Expense: \$20,063
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01435805
 - Gardener:
 - Licenses:
- Insurance: \$3,000
 - 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	2	1		Unfurnished	\$0	\$0	\$3,000
2:	1	2	1		Unfurnished	\$1,635	\$1,635	\$3,000

Of Units With:

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

Additional Information

- Probate Listing sale
 - Buyer Agency Compensation: 2.500%
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4107021010

Michael Lembeck

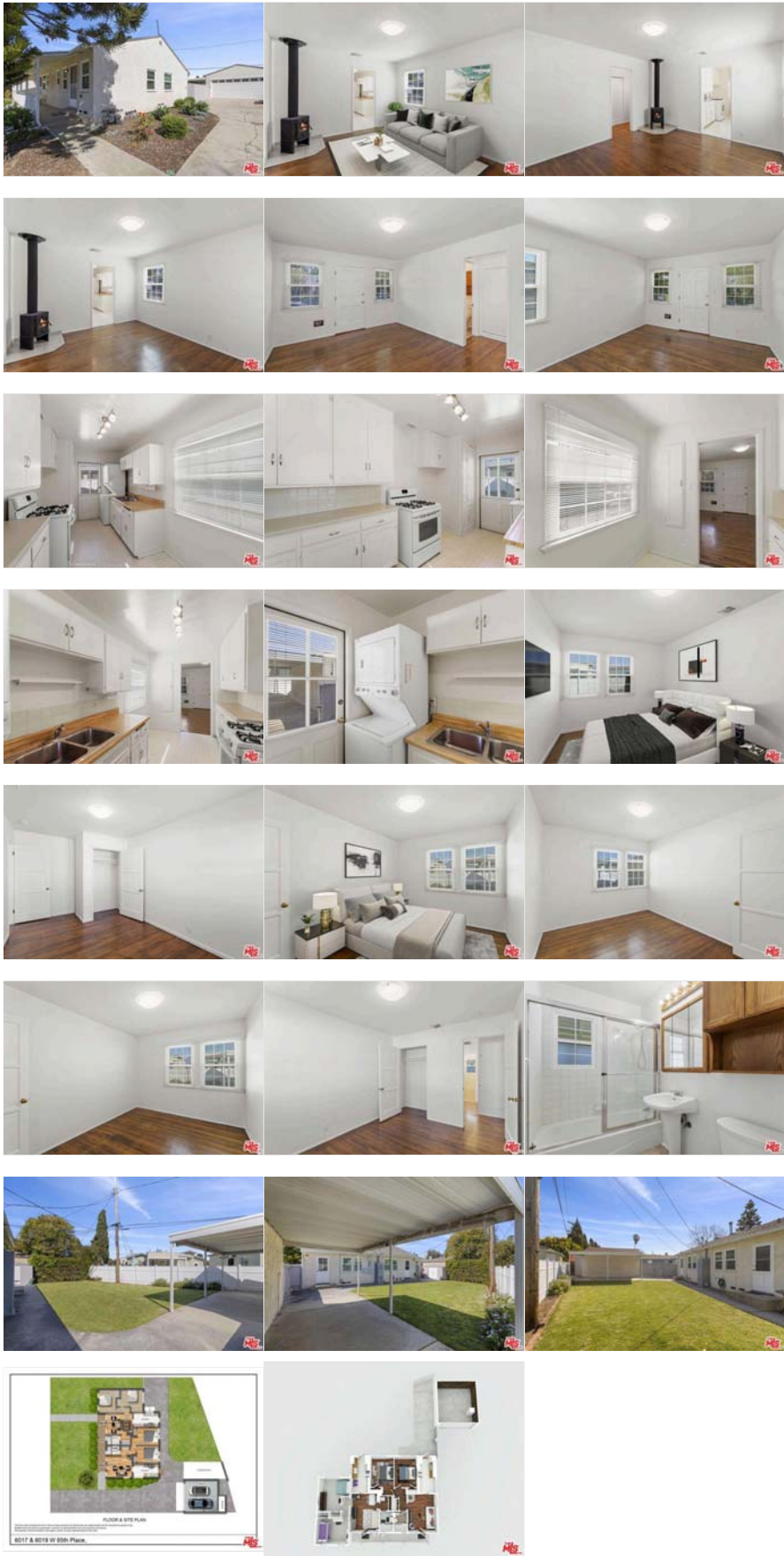
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Cell Phone: 714-742-3700

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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

\$5,995,000/\$4,999,995 ↓

55 days on the market

Listing ID: 24379135

6609 Ocean Front Walk • Playa del Rey 90293
2 units • \$2,997,500/unit • 2,411 sqft • 2,551 sqft lot • \$2073.83/sqft •
Built in 1964
Culver Blvd to Pacific Ave, left turn onto 66th Ave, left turn on Speedway.



Step onto the sand and enjoy the ultimate in coveted beachfront living! Rare offering as the entire property will be delivered vacant at close of escrow. With direct access to the beach, showcasing unobstructed panoramic ocean views from Palos Verdes to Malibu, this meticulously remodeled, turnkey duplex is a once-in-a-lifetime opportunity to experience SoCal coastal living at its finest. Two airy and sun-filled units, completely upgraded with clean, modern aesthetics and open floor plan, feature designer fixtures, stainless-steel appliances, and bi-folding doors that slide away for seamless indoor-outdoor flow. Expansive lower deck with outdoor shower, perfect for beachside living and entertaining, extends out onto the beautiful wide stretch of white sand and beyond to the bicycle path and volleyball courts. Convenient proximity to acclaimed dining and shopping of downtown Playa del Rey, and to Silicon Beach, LAX, the Westside and Beach Cities. An exceptional slice of heaven for owner/user or as an investment property. 3 bed, 2 bath Top Unit & 2 bed, 2 bath Bottom Unit.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$5,995,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Barbecue, Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Furnished	\$15,133	\$0	\$15,133
2:	1	2	2		Furnished	\$14,125	\$0	\$14,125

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116002048

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos





CUSTOMER FULL: Residential Income LISTING ID: 24379135

Printed: 06/23/2024 9:16:20 AM

Closed • Duplex

List / Sold: \$630,000/\$610,000 ↓

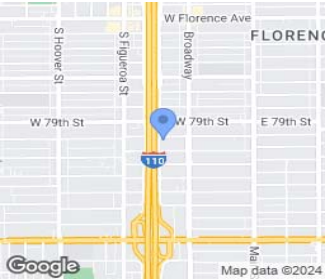
350 W 80th St • Los Angeles 90003

0 days on the market

2 units • \$315,000/unit • 1,312 sqft • 5,300 sqft lot • \$464.94/sqft • Built in 1927

Listing ID: SR24057419

between Grand Ave and S. Broadway blvd



Excellent opportunity to own 2 houses on a lot, easy access to fwy 110. 1st unit is 3 Bedrooms and 1 Bathroom. 2nd unit has 1 bedroom and 1 Bathroom, Agents please read Agent's remarks

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$630,000
- 2 Buildings
- 0 Total parking spaces
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$47400 Gross Scheduled Income
- \$9475 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: \$9,475
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02239708
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	0	0	Unfurnished	\$2,750	\$2,750	\$3,000
2:	1	1	0	0	Unfurnished	\$1,200	\$1,200	\$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
- Buyer Agency Compensation: 1%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6031027016

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



Closed • Duplex

List / Sold: \$925,000/\$925,000

224 226 CRANDALL ST • County - Los Angeles 90057
2 units • \$462,500/unit • 1,404 sqft • 6,372 sqft lot • \$658.83/sqft •
Built in 1946

4 days on the market

Listing ID: PTP2402950

USE GOOGLE MAPS



WELCOME TO THE HIGHLY DESIRABLE WESTLAKE DISTRICT. BOTH HOUSES HAVE BEEN RENOVATED WITH NEW FLOORING, MIRROR WARDROBE DOORS, SOME DUAL PANE WINDOWS, WINDOW A/C UNITS, WALL HEATERS, UPGRADED KITCHENS WITH NEW RANGE/OVENS, NEW PAINT, NEW TILE IN BATHS, LAUNDRY HOOK UPS IN BOTH UNITS, OFF STREET GATED PARKING, ZONED LAR3 WITH LOTS OF POSSIBILITIES. LOCATED CLOSE TO DTLA THIS ONE WON’T LAST LONG! BUYER TO VERIFY ALL INFO PRIOR TO REMOVING ALL CONTINGENCIES.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$925,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- \$0
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 0
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Laminate, Tile
- Appliances: Disposal, Gas & Electric Range, Water Heater

Exterior

- Lot Features: Walkstreet
- Fencing: Block, Chain Link, Wrought Iron

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01523723
- 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		\$0	\$0	\$3,000
2:	2	1	1	0		\$0	\$0	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- CO - Los Angeles (County) area
- Los Angeles County
- Parcel # 5154011033

Michael Lembeck

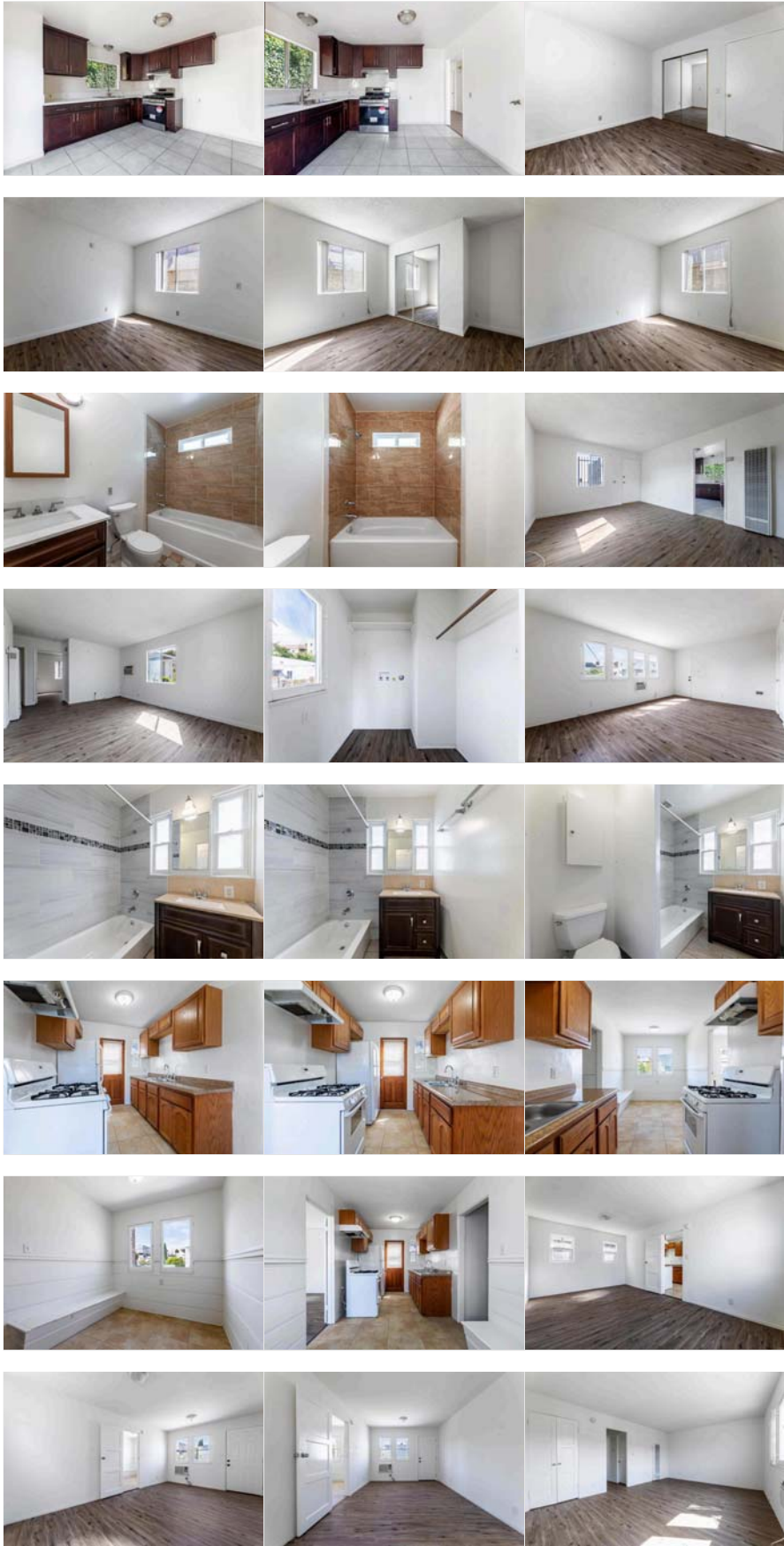
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CUSTOMER FULL: Residential Income LISTING ID: PTP2402950

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Closed • Single Family Residence

List / Sold:
\$1,249,900/\$1,260,000

7449 Variel Ave • Canoga Park 91303
2 units • \$624,950/unit • 2,535 sqft • 9,174 sqft lot • \$497.04/sqft •
Built in 1947
Cohasset St & Variel Ave.

36 days on the market
Listing ID: SR24072304



SELLER WILL CREDIT FOR RATE BUY DOWN, BOTH HOMES WILL BE DELIVERED VACANT AT CLOSE OF ESCROW! Dive into the potential of this expansive property showcasing two fully renovated homes in a prime location. The main house boasts 4 cozy bedrooms and 2 stylish bathrooms spread across 1,335 sq. ft. of contemporary living space. Immerse yourself in the sleek, modern kitchen with stainless steel appliances, quartz countertops, and renovated spa-like bathrooms. Both kitchen areas feature open floor plan styles, ideal for maximizing space and appeal. The detached ADU (Accessory Dwelling Unit) offers 4 bedrooms and 2 bathrooms within 1,200 sq. ft., providing unparalleled flexibility for savvy investors seeking rental income or multi-generational living solutions. With its own private entrance and spacious backyard, this unit promises enticing rental opportunities. Both homes exhibit custom kitchens, elegant wide plank flooring, and new lighting fixtures, ensuring an upscale atmosphere that appeals to discerning renters or future owners. Modern conveniences such as smart locks, a Ring security camera, and upgraded plumbing fixtures enhance the property's allure. Outside, the meticulously landscaped gardens, auto sprinklers, and private sliding gate offer low-maintenance appeal and security. Parking for up to 6 cars adds to the property's practicality and investment potential. Strategically located in an up-and-coming neighborhood near amenities and entertainment options, this property promises strong rental demand and appreciation potential for savvy investors. Proximity to parks, walking trails, and public transportation further enhances its appeal. Offered vacant at the close of escrow, this property presents a seamless transition for investors or future owners seeking immediate rental income or personal use. Don't miss out on this exceptional opportunity to acquire a lucrative investment property with endless potential. Schedule your showing today and unlock the full value of this remarkable asset!

Facts & Features

- Sold On 06/21/2024
 - Original List Price of \$1,249,900
 - 2 Buildings
 - Levels: One
 - 6 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$428 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - 2 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

- Rooms: All Bedrooms Down, Primary Bathroom, Primary Bedroom
 - Floor: Laminate
- Appliances: 6 Burner Stove, Built-In Range, Dishwasher, Refrigerator, Tankless Water Heater
 - Other Interior Features: Copper Plumbing Full, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear
 - Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Electric, Good Condition, New Condition, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00951359
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	0	Unfurnished			\$4,395
2:	1	4	2	0	Unfurnished	\$3,750		\$3,750

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- CP - Canoga Park area
 - Los Angeles County
 - Parcel # 2112010007

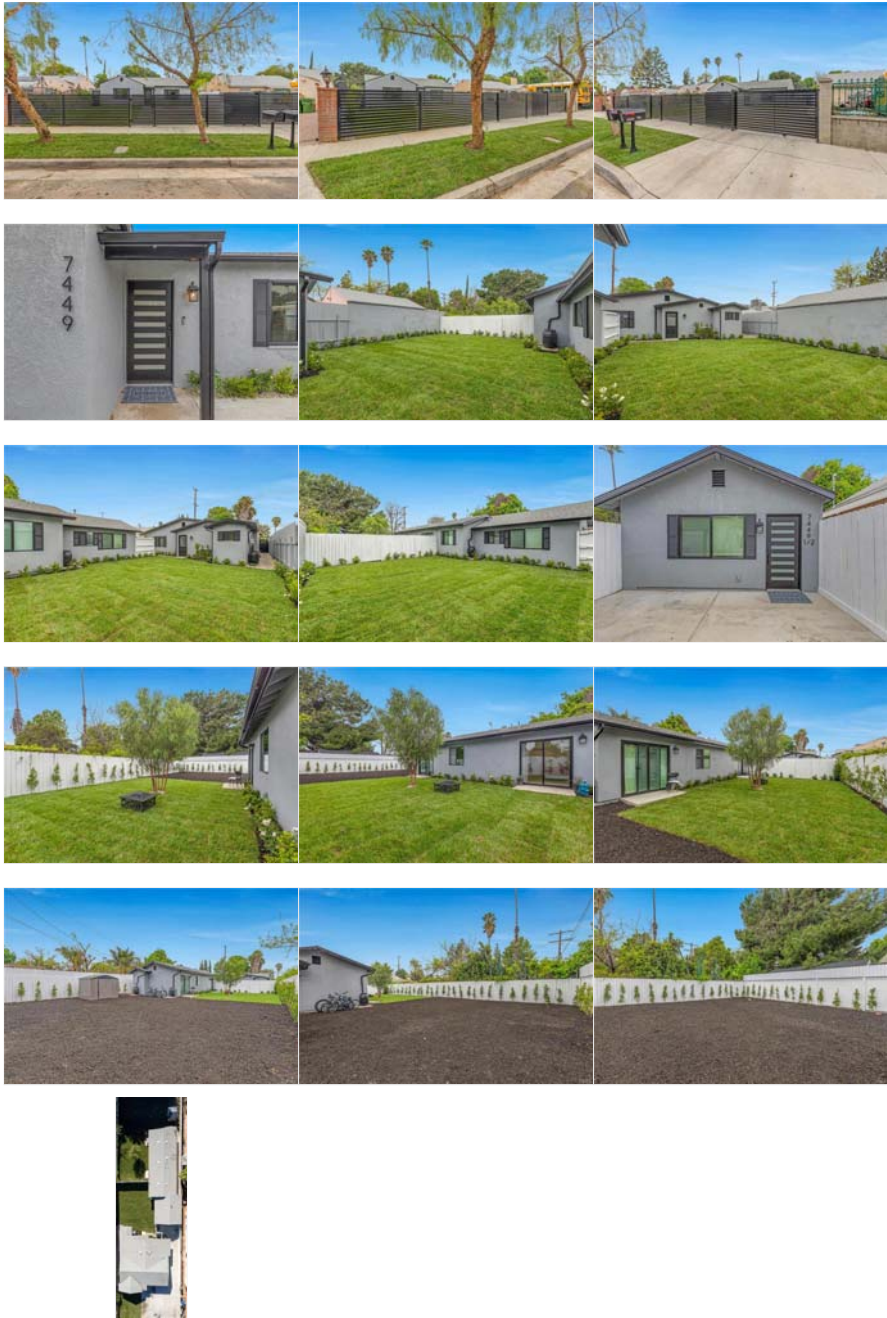
Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: SR24072304

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Closed •

List / Sold: **\$649,000/\$800,267** ↗

3005 Asbury St • Los Angeles 90065
2 units • \$324,500/unit • 1,212 sqft • 5,301 sqft lot • \$660.29/sqft •
Built in 1923
Cypress Avenue to Asbury Street

20 days on the market
Listing ID: 24395749



Where HOME IMPROVEMENT meets THIS OLD HOUSE. A place where cast & crew from EXTREME MAKEOVER would be giddy. This three-building mini-compound is a real-life Do-It-Yourself episode awaiting its close-up. And YES an actual free-standing home in Los Angeles priced under \$700,000! DO NOT WAIT. Main 1BR/1BA home is light & bright, showing off hardwood floors + classic built-in cabinets + decent sized kitchen w breakfast nook looking out large windows; sliding glass doors lead from bedroom to comfy sitting deck. Second 1BR/1BA building won't be mistaken for a fancy mansion but does feel welcoming with open plan + cool paneled walls and lots of natural light beaming through several large windows. Last structure (garage) recently served as recording studio and functioning 'time-out' room, what would you do? Crazy lush outdoor space is mature, private, and filled with subtle scents of Jasmine -- flagstone pavers/patio invite visitors to sit and enjoy cool breezes provided by shade trellis. Come make your own reality, it's better than TV.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$649,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$69600 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$2,400
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01899084
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5454031028

Michael Lembeck

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

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Closed • Duplex

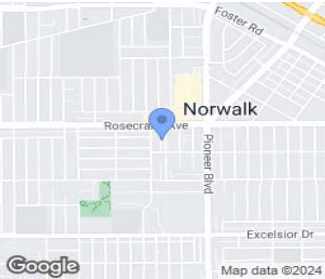
List / Sold: \$899,000/\$915,000

14333 Fallon Ave • Norwalk 90650
2 units • \$449,500/unit • 1,747 sqft • 5,855 sqft lot • \$523.76/sqft •
Built in 1957

11 days on the market

Listing ID: TR24093765

West of Pioneer Blvd and South of Rosecrans Ave



Beautiful two detached units property at center of Norwalk. Front unit has 2 bedrooms and 1 bathroom, which back unit has 3 bedrooms and 2 bathroom. Both units just installed brand new roof, and back units fully remodeled with brand new paint inside and out and laminate flooring through out. Ready to move it. Each unit has it's own drive way to easy access and parking, and each units has its own laundry room/area. Property located in a convenient location, easy access to freeway, and walking distance to shopping centers.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$899,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- 2 Total carport spaces
- \$813 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, In Carport, Individual Room, Washer Hookup
- \$5700 Gross Scheduled Income
- \$5300 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$310
- Electric: \$0.00
- Gas: \$20
- Furniture Replacement:
- Trash: \$140
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$50
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8074015008

Michael Lembeck

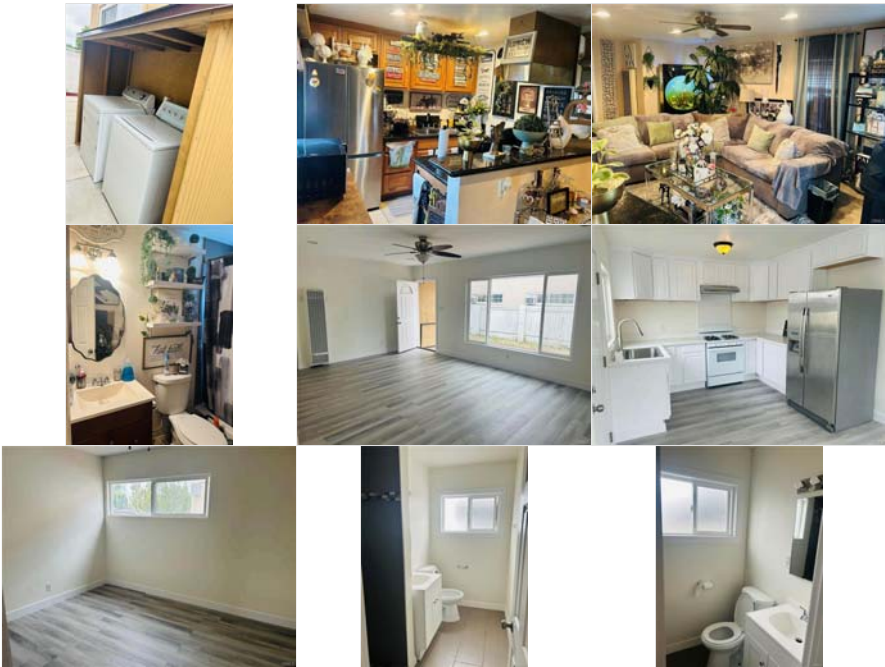
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Closed •

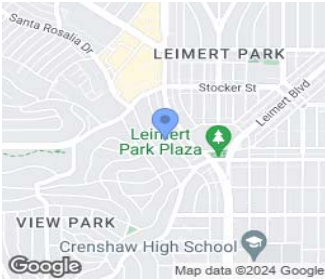
List / Sold:

\$1,119,000/\$1,100,000 ↓

67 days on the market

Listing ID: 24373793

4267 S Victoria Ave • View Park 90008
2 units • \$559,500/unit • 2,390 sqft • 6,952 sqft lot • \$460.25/sqft •
Built in 1936
North of Angeles Vista, South of Stocker



Location, location, location. This is a major value add or owner occupy opportunity in this Spanish style duplex, two separate units w no common wall and its own private yard in the historical View Park neighborhood. Whether owner occupied, short term or long terms hold investors this incredible value opportunity is right here. this is a dream scenario for owner occupiers. Obtain a lower rate via residential financing, live in a gorgeous home, & have the other tenant contribute to the mortgage: the most economical way to live in LA! Plus, with potential to add an ADU. For owner users to enhance their investment, the owner, their parents, or children plan to reside in the larger downstairs unit for a two-year period, they can take possession of the unit. This can be accomplished by providing the tenant with a 60-day notice & paying a relocation fee of \$18,971.00. Once the two-year residency requirement is met, the owner has the option to release the unit at the market rent to a third party, which would result in an increase in overall value & also have an opportunity to update units and maximize return value on rent. If you are an investor looking for a strong return & major appreciation potential, this property checks that box as well surrounded by multimillion dollar homes with a new list 5 doors down for 2m showing what can be done in premier neighborhood. The units have maintained all of its Spanish character. They boast spacious floor plans, plentiful windows letting in ample natural lighting, hardwood flooring, original arches, breakfast nooks, service area with their own washer and dryer hook ups and access to their own private backyards. A new roof and new sewer line was put in a year ago. Between the ideal central location and the unbeatable curb appeal, this property is your chance to own a stable asset in LA that we predict will increase in value year after year.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,119,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Fireplace(s), Wall Furnace, Wood
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- \$32400 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Attic, Center Hall, Entry, Formal Entry, Living Room
- Floor: Laminate, Wood
- Appliances: Disposal, Gas Oven, Microwave, Range, Refrigerator
- Other Interior Features: Coffered Ceiling(s), Furnished

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Rectangular Lot, Utilities - Overhead, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$1,596
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$1,545	\$1,545	\$3,850
2:	1	2	1		Unfurnished	\$1,288	\$1,288	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5024004010

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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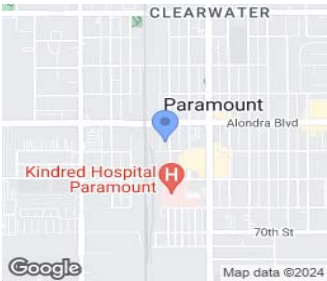
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Closed • Duplex

List / Sold: \$799,500/\$725,000 ↓

15943 Vermont Ave • Paramount 90723
2 units • \$399,750/unit • 1,488 sqft • 7,500 sqft lot • \$487.23/sqft •
Built in 1922
Between Alondra & Parmount BLVD.

50 days on the market
Listing ID: PW24058535



Welcome to this fabulous investment opportunity, offering the perfect blend of comfort, space and potential income! This unique and spacious lot features TWO detached houses, TWO detached garages, and a HUGE detached barn structure. This unique property presents a versatile opportunity for both homeowners and investors alike. The front house boasts functionality with two bedrooms and one bathroom, a generously sized kitchen, living room, service porch with laundry hookups and detached one car garage with long driveway for ample parking. The back unit is currently being utilized as a one bedroom, one bathroom home, but shows up on the tax records as having two bedrooms. The back unit could easily be converted back into a two bedroom, one bathroom home. It has an extremely large kitchen, laundry room with hookups and generously sized detached two car garage with a permitted room attached, that is currently being used as an additional storage area. The existing (detached) two car garage with the permitted room, is potentially a sizeable Accessory Dwelling Unit (ADU). If that is not enough...there is another structure on the property! A huge, oversized barn structure, that could easily fit 4+ cars with room to spare. This structure might be a great future garage, who knows! This duplex (with 5 separate structures on the lot) is a diamond in the rough, ready to be transformed into a gem. With a little updating and some TLC, it has the potential to become a welcoming, stylish, and valuable property. Each unit enjoys its own private outdoor area. YOU CAN BUY AS AN INVESTOR OR AS A FIRST-TIME BUYER, LIVE IN ONE AND RENT THE OTHER ONE FOR ADDITIONAL INCOME. The options are unlimited! Being sold in as is condition.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$799,500
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$26400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Basement, Jack & Jill, Laundry, Living Room, Main Floor Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Gas Oven, Gas Cooktop, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Formica Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Level, Sprinkler System, Yard
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,254
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02220482
- Gardener:
- Licenses:
- Insurance: \$1,954
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,250		\$2,500
2:	1	1	1	2	Unfurnished	\$950		\$1,695

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RK - Paramount South of Somerset area
- Los Angeles County
- Parcel # 7102015009

Michael Lembeck

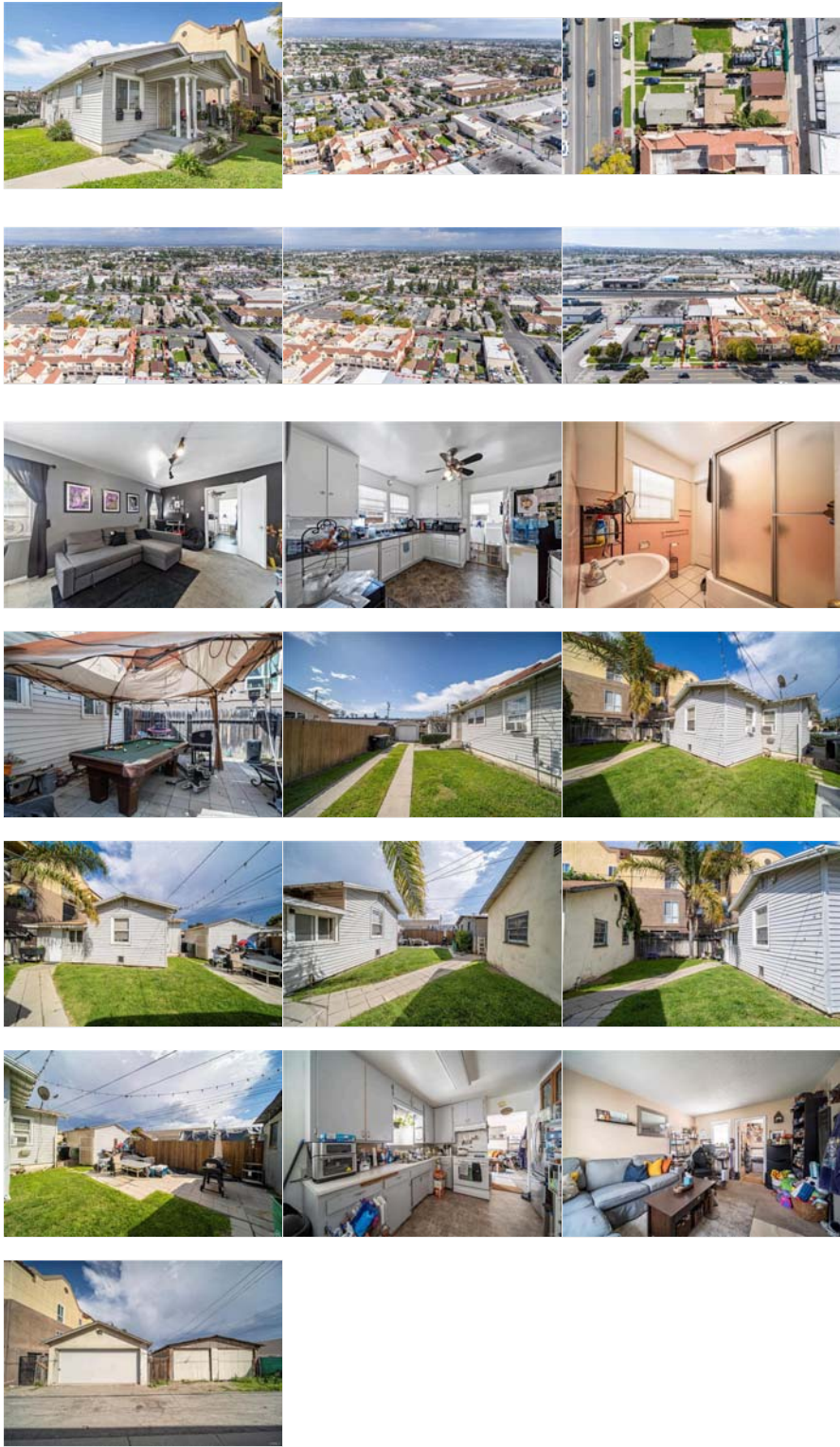
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CUSTOMER FULL: Residential Income LISTING ID: PW24058535

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List / Sold:

Closed •

\$1,675,000/\$1,690,000 ⬆

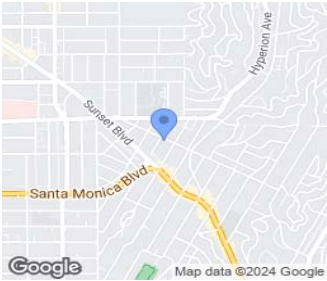
38 days on the market

Listing ID: 24391501

4014 Effie St • Los Angeles 90029

3 units • \$558,333/unit • 1,985 sqft • 5,000 sqft lot • \$851.39/sqft • Built in 1914

The subject property is situated in a prime Silver Lake location, north of Sunset Boulevard and east of Griffith Park Blvd.



We are pleased to present a three (3) unit property located at 4014 Effie Street in Los Angeles, California. The subject property is situated in a prime Silver Lake location, north of Sunset Boulevard and east of Griffith Park Blvd. Built in 1914, this property contains a great unit mix of two (2) two-bedroom / one-bathroom units and one (1) two-bedroom / two-bathroom unit. This asset is a rare, fully turn-key bungalow style triplex with three (3) detached buildings that look and feel like single-family dwellings, giving tenants a quiet and private location. All units include a spacious back patio where tenants can enjoy recreation. Along with the patios, this triplex offers three (3) on-site parking spaces along with ample street parking available. Tenants will love living just down the street from the Sunset Junction. This pocket allows immediate access to incredible local amenities including Erewhon, El Cid, Silver Lake Meadows, 4100 Bar, the Black Cat, and Intelligentsia Coffee. Situated in a prime Silver Lake location, this offering presents an excellent opportunity for any investor to capitalize on 30-year fixed residential financing to acquire a fully turn-key character, bungalow style asset that looks and feels like single-family dwellings.

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$1,675,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.24
- \$87758 Net Operating Income

Interior

- Floor: Tile, Wood
- Appliances: Dishwasher, Refrigerator

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$29,224
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,395	\$3,395	\$3,600
2:	1	2	1		Unfurnished	\$3,495	\$3,495	\$3,500
3:	1	2	1		Unfurnished	\$3,160	\$3,160	\$3,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%
- Los Angeles County
- Parcel # 5429010003

Michael Lembeck

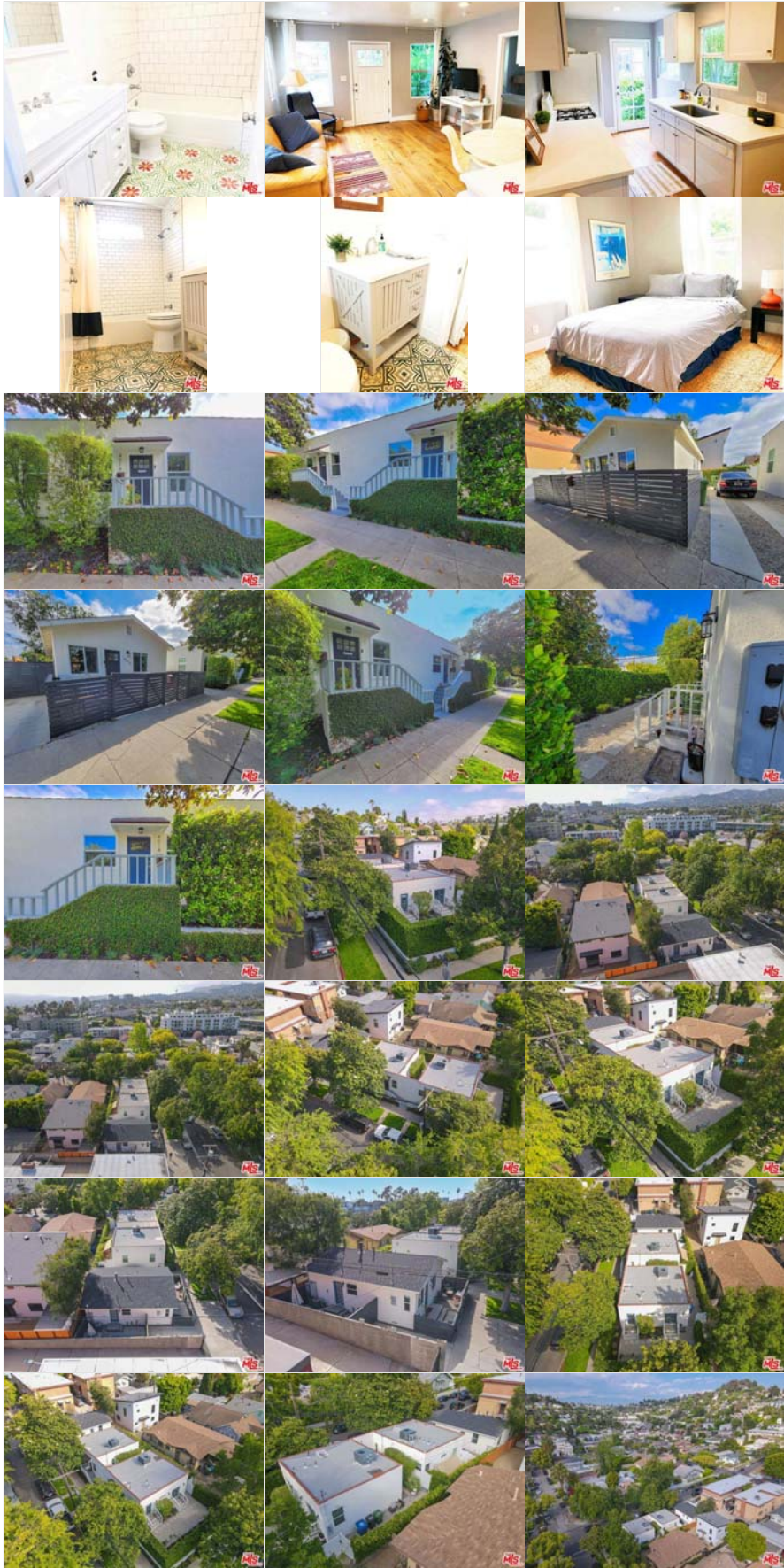
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Newport Beach, 92660

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Closed • Triplex

List / Sold: \$890,000/\$873,123 ↓

4550 W 172nd St • Lawndale 90260

4 days on the market

3 units • \$296,667/unit • 2,366 sqft • 5,799 sqft lot • \$369.03/sqft • Built in 1960

Listing ID: PV24044102

Firmona Avenue / W. 172nd St



Explore these three inviting units, each featuring 2 bedrooms and 1 bathroom. With a comfortable size of around 790 sq. ft. per unit, you'll appreciate the spacious layout. Enjoy the added privacy with no shared walls between units. Plus, each unit is individually separated by an attached oversized one-car garage, offering an extra advantage, Buyer to cooperate with sellers 1031 Exchange. Subject to seller finding a replacement property.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$890,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Appliances: None

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$760
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01968431
- Gardener:
- Licenses: 106
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 234.25
- Water/Sewer: \$267
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,575
2:	1	2	1	1	Unfurnished	\$1,510	\$1,510	\$1,510
3:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,600

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
- Buyer Agency Compensation: 2.25%
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081024008

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PV24044102

Printed: 06/23/2024 9:16:20 AM

Closed • Triplex

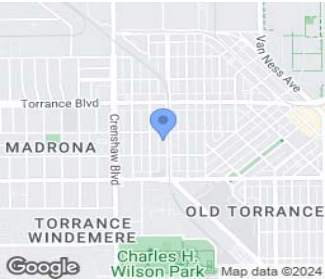
List / Sold:

\$1,665,000/\$1,708,000 ⬆

15 days on the market

Listing ID: SB24096549

1417 Madrid Ave • Torrance 90501
3 units • \$555,000/unit • 4,394 sqft • 7,001 sqft lot • \$388.71/sqft •
Built in 1934
East on El Dorado St from Crenshaw Bl.Street ends at Madrid Ave.Turn right.Cross Streets:ElDorado and CrenshawBl



Welcome to Artisanal- Lush Madrid Avenue, where Three Unique Units await within a Charming Detached Compound. *Unit #1 (1417 Madrid Ave.)* Discover a Spacious 2-story abode, boasting 4 bedrooms & 3.5 bathrooms. The Main floor showcases a Elegant Living Room featuring a Fireplace, Hardwood Flooring, Recessed Lights, and Rustic Wood Beams accentuating the ceiling. A bathroom on this level offers Hardwood flooring for added Elegance, while the remaining bathrooms boast Tile floors. Upstairs, the primary bedroom impresses with a Free-Standing Bathtub, a Separate Shower, Artisanal Doors, alongside Hardwood Flooring and a Ceiling fan. High ceilings and an adjacent Balcony elevate the primary bedroom's appeal. Enjoy meals in the Dining Area with Hardwood Flooring, a Ceiling Fan, and Recessed lights, while the Remodeled Kitchen boasts Hardwood Flooring, Granite Countertops, Tile Backsplash, Wood Cabinetry and Built-in Stainless Steel Appliances. A Bonus Room is being used as a Office and there is hidden storage throughout. Step outside to a concrete Patio in the rear for outdoor relaxation.. and... *Unit #2 (1419 Madrid Ave #A)* Nestled on the first floor of the rear 2-story building, this One Bedroom One bath Unit offers convenience and comfort. A welcoming Living Room features Hardwood Flooring, Recessed Lights, and a Ceiling Fan. The Upgraded Kitchen impresses with Quartz Countertops, tile backsplash, wood Cabinetry, Recessed Lights, and Built-in Appliances. The bathroom delights with Tile floors, and a Granite-Topped Vanity. Retreat to the Bedroom with Hardwood Flooring, a Ceiling fan, a Mirrored Closet, and even a Dry Sauna. Outside, a Patio in the front provides a charming space to enjoy the outdoors. and... *Unit #3 (1419 Madrid Ave. #B)* Occupying the Upper Floor of the Rear 2-story building, this 3 Bedroom 2 Bath unit exudes Sophistication. The Living Room boasts Hardwood Flooring and Crown Molding, creating an inviting ambiance. In the Upgraded Kitchen, discover more Hardwood flooring, Wood Cabinetry, Tile Countertops & Backsplash, Recessed Lights, and Built-in Appliances. The Bedrooms feature Crown Molding, and Ceiling Fans, with the Primary Bedroom offering a Walk-in Closet. The primary bathroom boasts Tile Floors and a Granite-Topped Vanity, while the main bathroom features a Skylight. Additionally, an Elevator adds convenience to this unit's allure. All units have Private, Laundry rooms/areas. Back Building has PAID Solar Panels.

Facts & Features

- Sold On 06/20/2024
 - Original List Price of \$1,665,000
 - 2 Buildings
 - Levels: Two
 - 2 Total parking spaces
 - Cooling: Central Air
 - Heating: Central
 - \$3,611 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Individual Room
 - \$91544 Gross Scheduled Income
 - \$51020 Net Operating Income
 - 2 electric meters available
 - 2 gas meters available
 - 1 water meters available

Interior

- Rooms: Den, Kitchen, Laundry, Living Room, Primary Bathroom, Primary Bedroom, Sauna
- Appliances: Dishwasher, Disposal, Refrigerator, Water Heater
 - Other Interior Features: Balcony, Beamed Ceilings, Ceiling Fan(s), Elevator, Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer
 - Other Exterior Features: Balcony

Annual Expenses

- Total Operating Expense: \$40,524
 - Electric: \$4,800.00
 - Gas: \$3,840
 - Furniture Replacement:
 - Trash: \$3,000
 - Cable TV: 01879720
 - Gardener:
 - Licenses:
- Insurance: \$23,724
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,000
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	4	1	Unfurnished	\$0	\$0	\$4,200
2:	1	3	2	1	Unfurnished	\$4,200	\$4,200	\$3,500
3:	1	1	1	1	Unfurnished	\$4,400	\$4,400	\$2,200

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- 134 - Old Torrance area
 - Los Angeles County
 - Parcel # 7355010004

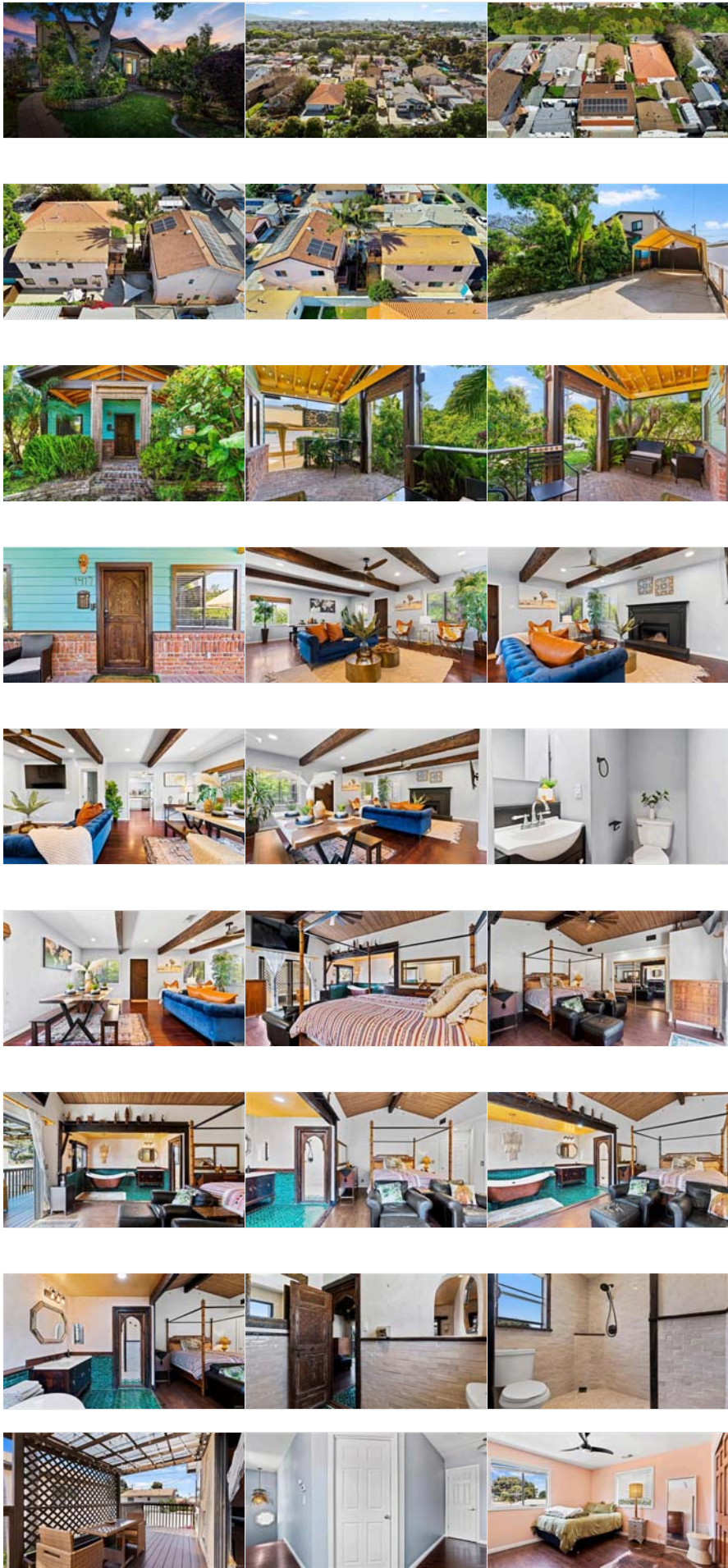
Michael Lembeck

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

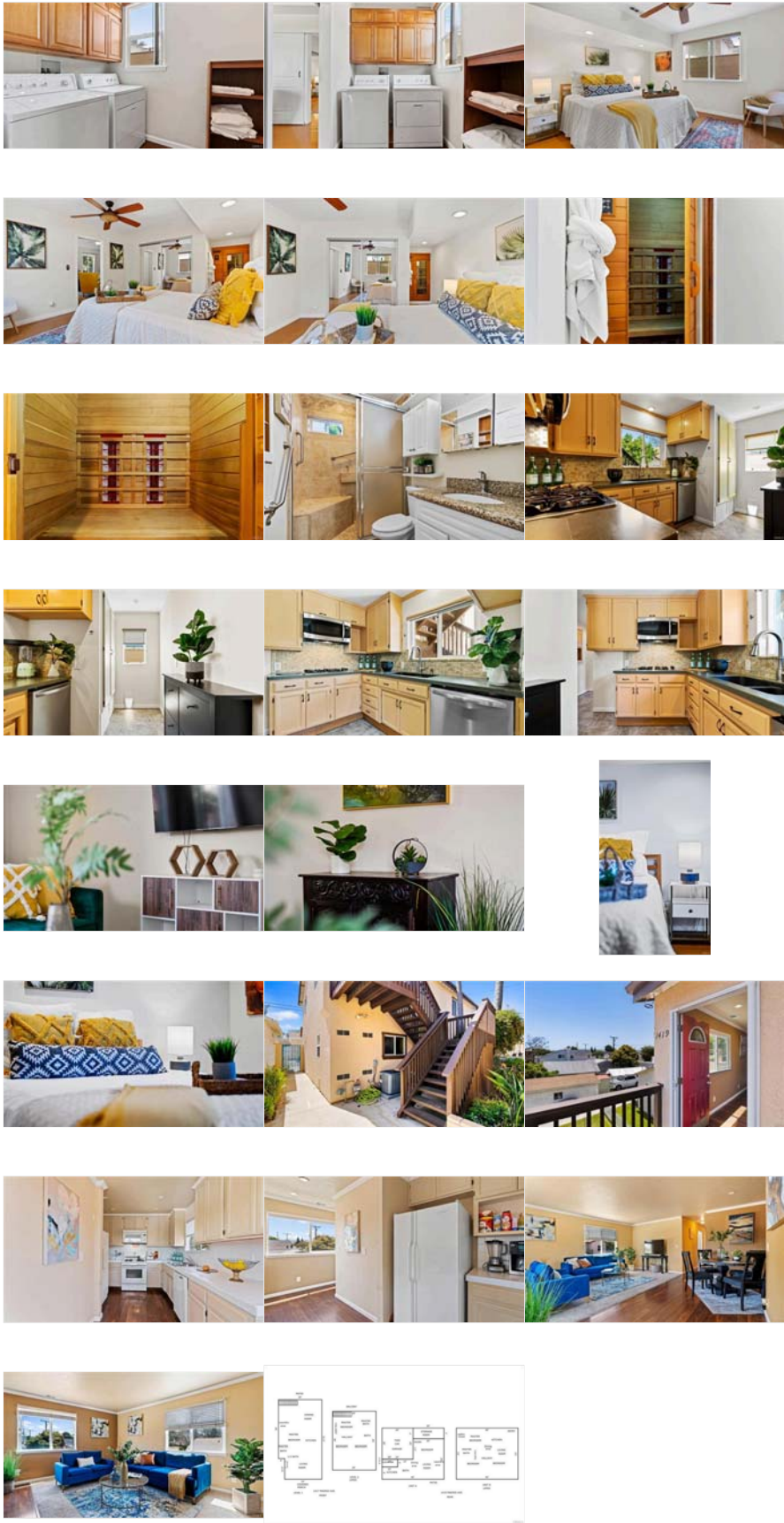
Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos







Closed • Triplex

List / Sold: \$960,000/\$960,000 ↓

629 N Cabrillo Ave • San Pedro 90731

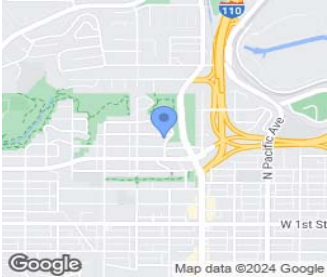
15 days on the market

3 units • \$320,000/unit • 2,576 sqft • 5,347 sqft lot • \$372.67/sqft •

Listing ID: WS24072258

Built in 1935

Off of Summerland



Special Triplex with Rent Control Exempt back Duplex!! Front single unit falls under rent control however it will be delivered VACANT! Discover a lucrative income-producing multiplex in the highly desirable Holy Trinity area of San Pedro. This updated and well-maintained investment includes a front unit featuring a spacious open layout with 2 bedrooms, 1 bath, and convenient in-unit laundry facilities. The unit opens up to a private, expansive front yard, perfect for entertainment and relaxation. The back section houses two additional units: the second unit offers 2 bedrooms and 2 baths, complete with a balcony that boasts panoramic views of the Vincent Thomas Bridge and Long Beach Harbor. The third unit is a well-updated 1 bedroom, 1 bath residence with an open floor plan, including a spacious kitchen, a large, private backyard ideal for family gatherings, shared laundry room. All units are in fair condition. The back building has a roof that was replaced in early 2024, ensuring low maintenance for the new owner. A long and spacious driveway provides ample parking for over five vehicles, supplemented by easy-to-find street parking. Positioned directly across from Leland Park, and minutes away from downtown LA, Rancho Palos Verdes, and Long Beach, this property ensures a combination of comfort, convenience, and strong rental appeal. Enjoy easy access to major freeways, including the 110, 405, 710, and 91, along with proximity to San Pedro's historic downtown area. The local scene includes vibrant restaurants, a weekly farmers market, scenic walking trails, and engaging art galleries. Experience all that San Pedro has to offer in this outstanding investment property.

Facts & Features

- Sold On 06/18/2024
 - Original List Price of \$1,000,000
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - \$393 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area, In Closet
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,900
2:	1	1	1	0	Unfurnished	\$1,450	\$0	\$2,000
3:	1	2	2	0	Unfurnished	\$1,950	\$0	\$2,650

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
 - Buyer Agency Compensation: 2.25%
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7447016013

Michael Lembeck

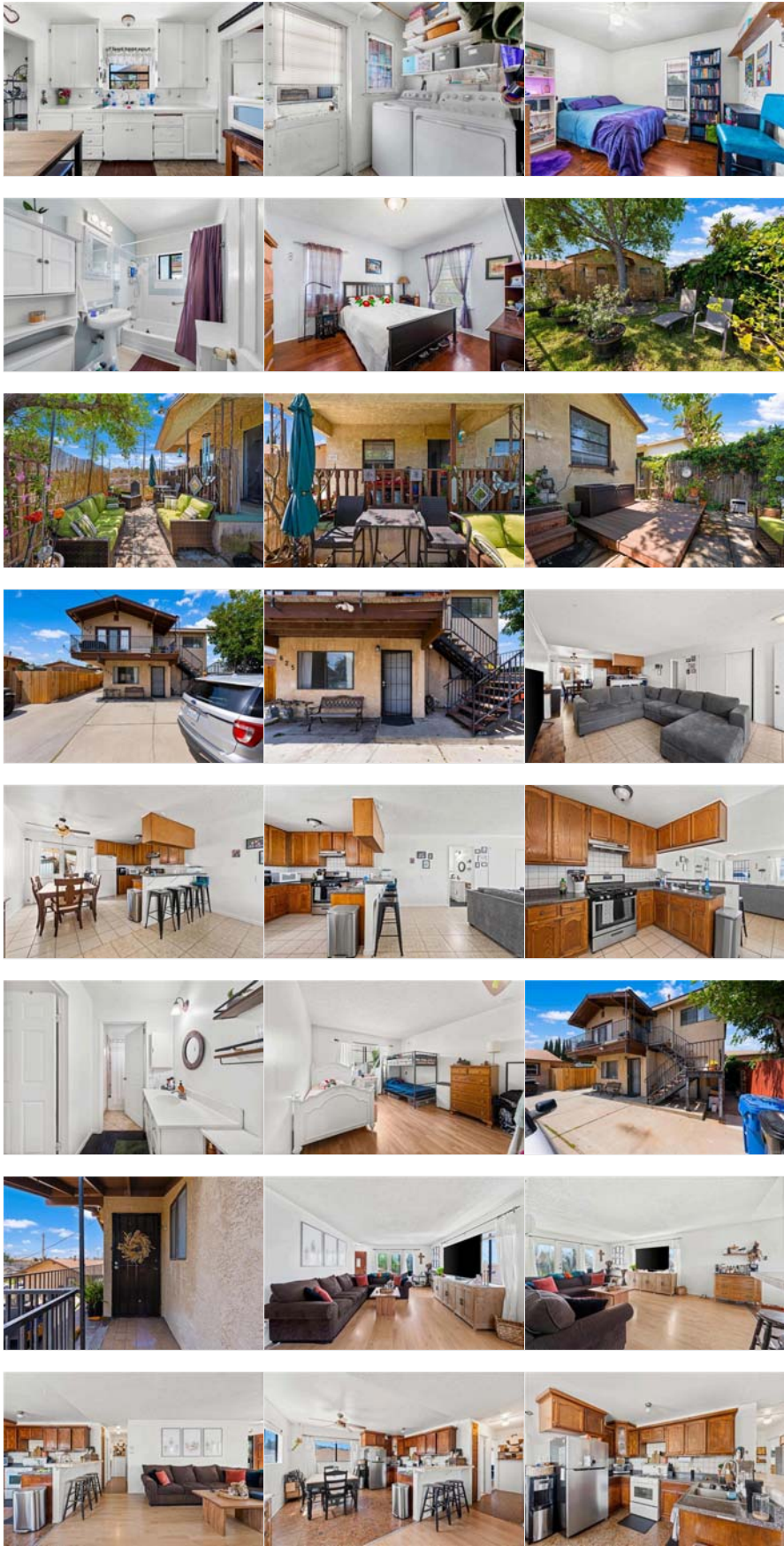
State License #: 01019397
Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: WS24072258

Printed: 06/23/2024 9:16:20 AM

Closed • Triplex

List / Sold:
\$1,499,000/\$1,425,000 ↓
66 days on the market
Listing ID: SR23046931

840 Mountain View St • Altadena 91001
3 units • **\$499,667/unit** • **3,608 sqft** • **19,118 sqft lot** • **\$394.96/sqft** •
Built in 1932
Exit Arroyo Blvd. North to Mountain View



PROPERTY SOLD AS-IS!!! INVESTMENT POTENTIAL!!! FIXER UPPER!!! PLENTY OF ROOM TO BUILD! POSSIBLE LOT SPLIT. Main house is two story with 4 bedroom/2.5 bath. 2ND. unit is 2 bedroom/1 bath. & 3rd unit is 1bedroom/2 bath. This property is close to shopping, transportation and JPL. BUYER TO VERIFY ALL INFORMATION INCLUDING PLANS & PERMITS WITH THE CITY.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$1,499,000
- 3 Buildings
- 3 Total parking spaces
- \$1,488 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$4,000
- 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:	3	7	5	3	Unfurnished	\$0	\$0	\$10,000

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 3%
- 604 - Altadena area
- Los Angeles County
- Parcel # 5823022006

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed • Triplex

List / Sold:

\$1,198,000/\$1,380,000 

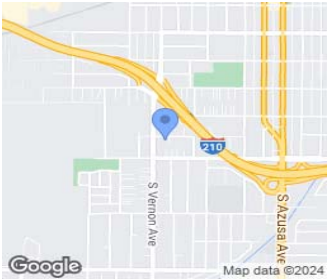
742 Duell St • Azusa 91702

19 days on the market

3 units • \$399,333/unit • 2,780 sqft • 13,260 sqft lot • \$496.40/sqft • Built in 1963

Listing ID: CV24073625

Vernon Ave. / Duell St.



Explore this multifamily property with three distinct units, each offering privacy and comfort. The front unit features three bedrooms, one bath, a garage, laundry, and a patio, functioning as a standalone home. Behind it, a duplex with two units, each with two bedrooms, one bath, separate two-car garages, laundry, and private yards. No shared walls. Ideal for investment or multi-generational living.

Facts & Features

- Sold On 06/20/2024
 - Original List Price of \$1,198,000
 - 2 Buildings
 - Levels: One
 - 10 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central, Wall Furnace
 - \$0 (Unknown)
 - SellerConsiderConcessionYN:
- Laundry: In Garage, See Remarks
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

- Rooms: All Bedrooms Down
 - Floor: Carpet, Laminate, Tile
- Appliances: Free-Standing Range, Disposal, Gas Oven, Water Heater

Exterior

- Lot Features: Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Chain Link, Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Lighting

Annual Expenses

- Total Operating Expense: \$0
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01257829
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- 607 - Azusa area
 - Los Angeles County
 - Parcel # 8615020006

Michael Lembeck

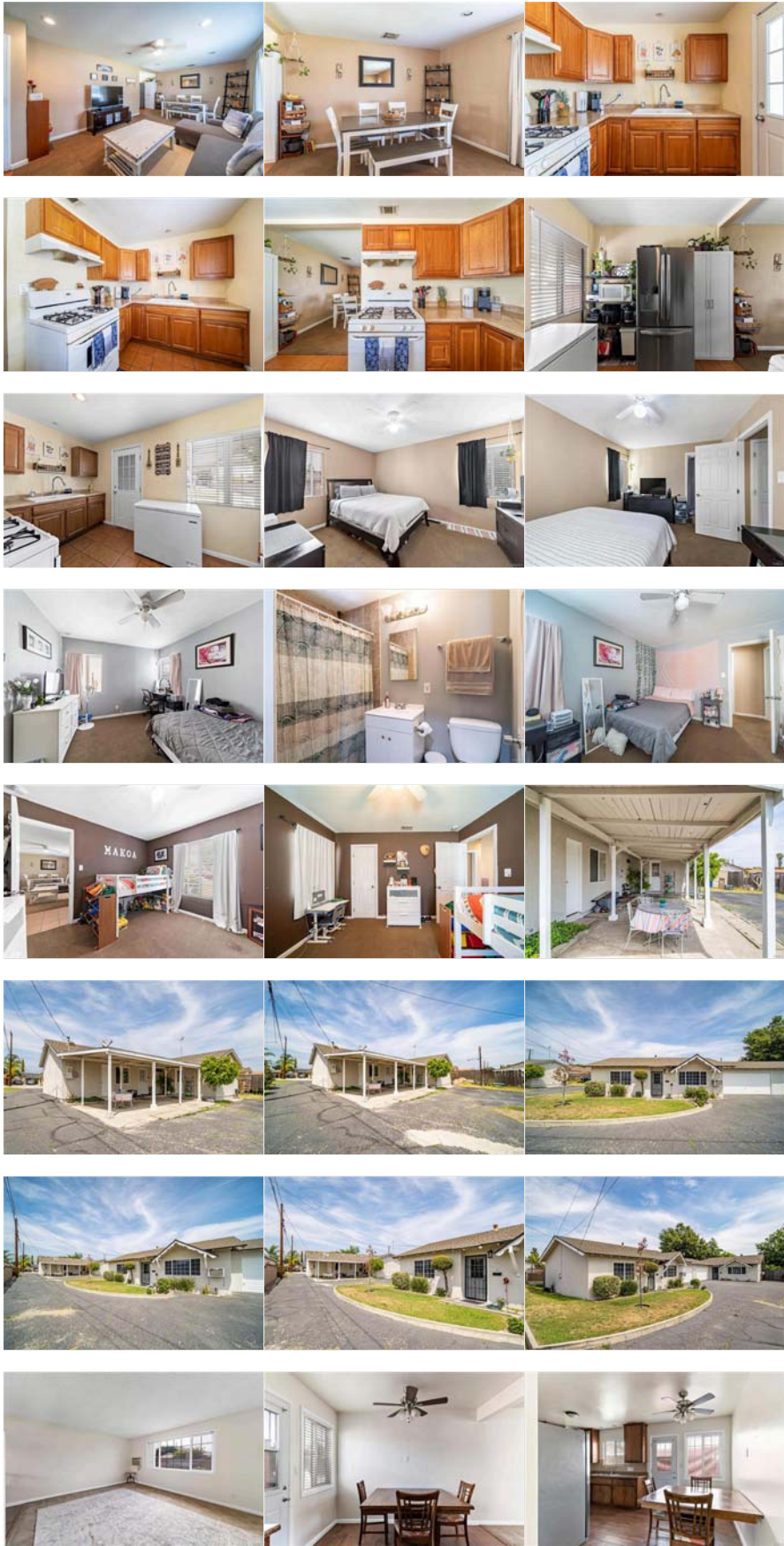
State License #: 01019397
Cell Phone: 714-742-3700

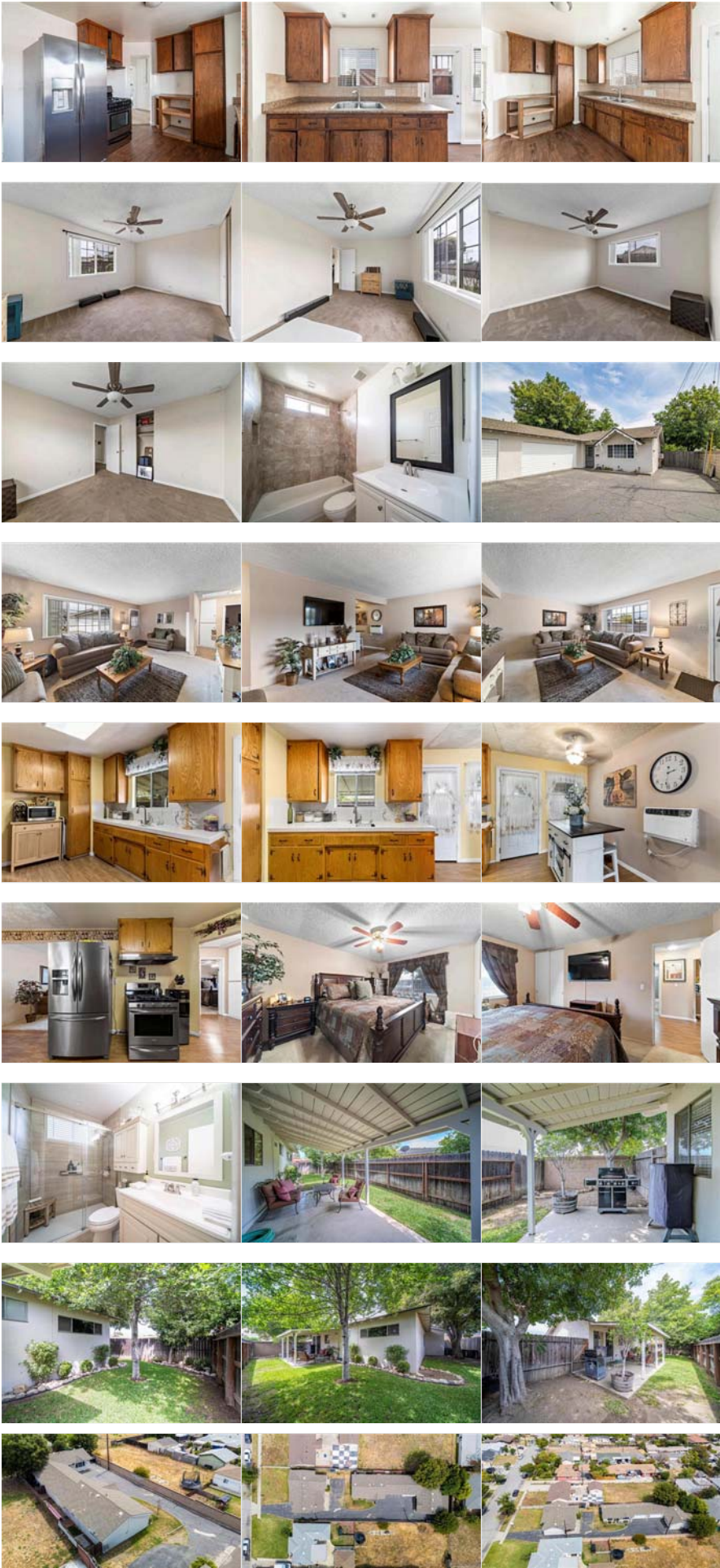
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State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: CV24073625

Printed: 06/23/2024 9:16:20 AM

Closed • Triplex

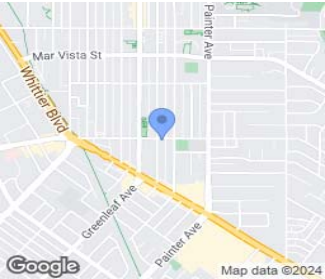
List / Sold: \$920,000/\$900,000 ↓

8002 Bright Ave • Whittier 90602

1 days on the market

3 units • \$306,667/unit • 1,962 sqft • 6,910 sqft lot • \$458.72/sqft • Built in 1939

Listing ID: PW24107788



Great 3 unit property on beautiful tree lined street in a quiet area N of Whittier Blvd... Each unit is 1 bedroom, 1 bathroom with a 1 car garage.. This is a highly sought after area.. This property is located close to schools, shopping and transportation... Great investment opportunity..

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$920,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- \$1,096 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$55248 Gross Scheduled Income
- \$51459 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,789
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,031
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,549
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,209
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,414	\$1,414	\$2,000
2:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$2,000
3:	1	1	1	1	Unfurnished	\$1,595	\$1,595	\$2,000

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8141032001

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

Click arrow to display photos



List / Sold:

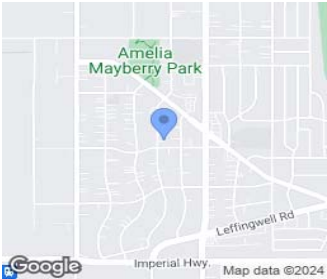
Closed • Single Family Residence

\$1,112,000/\$1,112,000

39 days on the market

Listing ID: OC24011697

11716 Laurel Ave • Whittier 90605
3 units • \$370,667/unit • 2,592 sqft • 15,898 sqft lot • \$429.01/sqft •
Built in 1956
nearest major cross streets are Carmenita Rd and Imperial Hwy



--> DO NOT DISTURB TENANTS. DRIVE BY ONLY. NO WALKING THE PROPERTY.<-- Welcome to this wonderful investment opportunity that awaits your discerning eye! This property features 3 units with 2-bedroom/1-bathroom on a 15,898 sq ft lot. Each of these units is thoughtfully designed to cater to modern living, featuring not only spacious interiors but also the coveted convenience of garages and ample parking spaces. In addition, the inclusion of in-unit laundry facilities adds a practical touch. What sets this investment apart is its rich history, with the same dedicated owner overseeing its care and maintenance since the year 1987. This enduring commitment to the property has imbued it with stability and character, making it an even more attractive prospect for investors seeking a reliable asset. Nestled within a prime location, this property enjoys proximity to various amenities that enhance its appeal. Retail shopping is right around the corner, with popular shopping destinations like Target and Walmart just to name a few. For those seeking outdoor recreation and tranquility, the nearby Amelia Mayberry Park provides a serene escape from the hustle and bustle of life. In summary, this investment property is a true gem in the world of real estate. Its strategic location, and spacious lot make it a compelling choice for savvy investors looking to secure a promising asset. Don't let this opportunity pass you by!

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,112,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Heating: Gravity
- \$1,206 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$45585 Gross Scheduled Income
- \$38235 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Main Floor Bedroom
- Appliances: None, Gas Water Heater, Water Heater
- Floor: Carpet, Tile, Vinyl
- Other Interior Features: Formica Counters

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 10000-19999 Sqft, Near Public Transit, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$191.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01886242
- Gardener:
- Licenses:
- Insurance: \$5,026
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$0
2:	1	2	1	1	Unfurnished	\$1,135	\$1,135	\$0
3:	1	2	1	1	Unfurnished	\$1,135	\$1,135	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8026011009

Michael Lembeck

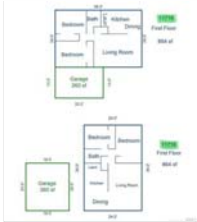
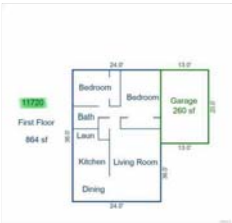
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24011697

Printed: 06/23/2024 9:16:21 AM

Closed • Triplex

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

3443 9th Ave • Los Angeles 90018
3 units • \$231,667/unit • 1,878 sqft • 5,600 sqft lot • \$372.74/sqft •
Built in 1903

82 days on the market
Listing ID: PW24031663

Cross streets are Jefferson Blvd and 9th Ave



Pleased to present 3443 9th Ave, a triplex located in Los Angeles. The main house boasts a spacious and inviting layout with three bedrooms and one bathroom, providing ample room for families or those who appreciate extra space. Complementing the main residence are two separate one-bedroom, one-bathroom units, each offering a private and cozy living space. These units are ideal for generating additional rental income or accommodating extended family members, providing flexibility to meet diverse housing needs. Situated in a prime location on 9th Ave, this property benefits from its proximity to amenities, schools, and recreational facilities, making it an attractive option for both residents and investors alike.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$695,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$371 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 2.8
- \$40908 Gross Scheduled Income
- \$19226 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: \$20,454
- Electric: \$1,075.00
- Gas: \$1,075
- Furniture Replacement:
- Trash: \$1,075
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,809
- Maintenance: \$3,174
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,075
- Other Expense: \$1,463
- Other Expense Description: admin

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	0	Unfurnished	\$1,404	\$1,404	\$2,800
2:	2	1	1	0	Unfurnished	\$1,002	\$2,005	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5044014013

Michael Lembeck

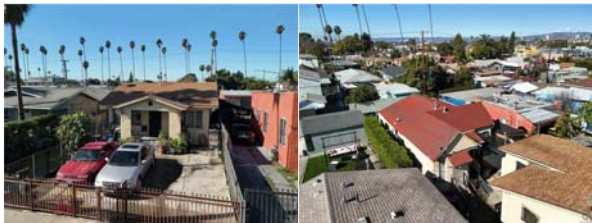
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CUSTOMER FULL: Residential Income LISTING ID: PW24031663

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Closed • Triplex

List / Sold:
\$1,200,000/\$1,050,000 ↓
42 days on the market
Listing ID: DW24065319

2001 Berkeley Ave • Los Angeles 90026
3 units • **\$400,000/unit** • **2,422 sqft** • **7,469 sqft lot** • **\$433.53/sqft** •
Built in 1939
just off of Scott and Liberty



Investment Opportunity in Los Angeles. Three detached units with 3 car garages. Two units are each 1 bedroom and 1 bathroom and third unit is 2 bedrooms and 1 bathroom. Conveniently located close to shopping, entertainment, freeways, etc...

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$1,200,000
- 3 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$407 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen
- \$55680 Gross Scheduled Income
- \$43680 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: See Remarks
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$9,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$800	\$800	\$800
2:	1	1	1	1	Unfurnished	\$1,840	\$1,840	\$1,840
3:	1	2	1	1	Unfurnished	\$2,000	\$2,000	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5419002017

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: DW24065319

Printed: 06/23/2024 9:16:21 AM

Closed • Triplex

List / Sold:

\$1,600,000/\$1,588,000 ↓

14 days on the market

Listing ID: SB24091715

2639 Highland Ave • Santa Monica 90405
3 units • \$533,333/unit • 1,647 sqft • 4,288 sqft lot • \$964.18/sqft •
Built in 1913
On Highland Ave, between Ocean Park Blvd and Hill St



First time on the market in 46 years, 2639-2643 Highland Avenue is a charming and unique corner lot property comprised of three detached, bungalow-style residences! With (1) 1Bed+1Bath front house, (1) 2Bed+1Bath middle house, and (1) VACANT 2Bed+1Bath back house, this is the perfect opportunity for an owner-user or investor looking for a prime Ocean Park asset. Additionally, there is a bonus room + bathroom that could double as a bedroom, art studio, gym, or office with the potential to be connected to the upstairs owner's unit or legalized as a rental unit using the ADU law. Sitting on a 4,288 square foot corner lot with lush greenery and an ocean breeze, each house features a separate entrance and a private deck, yard, or patio. There are also (2) single-car garages, one of which to be delivered VACANT. Located in the Ocean Park neighborhood just blocks from the beach, Ocean View Park, and Main St, and only a short walk to Rose Ave and Abbot Kinney in Venice, this property is centrally located near some of the most highly rated shops, dining, and entertainment venues. ATTENTION: Owner-occupied triplexes can qualify for a temporary use exemption from Santa Monica's rent control law. Properties like this rarely become available! See supplements for OM.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,600,000
- 3 Buildings
- Levels: Multi/Split
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$853 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 4.83
- \$110592 Gross Scheduled Income
- \$77234 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$30,041
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$2,623	\$2,623	\$3,395
2:	1	2	1	0	Unfurnished	\$2,598	\$2,598	\$3,995
3:	1	2	1	1	Unfurnished	\$0	\$0	\$3,995

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4287015005

Michael Lembeck

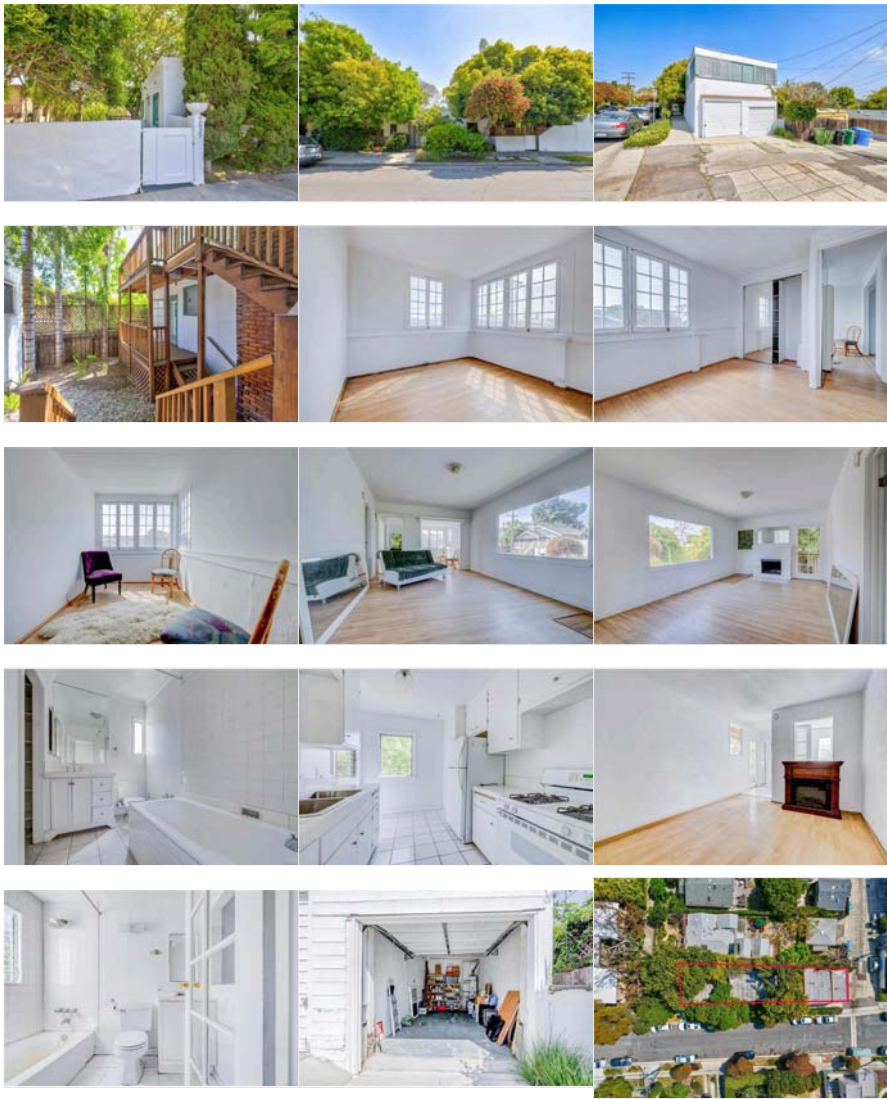
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CUSTOMER FULL: Residential Income LISTING ID: SB24091715

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Closed •

859 N Mansfield Ave • Los Angeles 90038
3 units • \$533,333/unit • 2,419 sqft • 6,002 sqft lot • \$684.17/sqft •
Built in 1923
North of Melrose, East of La Brea

List / Sold:
\$1,600,000/\$1,655,000 ↓
62 days on the market
Listing ID: 24382095



Proudly introducing a special opportunity to own a stellar income property in this coveted N. Hancock Park/Melrose Adjacent location. Situated perfectly on a gorgeous tree-lined street, this ideal triplex resides on an expansive corner lot providing integrity and privacy for each individual unit. 859 N. Mansfield is the flagship 2BR/2BA unit and features a large front yard, an inviting covered front porch, character windows, barreled ceilings, tiled fireplace in living room, and private outdoor patio with stackable laundry closet. 6900 Willoughby is another generously-sized 2BR/2BA unit, boasting a tiled fireplace in the living room, updated kitchen and bathrooms, stackable laundry unit, and charming private outdoor space to gather. 6900 1/2 Willoughby adorably showcases a smart and efficient living space and kitchen and a comfortable loft-style bedroom perch above. Uncovered parking spaces on driveway (at least 2, possibly up to 4 smaller vehicles) can be shared between the units as you see fit. You can walk to nearby green spaces at Poinsettia and Plummer Parks and you'll be able to savor enviable proximity to plenty of local destinations and favorites such as Cat & Fiddle, Gigi's, Mother Tongue, Mozzaplex, Petit Trois, Providence, and Sightglass Coffee. Charm and character are simply overflowing at this rare trophy property, where all units can be delivered vacant at COE. It's a wonderful addition to an end owner-user OR any investor's portfolio as 859 N. Mansfield is a terrific long-term location and investment.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,749,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$97200 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$32,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- 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	\$1,500	\$1,500	\$3,750
2:	2	2	2		Unfurnished	\$2,900	\$2,900	\$3,750
3:	3	0	1		Unfurnished	\$2,200	\$2,200	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524001029

Michael Lembeck

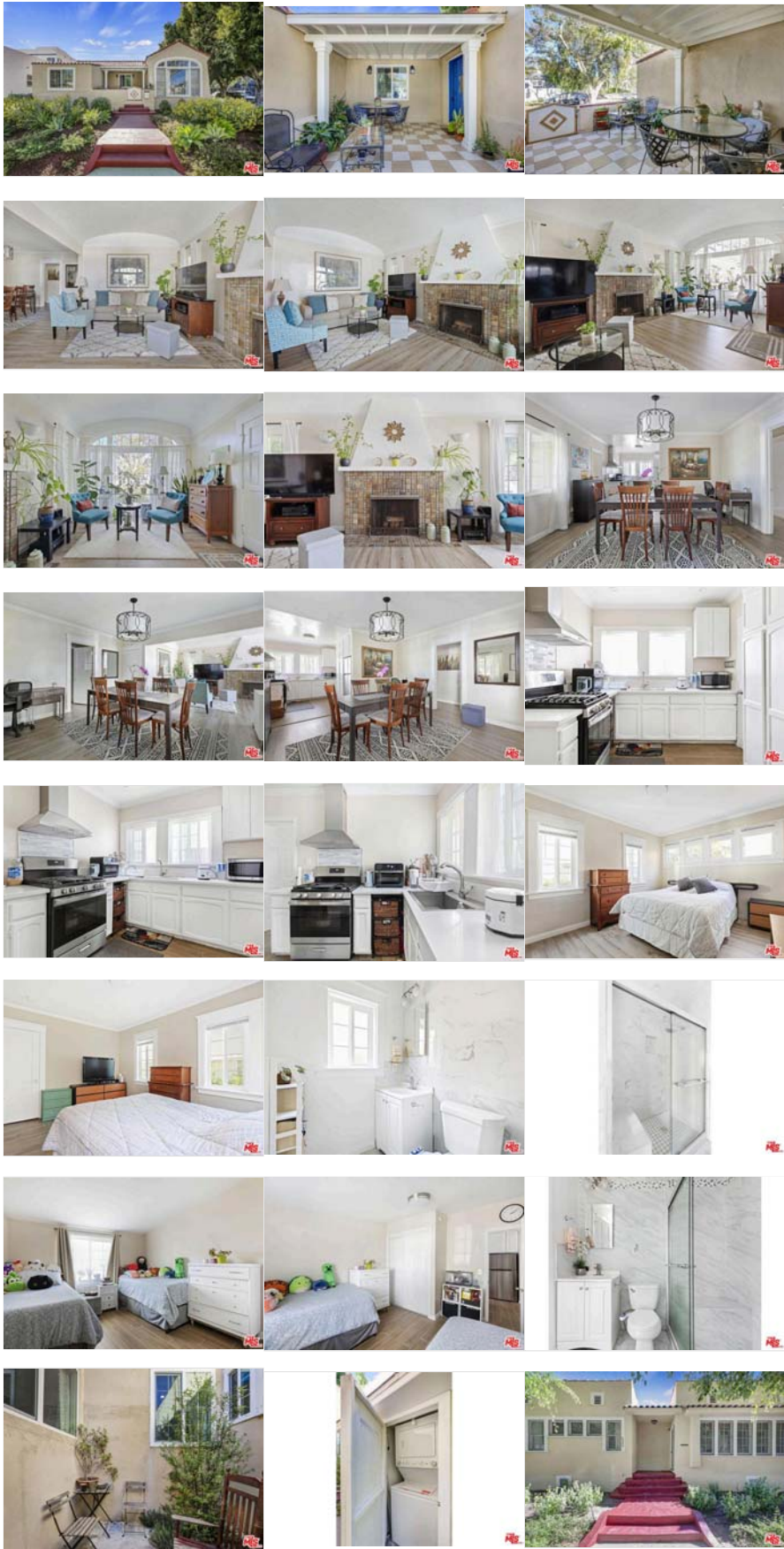
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Cell Phone: 714-742-3700

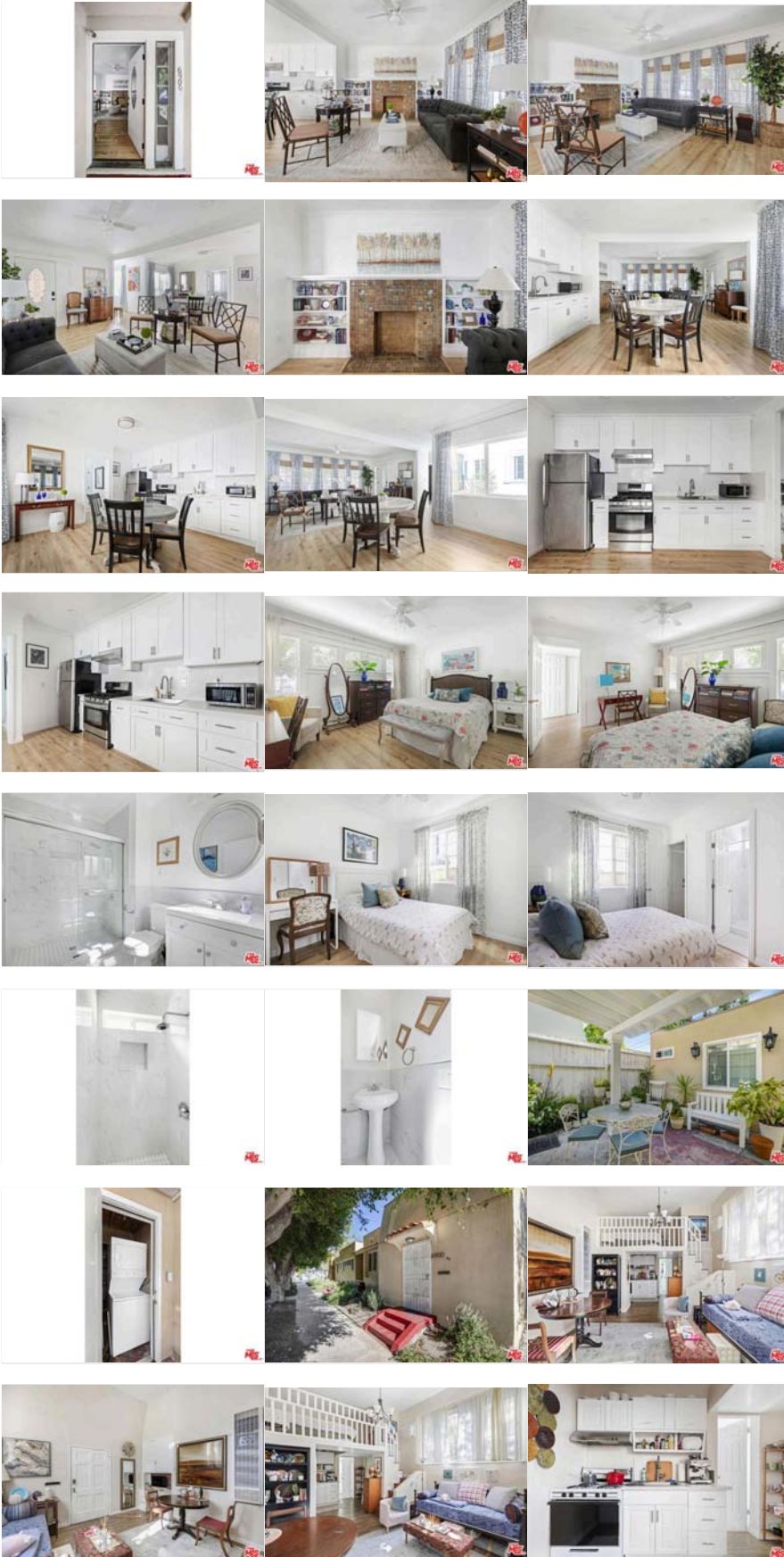
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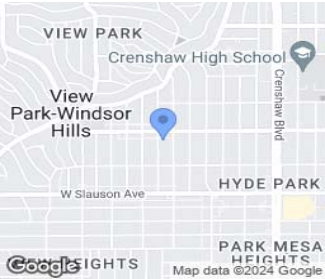
Closed • Duplex

List / Sold: \$500,000/\$602,500

5414 S Mullen Ave • Los Angeles 90043
3 units • \$166,667/unit • 2,120 sqft • 6,996 sqft lot • \$284.20/sqft •
Built in 1940

28 days on the market
Listing ID: SB24093506

North of Slauson east of Angeles Vista



Unlock your next lucrative venture with this prime development opportunity nestled at 5414 S. Mullen Ave in Los Angeles County. Unlike properties under Los Angeles City's rent control, this Windsor Hills property offers unparalleled potential for investors and developers alike. While the existing structure may be at the end of its journey, its true value is centrally located property allowing for multiple units in an area in demand. Seize a brand-new beginning for redevelopment in the heart of this thriving residential landscape. Positioned strategically, this property boasts seamless access to the Metro K line minutes away as well as nearby amenities and attractions, ensuring maximum convenience and desirability. This coveted location sets the stage for immediate development upon acquisition, streamlining your path to success. Coupled with LCR2YY zoning and the prospect of additional ADUs, this investment promises to meet the soaring demand for housing in the vibrant tapestry of Los Angeles County.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$500,000
- 1 Buildings
- 0 Total parking spaces
- \$1,152 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- 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: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02030097
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

- Standard sale
- Buyer Agency Compensation: \$2500
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5007016032

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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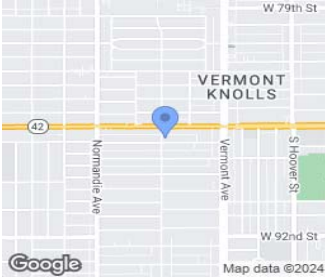


Closed • Triplex

List / Sold: \$699,950/\$740,000 ↓

1155 W 87th St • Los Angeles 90044
3 units • \$233,317/unit • 1,478 sqft • 6,617 sqft lot • \$500.68/sqft •
Built in 1917
South of Manchester Avenue & West of Vermont Avenue

10 days on the market
Listing ID: SR24094634



Welcome to your prime investment opportunity nestled in the vibrant heart of Southwest LA. Positioned west of Vermont Ave and south of Manchester Ave, this enchanting triplex boasts Spanish-style architecture, promising both timeless charm and modern appeal. Comprising three captivating 1 Bedroom & 1 Bathroom units, this property presents a compelling prospect for investors seeking both stability and growth. Unit 1, situated at the front of the triplex, awaits its next tenant, offering a blank canvas for your vision. The front units have undergone a complete transformation, featuring new laminate flooring, fresh interior paint, sleek quartz countertops, and upgraded fixtures including new toilets and bathroom vanities. With clay tile roofing and efficient wall heaters, each unit embodies quality craftsmanship and attention to detail. Strategically located, this property grants easy access to a myriad of amenities, including banks, schools, shopping centers, restaurants, and hospitals, ensuring unparalleled convenience and comfort for tenants. Whether you're a seasoned investor or embarking on your first foray into real estate, this triplex presents an unmissable opportunity to capitalize on the thriving Southwest LA market. Don't let this chance slip away—unlock the potential for lucrative returns on your investment today.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- \$67704 Gross Scheduled Income
- \$62504 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$13,575
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01917184
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,600
- 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	\$2,000
2:	1	1	1	0	Unfurnished	\$2,000	\$2,000	\$2,000
3:	1	1	1	0	Unfurnished	\$1,642	\$1,642	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6047003012

Michael Lembeck

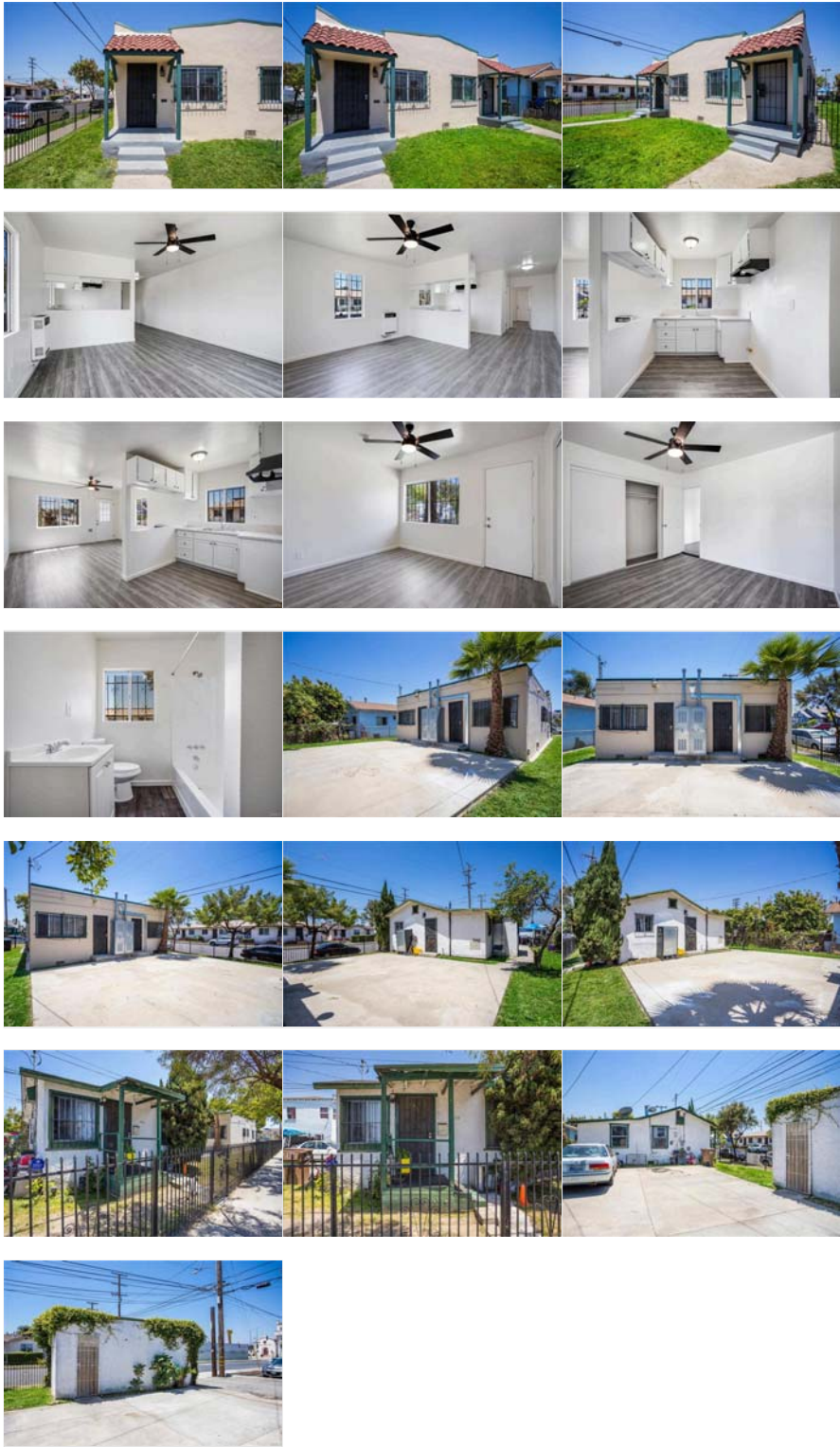
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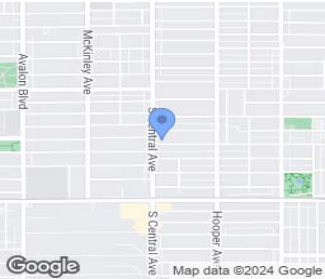
Closed • Duplex

List / Sold: \$650,000/\$685,000

1121 E 55th St • Los Angeles 90011
3 units • \$216,667/unit • 1,903 sqft • 5,119 sqft lot • \$359.96/sqft •
Built in 1903

8 days on the market
Listing ID: DW24077473

Between Central and Hooper



This property is a duplex located conveniently close to downtown Los Angeles. It features a total of 5 bedrooms and 2 bathrooms, making it spacious enough for a large family or for rental purposes. The house has been updated with a new roof and new windows, offering improved energy efficiency and curb appeal. Additionally, there's a sizable backyard for outdoor activities or relaxation. For parking, the property includes a two-car garage along with a long driveway, providing ample space for additional vehicles or guests. Being just a 15-minute drive from downtown LA, this property is ideal for those who need easy access to the city while enjoying the comfort and convenience of a suburban-like setting.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$650,000
- 1 Buildings
- Levels: One, Two
- 4 Total parking spaces
- \$2,830 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$100.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01316242
- 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	1	2	Unfurnished	\$0	\$0	\$3,000
2:	2	1	1	0	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.5%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5104016016

Michael Lembeck

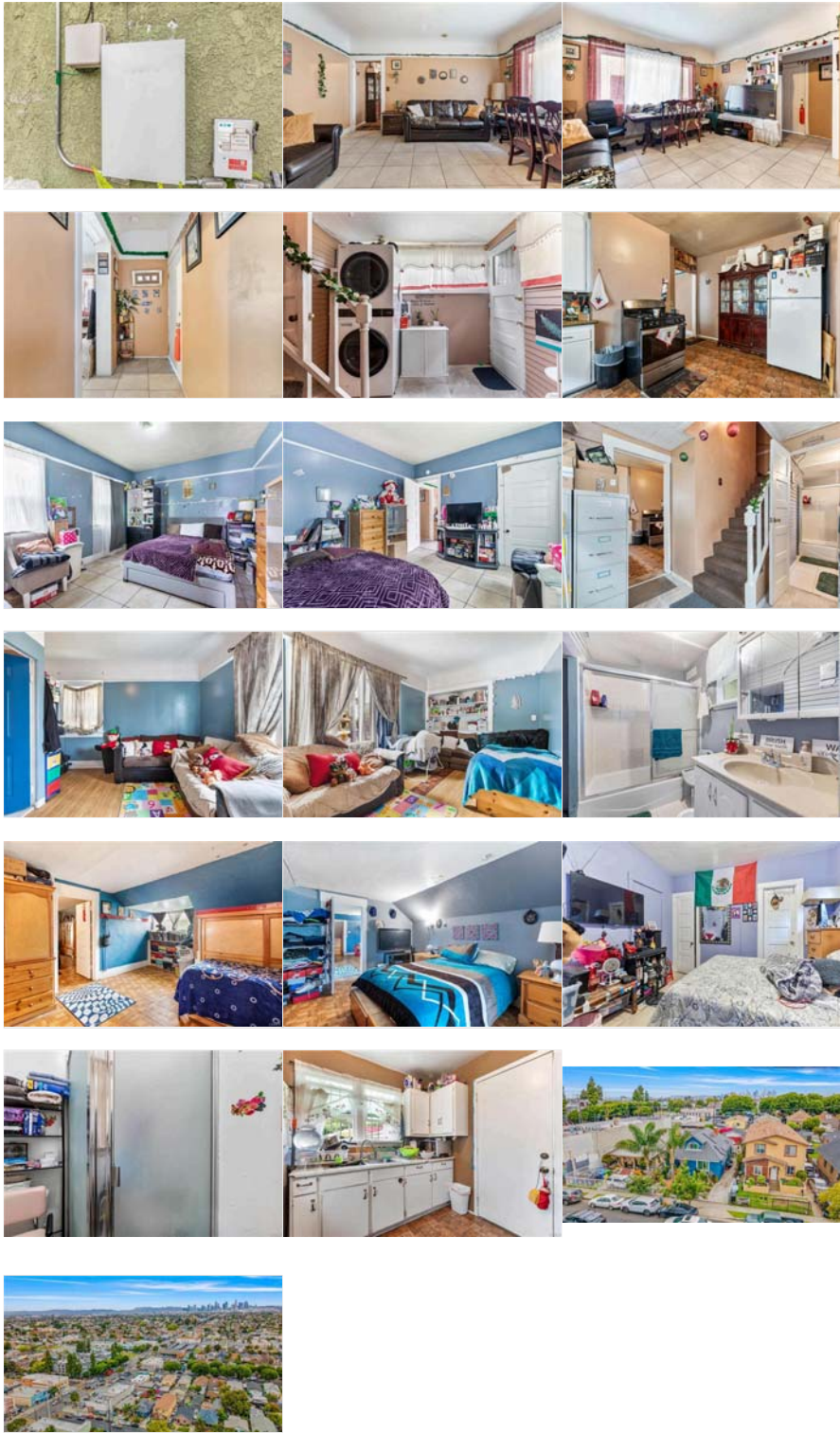
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Newport Beach, 92660

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Closed •

439 W W 71st St • Los Angeles 90003
3 units • \$533,333/unit • 4,277 sqft • 5,107 sqft lot • \$374.09/sqft •
Built in 2024

Heading south on S Figueroa St, turn left onto W 71st St, the destination is on your left



List / Sold:

\$1,600,000/\$1,600,000 ↓

61 days on the market

Listing ID: 24353091

Unheard of 7% CAP RATE!!! Real rents, real tenants, currently occupied! Do not miss this great investment opportunity. This NON RENT CONTROLLED duplex + adu is made up of two huge 5 bed/3 bath units & one detached 3 bed bath unit. This property is an unbeatable opportunity for investors to have immediate easy cash flow. Property itself is brand new condition, built in 2023, and comes with six spacious parking spots, brand new appliances, and spacious floor plans. Do not miss this opportunity!

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,649,500
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- 6 Total carport spaces
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 6.66
- \$109800 Net Operating Income

Interior

- Appliances: Oven, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$36,600
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 6013028011

Michael Lembeck

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

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CUSTOMER FULL: Residential Income LISTING ID: 24353091

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Closed • **Quadruplex**

List / Sold: **\$1,065,000/\$975,000** ↓

10511 S Inglewood Ave • Inglewood 90304

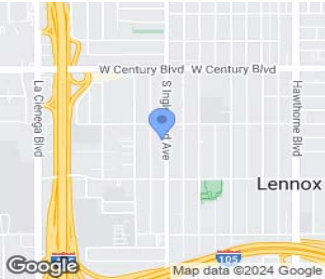
57 days on the market

4 units • **\$266,250/unit** • **2,437 sqft** • **6,618 sqft lot** • **\$400.08/sqft** •

Built in 1952

Listing ID: SB24056428

Between Lennox Blvd and 104th St



Facts & Features

- Sold On 06/20/2024
- Original List Price of \$1,165,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$3,427 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$84843 Gross Scheduled Income
- \$78684 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$6,159
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,972
- Cable TV: 01905758
- Gardener:
- Licenses:
- Insurance: \$1,768
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,419
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,995
2:	1	1	1	0	Unfurnished	\$1,580	\$1,580	\$1,995
3:	1	1	1	1	Unfurnished	\$1,795	\$1,795	\$1,995
4:	1	2	1	2	Unfurnished	\$2,046	\$2,046	\$2,495

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
- Buyer Agency Compensation: 2%
- 105 - Lennox area
- Los Angeles County
- Parcel # 4038021008

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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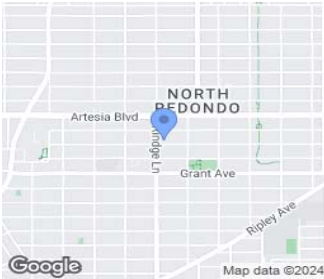
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Closed • Quadruplex

List / Sold:
\$1,560,000/\$1,560,000
0 days on the market
Listing ID: PV24127664

2205 Carnegie Ln • Redondo Beach 90278
4 units • \$390,000/unit • 2,725 sqft • 7,484 sqft lot • \$572.48/sqft •
Built in 1939
Rindge Lane and Carnegie Lane.



The traditional 4-unit property boasts a detached front house with 2 bedrooms, 1 bath, a laundry room, dining room, kitchen, and a spacious living room. The rear building houses three units, each with 1 bedroom and 1 bath; two are located upstairs and one on the ground level. Additionally, there are two attached one-car garages.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,560,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Floor Furnace, Wall Furnace
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- 4 electric meters available
- 4 gas meters available
- 4 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: 01845055
- 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	1	1	1	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$0	\$0	\$0
4:	1	1	1	0	Unfurnished	\$0	\$0	\$0

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
- Buyer Agency Compensation: 2.5%
- 151 - N Redondo Bch/Villas North area
- Los Angeles County
- Parcel # 4157005016

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PV24127664

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Closed • Quadruplex

List / Sold:
\$1,899,000/\$1,900,000 
53 days on the market
Listing ID: BB24061437

3807 W Victory Blvd • Burbank 91505
4 units • \$474,750/unit • 3,697 sqft • 6,502 sqft lot • \$513.93/sqft •
Built in 1940
West of Hollywood Way



Welcome to 3807 W Victory Blvd. This lovely, immaculately maintained fourplex is located in the heart of Burbank. With only several owners since its construction in 1940, the property holds historical value, reflecting its resilience and attractiveness as a long-term investment. This property presents an amazing opportunity to own a piece of rental property in the sought-after media capital of Los Angeles. Ideally located, a sought-after area known as the media capital of Los Angeles, the property offers proximity to major studios such as Disney, Warner Bros, and Universal Studios. It's also close to amenities like parks, schools, transportation hubs, St. Joseph Hospital, Hollywood/Burbank Airport, and Downtown Burbank. The property boasts long-term tenants, ensuring a steady rental income stream. The mix of units, including a 4-bedroom, 2-bath home in the front and a gated triplex at the rear, caters to a diverse tenant demographic, enhancing income stability. Property Features: The 4-bedroom, 2-bath front home exudes curb appeal and retains its original charm with tile flooring. The triplex at the rear, constructed in the late 1980s, offers a variety of unit sizes (2-bedroom/2-bath, 2-bedroom/1-bath, and 1-bedroom/1-bath) to attract different tenants. All units are equipped with central heating and air conditioning, newer water heaters, double-paned windows, and an automatic sprinkler system. Parking and Amenities: The property provides ample parking space with 7 spots, 6 of which are covered. Additional storage areas and a separate coin-operated washer and dryer area contribute to the convenience and attractiveness of the property along with additional income. Prospective buyers are urged to respect the privacy of the existing tenants and refrain from disturbing them during viewings or inquiries.

Facts & Features

- Sold On 06/18/2024
 - Original List Price of \$1,899,000
 - 2 Buildings
 - Levels: One
 - 7 Total parking spaces
 - 7 Total carport spaces
 - Cooling: Central Air
 - Heating: Central
 - \$482 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Washer Included
 - \$117708 Gross Scheduled Income
 - \$99372 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Sprinklers In Front
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$20,736
 - Electric: \$240.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01430290
 - Gardener:
 - Licenses:
- Insurance: \$2,520
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,440
 - Other Expense: \$120
 - Other Expense Description: gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$3,244	\$3,244	\$4,800
2:	1	2	2	2	Unfurnished	\$2,446	\$2,446	\$3,500
3:	1	2	1	2	Unfurnished	\$2,214	\$2,214	\$3,100
4:	1	1	1	1	Unfurnished	\$1,905	\$1,905	\$2,500

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2%
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2463003014

Michael Lembeck

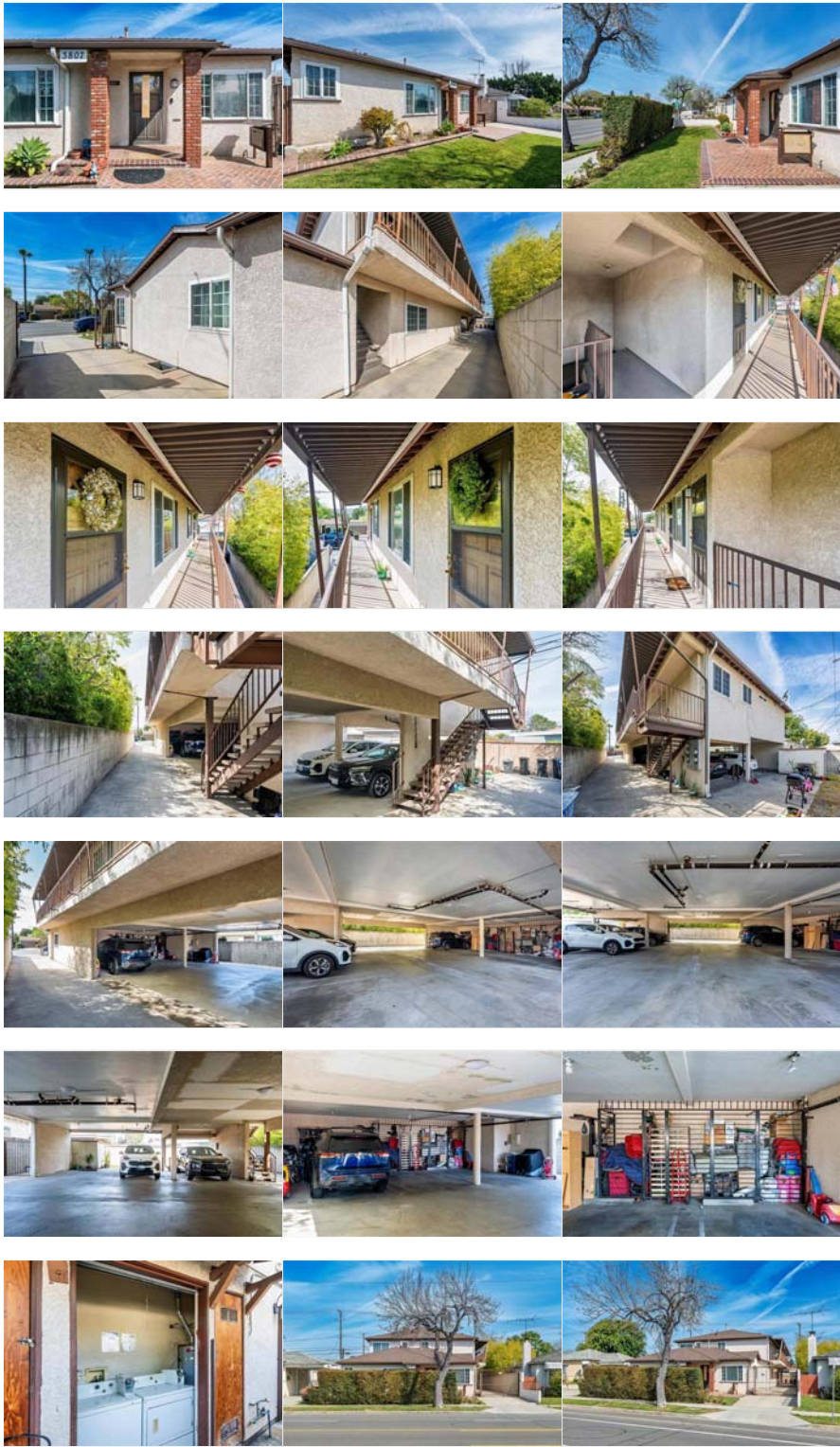
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Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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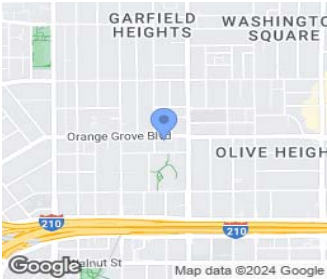
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Closed • Quadruplex

List / Sold:
\$1,450,000/\$1,350,000 ↓

350 E Orange Grove Blvd • Pasadena 91104
4 units • \$362,500/unit • 3,403 sqft • 10,134 sqft lot • \$396.71/sqft •
Built in 1908
Between Garfield & Los Robles

601 days on the market
Listing ID: PF22185588



4 units on a large lot. Lots of potential. Centrally located between Garfield & Los Robles. The front building is a residence with 6 bedrooms and 4 baths. Large front porch. Living room has beamed ceilings. Central air and heat. Large ceiling fans. Spacious kitchen with generous counter space & cabinets. The duplex located in the rear was built in 1988. It consists of 2 X two bedrooms with one bath built over the 8 car carport. Both units have laminated floors, wall heaters, acoustic ceilings & walk in & linen closets. There is a fourth unit with one bedroom / 1 bath located in the back. It has high ceilings. Sold in as-is condition. Large lot Zoned FGSP-C-3D allows for a wide variety of uses- residential care facility, office, food, catering, child care etc. Two units will be delivered vacant.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,699,000
- 2 Buildings
- Levels: One, Two
- 10 Total parking spaces
- 8 Total carport spaces
- Heating: Central, Wall Furnace
- \$1,100 (Estimated)
- SellerConsiderConcessionYN:
- Cap Rate: 1.11
- \$44400 Gross Scheduled Income
- \$16023 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$27,657
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$1,920
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$1,600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	6	4	0	Unfurnished	\$0	\$0	\$4,800
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,800
3:	1	2	1	0	Unfurnished	\$1,900	\$1,900	\$2,500
4:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 645 - Pasadena (NW) area
- Los Angeles County
- Parcel # 5725029015

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold:

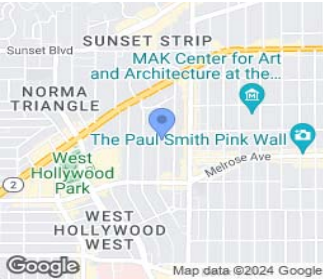
\$1,495,000/\$1,420,000 ↓

78 days on the market

Listing ID: 24375029

738 Westmount Dr • West Hollywood 90069
4 units • \$373,750/unit • 2,046 sqft • 4,318 sqft lot • \$694.04/sqft •
Built in 1950

Corner of Westmount Dr and Sherbourn Dr, between Santa Monica and Melrose Avenue. West of La Cienega.



GREAT WEST HOLLYWOOD LOCATION! Four plex in Prime West Hollywood West located just West of La Cienega! Walk to great restaurants, finest stores and shops and entertainment venues. Tree lined street with permit parking and plenty of lush greenery. Property is fenced, hedged and has locked gates for privacy and security. Plenty of upside in current rents. Each unit has washer and dryer and most units have private gardens. Building has been professionally managed and most units are upgraded. Priced to sell! Houses in this area typically sell for much more than this property.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,495,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- Heating: Forced Air
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$48424 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$34,256
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02173137
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,987	\$1,987	\$2,800
2:	1	1	1		Unfurnished	\$2,068	\$2,068	\$2,800
3:	1	1	1		Unfurnished	\$1,723	\$1,723	\$2,500
4:	1	0	1		Unfurnished	\$1,271	\$1,271	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 4337004052

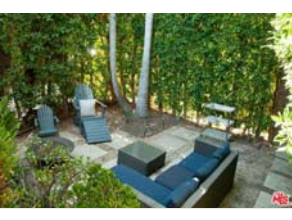
Michael Lembeck

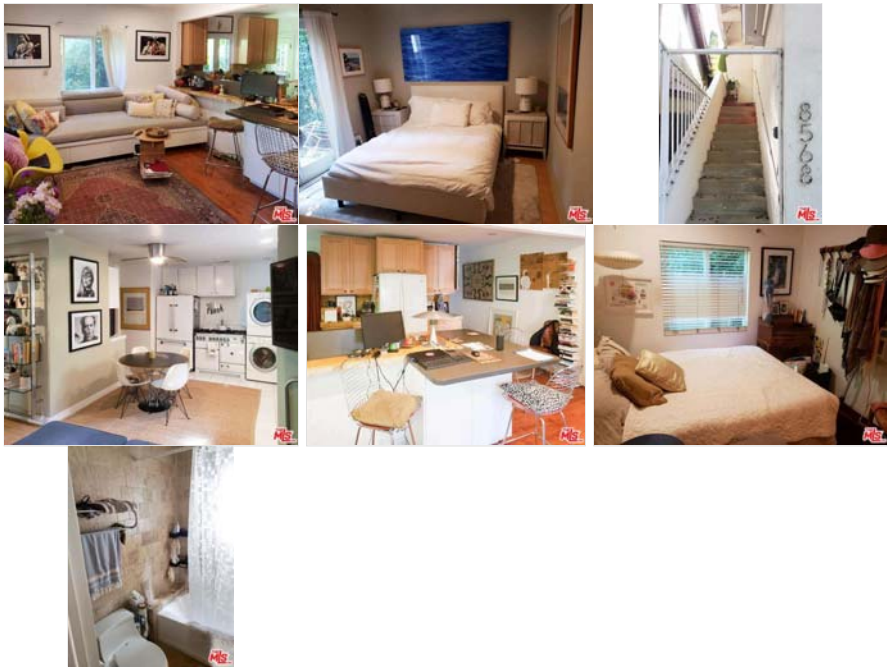
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State License #: 01875823
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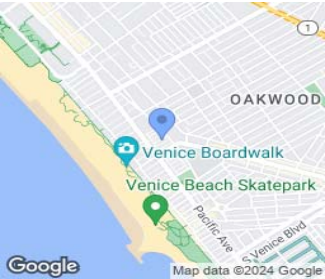
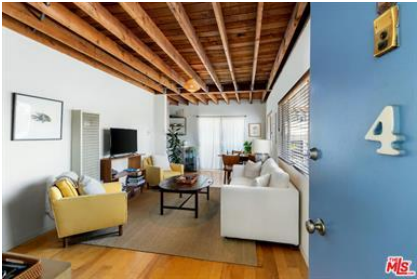
List / Sold:

\$1,950,000/\$1,835,000 ↓

414 days on the market

Listing ID: 23267293

123 Park Pl • Venice 90291
4 units • \$487,500/unit • 2,008 sqft • 2,250 sqft lot • \$913.84/sqft •
Built in 1965
West of Main, East of Pacific, South of Rose and North of Abbot Kinney/Brooks



Welcome to the walk Streets of Venice, one block from the Beach at the end of Abbot Kinney/Brooks and just south of Main street. The location is outstanding. Enter through the white picket fence into a shared sun trap of a garden, to be enjoyed by all. This is a four unit building, fully occupied. On the ground floor is unit 1, a 1 bedroom, 1 bathroom unit, and on the 2nd floor are three units, 2 studios and another 1 bedroom, 1 bathroom unit. The units on the upper floor have all been updated. The one bedroom unit upstairs has an exposed wood ceiling, stainless steel appliances, wood floors, cool light fixtures, wood blinds, a little desk area and a light and airy bathroom. There is also a communal laundry, and a carport that fits 6 cars tandem. There are 4 storage bins for the tenants use. Good steady income, low expenses. Expenses include projected property taxes for new owner. An all round great investment. Will need 72 hours notice to show Monday - Saturday.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,950,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.09
- \$60419.4 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$25,801
- Electric: \$1,279.00
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$770
- Other Expense: \$552
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,700	\$1,700	\$3,000
2:	2	0	1		Unfurnished	\$1,395	\$1,395	\$1,500
3:	3	0	1		Unfurnished	\$1,395	\$1,395	\$1,500
4:	4	1	1		Unfurnished	\$2,695	\$2,695	\$3,000

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C11 - Venice area
- Los Angeles County
- Parcel # 4286014022

Michael Lembeck

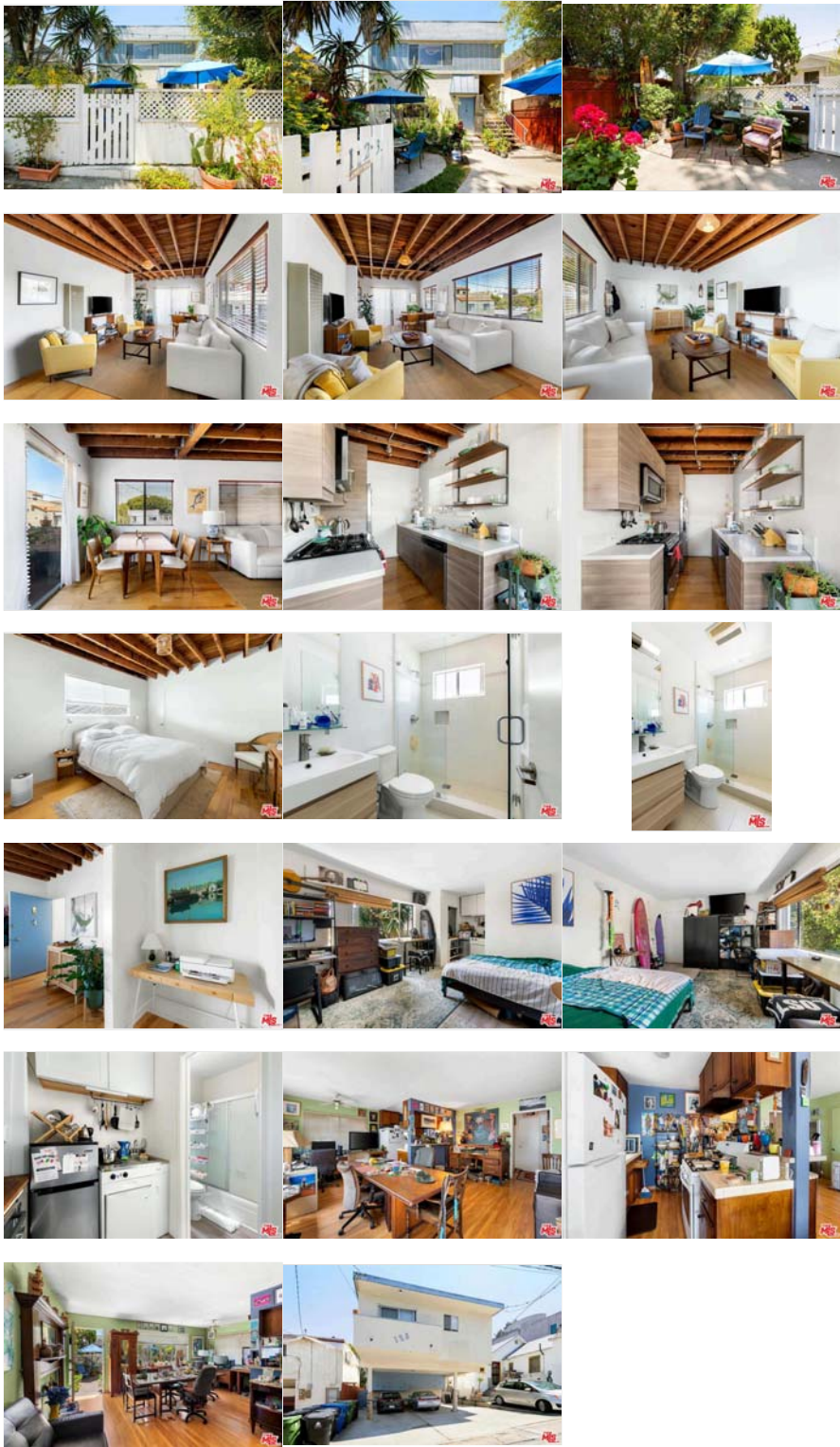
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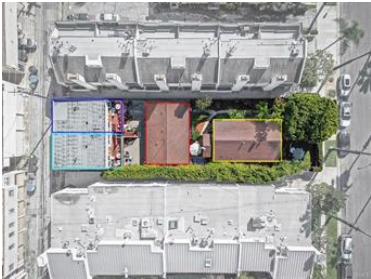




Closed • Quadruplex

1125 19th St • Santa Monica 90403
4 units • \$500,000/unit • 2,892 sqft • 7,184 sqft lot • \$656.98/sqft •
Built in 1954
on Wilshire Blvd north of Saint John's Health Center

List / Sold:
\$1,999,999/\$1,900,000 ↓
73 days on the market
Listing ID: OC24027535



Nestled in the heart of Santa Monica, this residential property presents a remarkable investment opportunity. The offering includes a multi-unit dwelling, ready for your creative vision to unlock its full potential. Imagine crafting elegant living spaces that cater to the modern lifestyle, complemented by the charm of this sought-after neighborhood. The possibility of converting garages into additional living units presents a unique opportunity to enhance the living experience and value of this property. Located just a stone's throw from the iconic Santa Monica beaches, residents will find themselves immersed in a world of boutique shops, diverse eateries, and lush parks. This area epitomizes the idyllic Californian lifestyle, where morning jogs are graced by ocean breezes and evenings are illuminated by breathtaking sunsets. This property stands as a canvas for those looking to invest in a lifestyle as much as a home. It promises to be a sought-after destination, offering tranquility, accessibility, and a vibrant community spirit. Santa Monica is a city that thrives on culture and community, making this property a significant investment in quality of life. Seize this rare opportunity to become part of Santa Monica, a city that harmoniously blends community living with the allure of a beachside paradise. Ideal for crafting a private sanctuary or establishing a lucrative rental investment, this property invites you to bring your dreams to life in one of California's most cherished locales.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,999,999
- 3 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Heating: Natural Gas
- \$721 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside
- \$50673 Gross Scheduled Income
- \$38102 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,571
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$834
- Cable TV: 02117562
- Gardener:
- Licenses: 991
- Insurance: \$5,505
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,666
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	1	Unfurnished	\$3,050	\$3,050	\$0
2:	1	2	1	1	Unfurnished	\$1,173	\$1,173	\$0
3:	1	1	1	1	Unfurnished	\$0	\$0	\$0
4:	1	1	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4276008005

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: OC24027535

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Closed • Quadruplex

915 Marine St • Santa Monica 90405
4 units • \$587,500/unit • 3,584 sqft • 4,805 sqft lot • \$655.69/sqft •
Built in 1963
South on Lincoln, East on Marine St

List / Sold:
\$2,350,000/\$2,350,000 ↓
67 days on the market
Listing ID: EV24044370



MAJOR PRICE REDUCTION! PRICED TO SELL. Situated on a serene, tree-lined street just east of Lincoln Blvd, this meticulously maintained 4plex boasts an enviable location. With an impressive Walk Score of 86 and a Bike Score of 96, residents enjoy easy access to a plethora of dining spots, bars, grocery stores, and cafes, making it an ideal locale for pedestrians and cyclists alike. A mere stone's throw away lies a convenient Whole Foods market, while the renowned Abbot Kinney is within close reach. Adding to its allure, the property features 8 tandem parking spots at the rear, accessible via the alley. Each unit is equipped with modern appliances and in-unit washer and dryers, enhancing the comfort and convenience for tenants. Don't miss out on this exceptional opportunity to acquire a prime asset in one of the most sought-after cities on the West Coast, where rental values have consistently appreciated.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$2,700,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Heating: Wall Furnace
- \$1,124 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4.21
- \$162000 Gross Scheduled Income
- \$107095 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Floor: Vinyl, Wood
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 21-25 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$48,425
- Electric: \$52.00
- Gas: \$855
- Furniture Replacement:
- Trash: \$1,823
- Cable TV: 02182130
- Gardener:
- Licenses:
- Insurance: \$6,875
- Maintenance: \$5,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4285029011

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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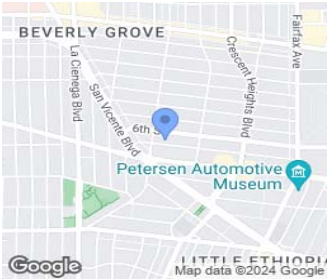
CUSTOMER FULL: Residential Income LISTING ID: EV24044370

Printed: 06/23/2024 9:16:21 AM

Closed •

6511 Orange St • Los Angeles 90048
4 units • \$750,000/unit • 5,216 sqft • 6,252 sqft lot • \$546.40/sqft •
Built in 1929
East of San Vicente - North of Wilshire

List / Sold:
\$3,000,000/\$2,850,000 ↓
81 days on the market
Listing ID: 24374853



Situated in the heart of Beverly Grove, this fourplex enjoys proximity to the finest shopping destinations, gourmet restaurants, trendy coffee shops, and supermarkets. Perfect for an owner/user as the 3 updated units are currently vacant. The property features a well-balanced unit mix, comprising three updated two-bedroom, two-bathroom units and one two-bedroom, one-bathroom unit. Updated units have new AC, plumbing, electrical, windows, kitchen appliances and more. Preliminary plans are in place to add two additional dwelling units (ADUs) to the property without losing parking, further enhancing its income-generating potential. Take advantage of this rare opportunity to increase the property's value and rental income while meeting the growing demand for housing in the area. Don't miss out on this unparalleled opportunity to own a premium fourplex in Beverly Grove with ADU expansion potential.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$3,130,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- SellerConsiderConcessionYN:

Interior

- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02205941
- 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	\$1,650	\$1,650	\$4,500
2:	3	2	2		Unfurnished	\$0	\$0	\$15,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C19 - Beverly Center-Miracle Mile area
- Los Angeles County
- Parcel # 5510024014

Michael Lembeck

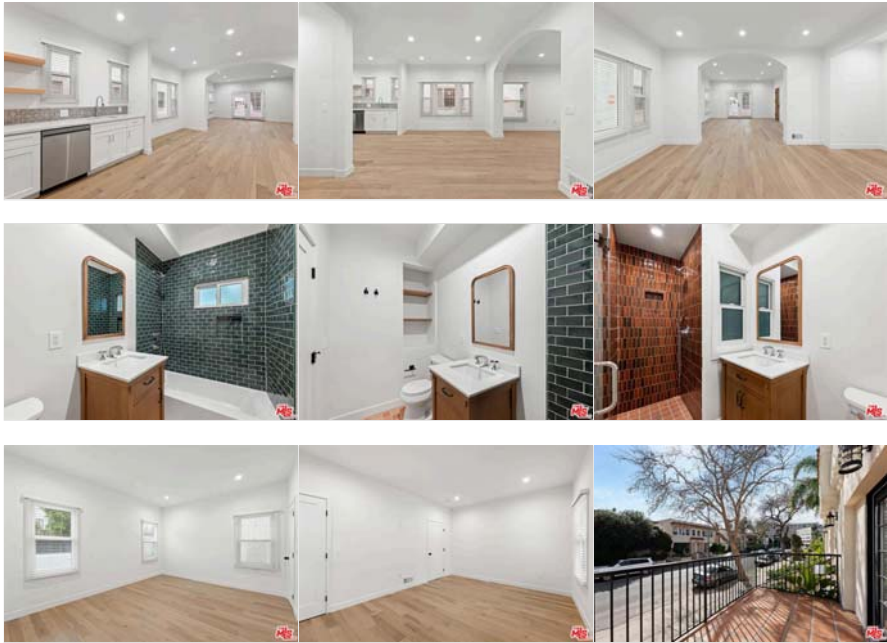
State License #: 01019397
Cell Phone: 714-742-3700

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CUSTOMER FULL: Residential Income LISTING ID: 24374853

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Closed •

List / Sold:

\$1,895,000/\$1,800,000 ↓

105 days on the market

Listing ID: 24362975

4134 Baldwin Ave # 1 • Culver City 90232
4 units • \$473,750/unit • 2,900 sqft • 6,752 sqft lot • \$620.69/sqft •
Built in 1955
1.5 blocks south of Culver Blvd, 8 blocks east of Overland



First time on the market in 40 years. Prime Culver City location in a quiet residential neighborhood. Well maintained 4 units. Single Family Residences in the neighborhood sell for more than \$1,600,000. ALL UNITS ARE CURRENTLY OCCUPIED. NO UNITS WILL BE DELIVERED VACANT. Buyer to be responsible for tenant relocation costs. The front building consists of 2 - 1 bedroom + 1 bath upstairs and 1 - 3 bedroom + 2 bath unit downstairs. There is a very charming, detached 2 level unit in the back that consists of a 1 bedroom + 1.5 bath plus office/bonus room. Upstairs is the kitchen, main living area and full bath. Downstairs there is a bedroom, den/office, half bath and laundry room. The back unit has a large porch with storage underneath. It was recently painted with new gutters. The assessor shows a total of 2,900 square feet for both structures. However, there appears to be approximately 3,900 square feet of rentable space. Buyer to confirm the total square footage. The property sits on a 6,750 square foot lot. It is individually metered for gas and electricity. The rents are below market. There is a pool between the front and back structures. Both structures were recently painted. It is located in the high demand area of Culver City - one of the most desirable locations in Los Angeles. The area is undergoing an enormous transformation with the construction of many new apartment buildings as well as major entertaining companies such as Amazon, Apple and HBO opening offices nearby. Close to the future Google campus. Minutes to Culver City's popular restaurants, bars, fitness centers and theaters. Close to the Expo Line and the 405 and 10 freeways. PROPERTY WILL SHOWN WITH AN ACCEPTED OFFER.

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$1,895,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- SellerConsiderConcessionYN:
- \$58052 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$42,748
- 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	\$983	\$2,500	\$983
2:	1	1	1		Unfurnished	\$2,350	\$2,500	\$2,350
3:	1	3	2		Unfurnished	\$3,750	\$3,750	\$3,750
4:	1	1	1		Unfurnished	\$1,397	\$3,500	\$1,397

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4207014025

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24362975

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Closed •

List / Sold:

\$2,695,000/\$2,800,000 ⬆

46 days on the market

Listing ID: 24385039

2640 N Beachwood Dr • Los Angeles 90068
4 units • \$673,750/unit • 6,120 sqft • 8,264 sqft lot • \$457.52/sqft •
Built in 2005
North of Franklin, East of 101 Freeway



Welcome to 2640 Beachwood Dr! This exceptional Hollywood Hills property offers a unique blend of historic charm and modern convenience, perfectly nestled in the heart of Beachwood Canyon. The front structure, built in 2005, consists of (3) townhome residences, whereas the rear structure is a well cared for, vintage two story single family home built in 1914. Blended together, these four residences provide warmth & character to the property's allure. Each residence is generously proportioned, offering spacious and well-appointed interiors spanning a total of 6,120 rentable square feet. Ample outdoor spaces provide the perfect backdrop for relaxation or entertainment, inviting residents to bask in the Southern California sun. Arriving at the property, one is greeted by a mesmerizing sight of the iconic Hollywood sign, standing tall and luminous, akin to a full moon in high definition. This enchanting view serves as a constant reminder of the property's prestigious location and Hollywood heritage. Conveniently situated near an array of beautiful hiking trails, residents have easy access to nature's splendor right at their doorstep. Additionally, the property's proximity to top Los Angeles restaurants, entertainment venues, and major freeways ensures a lifestyle of convenience and excitement. 2640 Beachwood Dr embodies the quintessential Hollywood Hills experience, offering a harmonious blend of historic charm, modern amenities, and unparalleled surroundings.

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$2,695,000
- 2 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4.83
- \$130265 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$59,818
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01523748
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3		Unfurnished	\$4,467	\$4,467	\$4,995
2:	2	2	2		Unfurnished	\$3,495	\$3,495	\$4,250
3:	3	3	3		Unfurnished	\$3,995	\$4,995	\$4,995
4:	4	2	1		Unfurnished	\$3,995	\$3,995	\$3,995

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C30 - Hollywood Hills East area
- Los Angeles County
- Parcel # 5580002006

Michael Lembeck

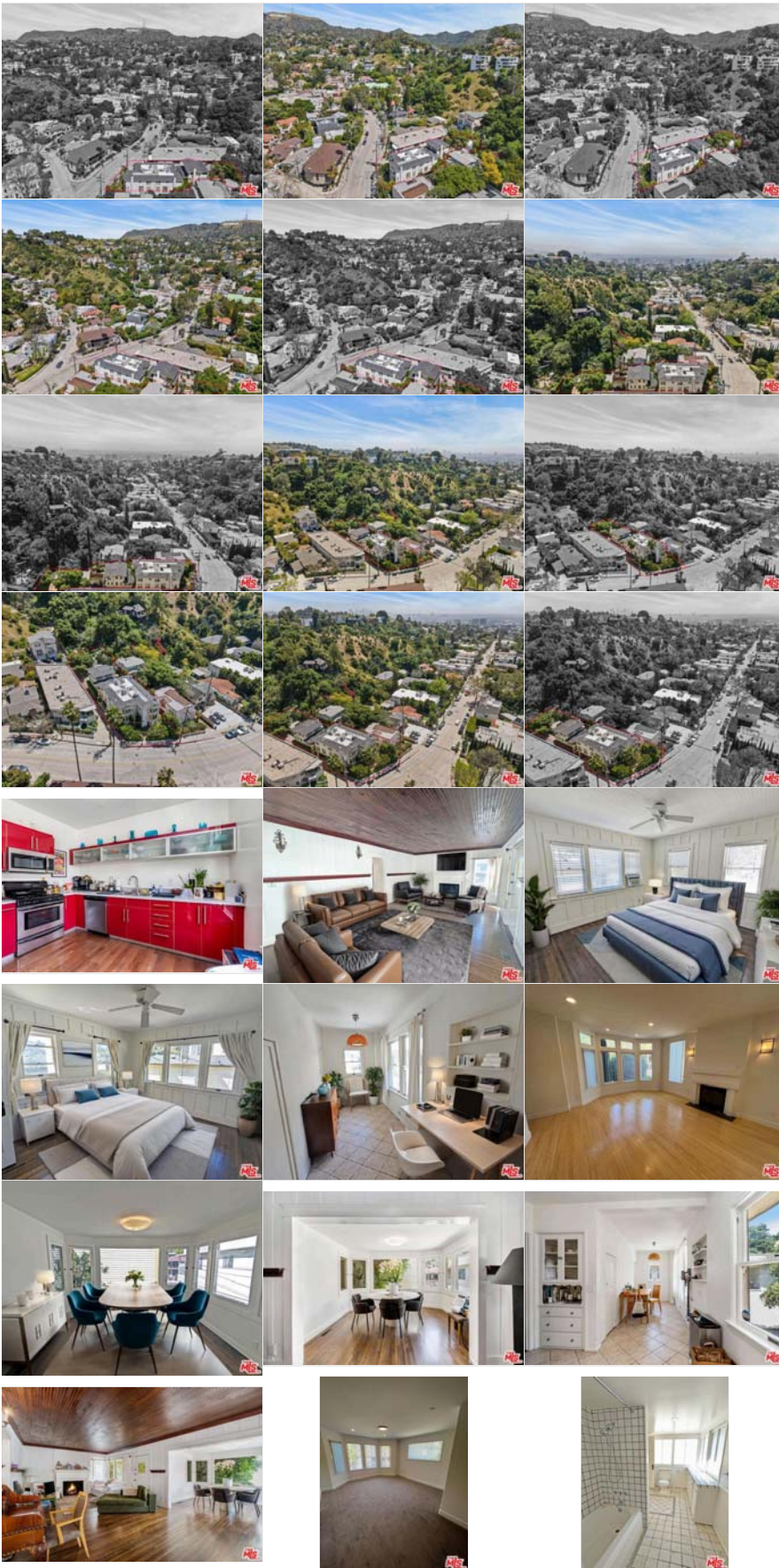
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Cell Phone: 714-742-3700

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State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 24385039

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Closed • **Quadruplex**

List / Sold: **\$865,000/\$885,000** ↗

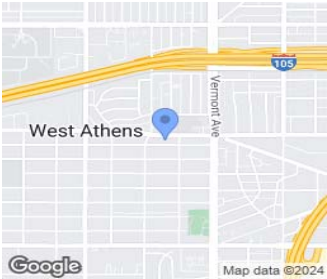
1126 W 120th St • Los Angeles 90044

24 days on the market

4 units • **\$216,250/unit** • **2,950 sqft** • **8,086 sqft lot** • **\$300.00/sqft** • **Built in 1955**

Listing ID: DW24067244

GPS



4 PLEX, 2 WILL BE DELIVERED VACANT. The opportunity that you have been looking for The significant point here is that two of the four units will be VACANT upon the change of ownership. This presents a unique opportunity for potential buyers, whether they're interested in occupying one of the units themselves or for investors seeking flexibility in renting out the units And the potential for rental income. Indeed appears to be a great opportunity given the attractive features of the property. Each unit consists of 2 bedrooms 1 bath with laundry facilities within each unit. Each unit has a patio to the side of it you can enjoy summer night. This Property is right in front of west Athens elementary School, Minutes away from Sofi Stadium, Hollywood Park and the forum.

Facts & Features

- Sold On 06/20/2024
 - Original List Price of \$865,000
 - 1 Buildings
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$1,982 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$36600 Gross Scheduled Income
 - \$36600 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$480
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01298785
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,225	\$1,225	\$2,300
2:	1	2	1	1	Unfurnished	\$1,200	\$1,200	\$2,300
3:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300
4:	1	2	1	1	Unfurnished	\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 1%
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6089003010

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: DW24067244

Printed: 06/23/2024 9:16:21 AM

Closed • Quadruplex

List / Sold:
\$2,400,000/\$2,370,000 ↓
52 days on the market
Listing ID: OC24036012

3994 S La Salle Ave • Los Angeles 90062
4 units • \$600,000/unit • 7,199 sqft • 6,448 sqft lot • \$329.21/sqft •
Built in 2022
W on Martin Luther King Blvd and Right on La Salle Ave



Introducing this stunning new construction quadplex, proudly green-certified, nestled in the vibrant city of Los Angeles! Merely 1.3 miles from USC, an easy 6-minute bike ride away, this prime property boasts four units, each featuring 3 bedrooms. Among these, two units offer 3.5 bathrooms, while the remaining two include 3 bathrooms, totaling 12 bedrooms and 13 bathrooms. Experience unparalleled luxury with upscale finishes and impeccable construction quality, all under a current cap rate of 5.38%. Each unit is separately metered, ensuring the landlord incurs no utility expenses. Moreover, seize the opportunity to transform the four-car tandem garage into an ADU (accessory dwelling unit) without the need for additional parking, potentially elevating the pro forma cap rate to 7.31%. By converting the side-by-side garage, a second ADU could be established, adding an extra 1-2-bedroom unit to significantly boost the cap rate. This presents an opportunity to potentially achieve a cap rate exceeding 8%, an unprecedented feat in new construction within this rapidly growing area. This customizable ADU could serve as a lucrative income source or a private living space, complete with kitchen, bathroom, and living area. Discover generously sized bedrooms with ample closet space and sleek, modern bathrooms. The open floor plans boast spacious living rooms, dining areas, and gourmet kitchens equipped with stainless steel appliances and quartz countertops. Enjoy the convenience of a private yard, in-unit laundry, central HVAC, and fully paid-off solar panels. This property offers a unique blend of contemporary amenities, cost-saving features, and income potential, making it a savvy investment choice in Los Angeles' thriving rental market. Benefit from its prime location with easy access to major roads, freeways, public transportation, and nearby amenities such as Starbucks, Exposition Park, Los Angeles Memorial Coliseum, and the Crypto Arena. Don't miss out on the opportunity to earn positive cash flow, leverage new construction tax benefits, minimize maintenance costs, and witness appreciation in one of Los Angeles' most historically robust markets.

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$2,400,000
- 2 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Central Air, Dual
- Heating: Central
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$173400 Gross Scheduled Income
- \$130363 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Attic, Entry, Family Room, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom
- Floor: Wood
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Cooktop, Range Hood, Tankless Water Heater
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting, Storage, Tandem

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinkler System, Firewall(s), Gated Community, Security System, Smoke Detector(s)
- Fencing: Wood, Wrought Iron
- Sewer: Public Sewer
- Other Exterior Features: Lighting, Rain Gutters

Annual Expenses

- Total Operating Expense: \$36,078
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02197571
- Gardener:
- Licenses:
- Insurance: \$3,600
- 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	4	1	Unfurnished	\$0	\$0	\$0
2:	1	3	4	2	Unfurnished	\$0	\$0	\$0
3:	1	3	3	2	Unfurnished	\$0	\$0	\$0
4:	1	3	3	2	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5036029019

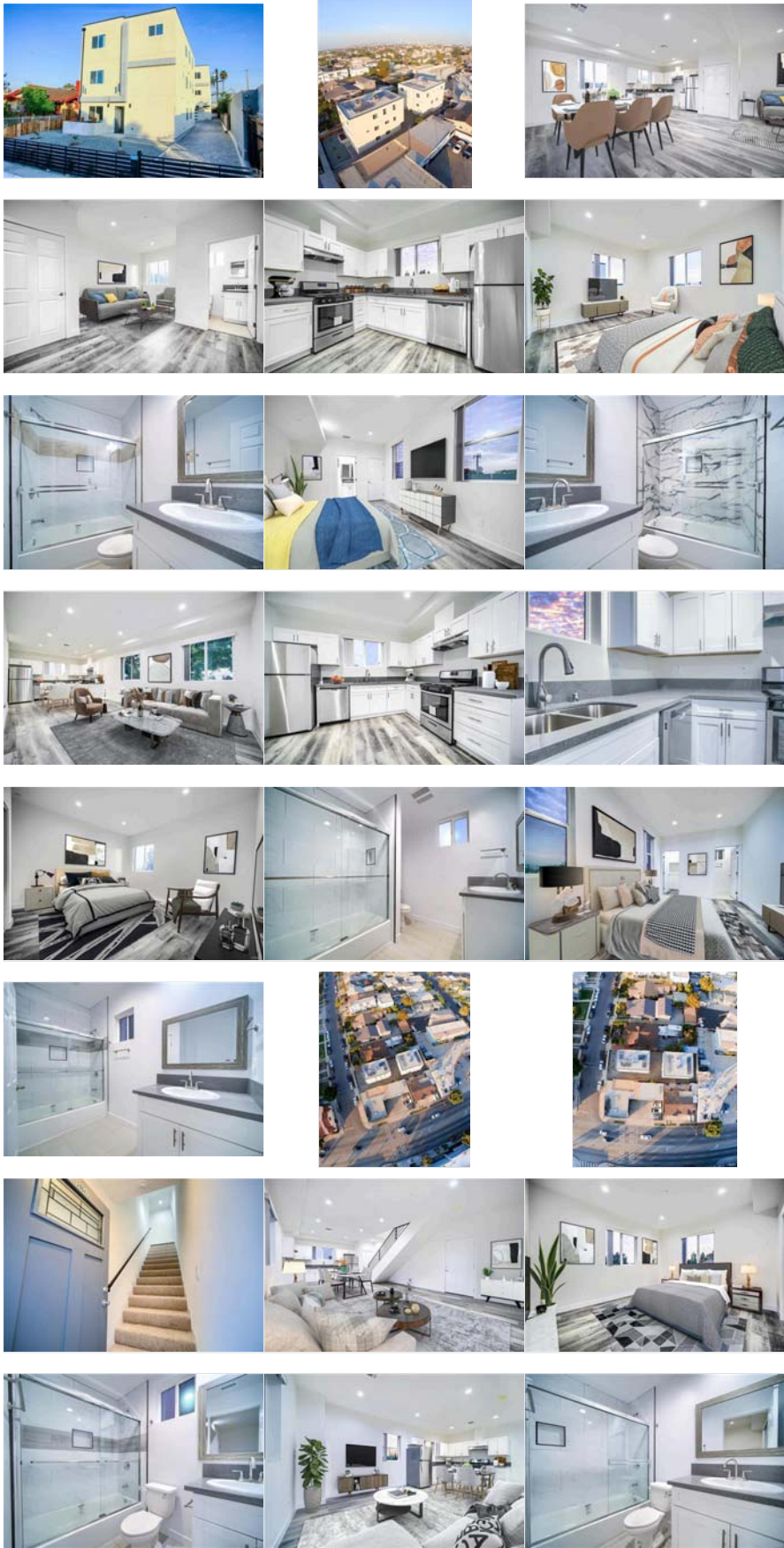
Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: OC24036012

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Closed • Quadruplex

List / Sold:

\$2,449,000/\$2,361,750 ↓

27 days on the market

Listing ID: MB24091982

6828 Miramonte Blvd • Los Angeles 90001
4 units • \$612,250/unit • 6,153 sqft • 7,011 sqft lot • \$383.84/sqft •
Built in 2024
Between Florence and Slauson



THIS IS THE ONE - 2024 NEW CONSTRUCTION 3 UNITS ARE NOW LEASED #A at \$4,300, #B \$4,350 & #C at \$4,400 and Unit D: will be delivered leased at \$4,350. 6828 Miramonte Blvd is a 4-unit -fourplex townhouse style apartment building located in the ultra-hot Los Angeles neighborhood of Florence-Graham! Completed in 2024, this property is composed of 2-detached two-story structures with a combined 6,153 SQFT of rentable space sitting on a large 7,008 lot with enough space for easy entry and exit access. Additional Sq ft of 1,446: (4) 2 car attached tandem garages. The units at this property are significantly larger than other for-rent units typically found in the new construction market and are perfectly positioned for multi-generational families and work-from-home roommate environments. NON-RENT-CONTROLLED 4-unit made up of (4) 5 large bedrooms/2.5 & 3 bathrooms. In addition to the high return, buyers will enjoy other perks of the tastefully designed drought tolerant landscaping, a 1-year builder's warranty, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come! Tour this property today and embark on a journey of Luxury, Style and Urban Living at its Finest in Los Angeles. Minutes away from South Gate, Lynwood, Compton, Rancho Dominguez and commuters enjoy the close proximity to interstate freeways 105, 110 & 405, connecting residents to employment hubs throughout Los Angeles and South Bay Cities. This is the perfect income producing property- step into an immediate cash flow, you must add this to your portfolio.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$2,449,000
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$801 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Laminate

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,100
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 01516164
- Gardener:
- Licenses:
- Insurance: \$3,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3	2	Unfurnished	\$4,300	\$4,300	\$4,300
2:	1	5	3	2	Unfurnished	\$4,350	\$4,350	\$4,350
3:	1	5	3	2	Unfurnished	\$4,400	\$4,400	\$4,400
4:	1	5	3	2	Unfurnished	\$4,350	\$4,350	\$4,350

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C36 - Metropolitan Southwest area
- Los Angeles County
- Parcel # 6010037006

Michael Lembeck

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

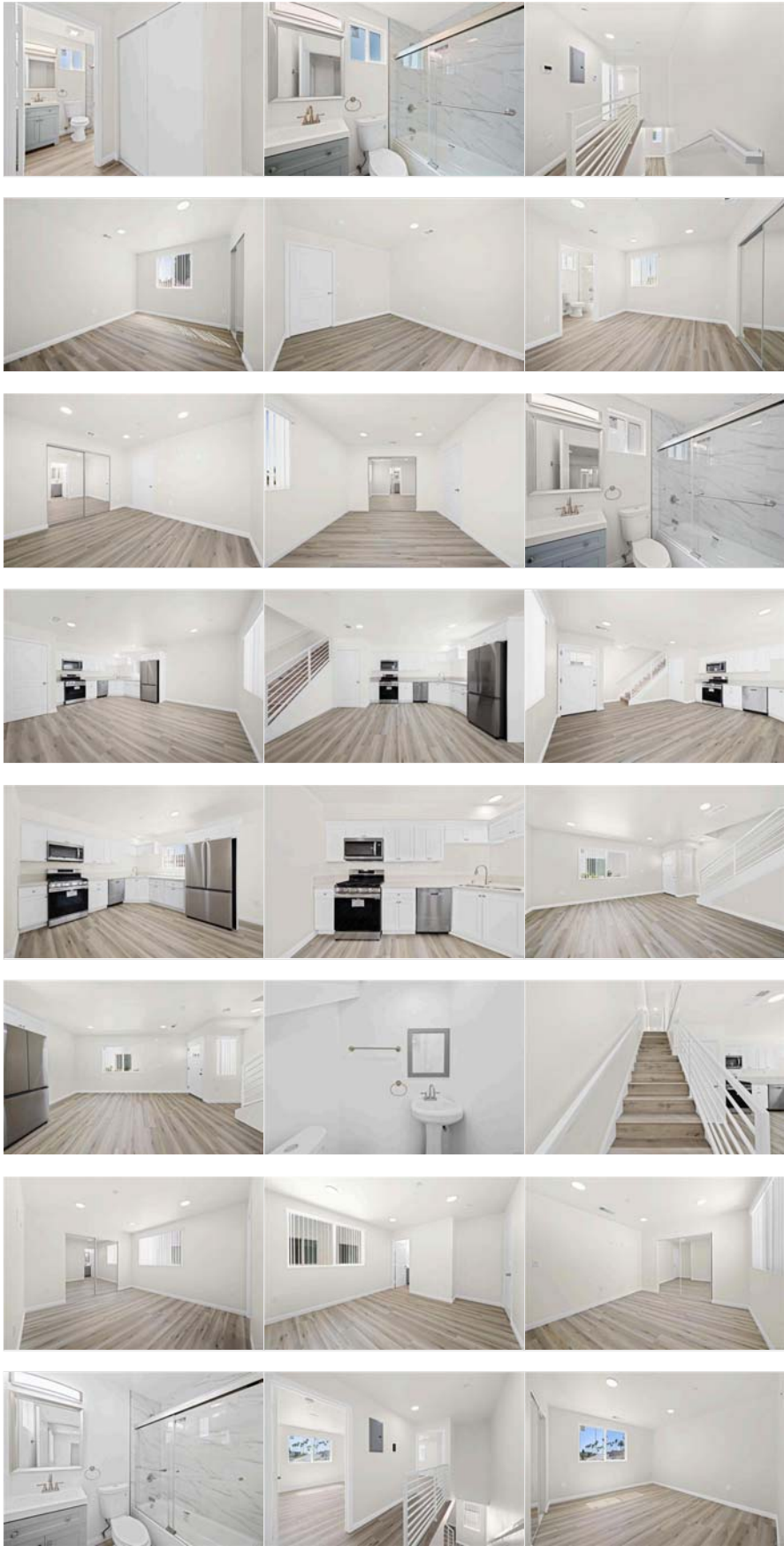
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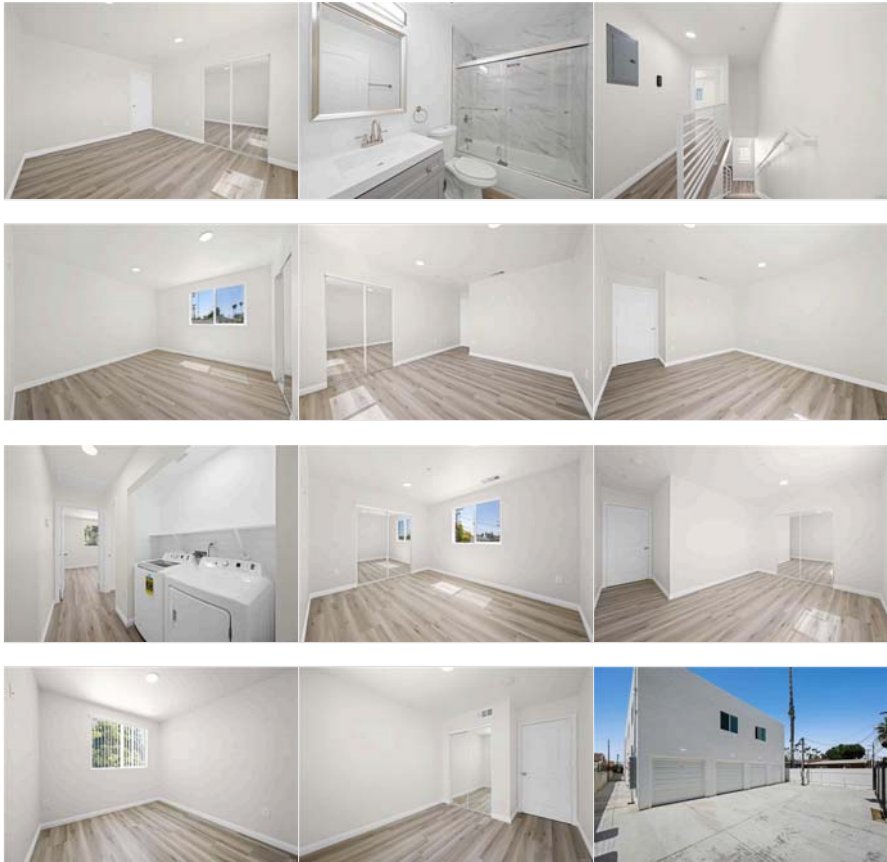
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CUSTOMER FULL: Residential Income LISTING ID: MB24091982

Printed: 06/23/2024 9:16:22 AM

Closed • Quadruplex

8721 Lyndora St • Downey 90242
4 units • \$318,500/unit • 3,000 sqft • 5,317 sqft lot • \$408.33/sqft •
Built in 1958
105 Freeway Exit Lakewood North and go Left on Imperial Highway

List / Sold:
\$1,274,000/\$1,225,000 ↓
133 days on the market
Listing ID: PW24004638



This FOURplex has four, 2 bedroom/1 bathroom units and is centrally located in Downey near the 105 freeway. The building recently had it exterior repainted and a tune up on its roof. If you are looking to add doors to your real estate investment portfolio, look no further. Each unit has their own electric and gas meters. They each have washer/dryer hook ups in their units. One unit is quite original, while the other three have had some updating. Great neighborhood for rentals as they don't come up very often. This building is located on a quiet cul-de-sac with similar buildings. This is a trust sale and able to be sold quickly if you are interested. The building has a private gated grass area for the tenants for entertainment or gathering purposes. This building is located near the 105, 605, 91 and 5 freeways.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$1,299,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$1,023 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Kitchen, Inside
- Cap Rate: 4
- \$73080 Gross Scheduled Income
- \$72331 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate
- Appliances: Gas Cooktop
- Other Interior Features: Ceiling Fan(s), Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,940
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$2,688
- Cable TV: 01897290
- Gardener:
- Licenses:
- Insurance: \$3,095
- Maintenance:
- Workman's Comp:
- Professional Management: 4384
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,625	\$19,500	\$24,000
2:	1	2	1	0	Unfurnished	\$1,290	\$15,480	\$24,000
3:	1	2	1	0	Unfurnished	\$1,625	\$19,500	\$24,000
4:	1	2	1	0	Unfurnished	\$1,550	\$18,600	\$20,400

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6263006013

Michael Lembeck

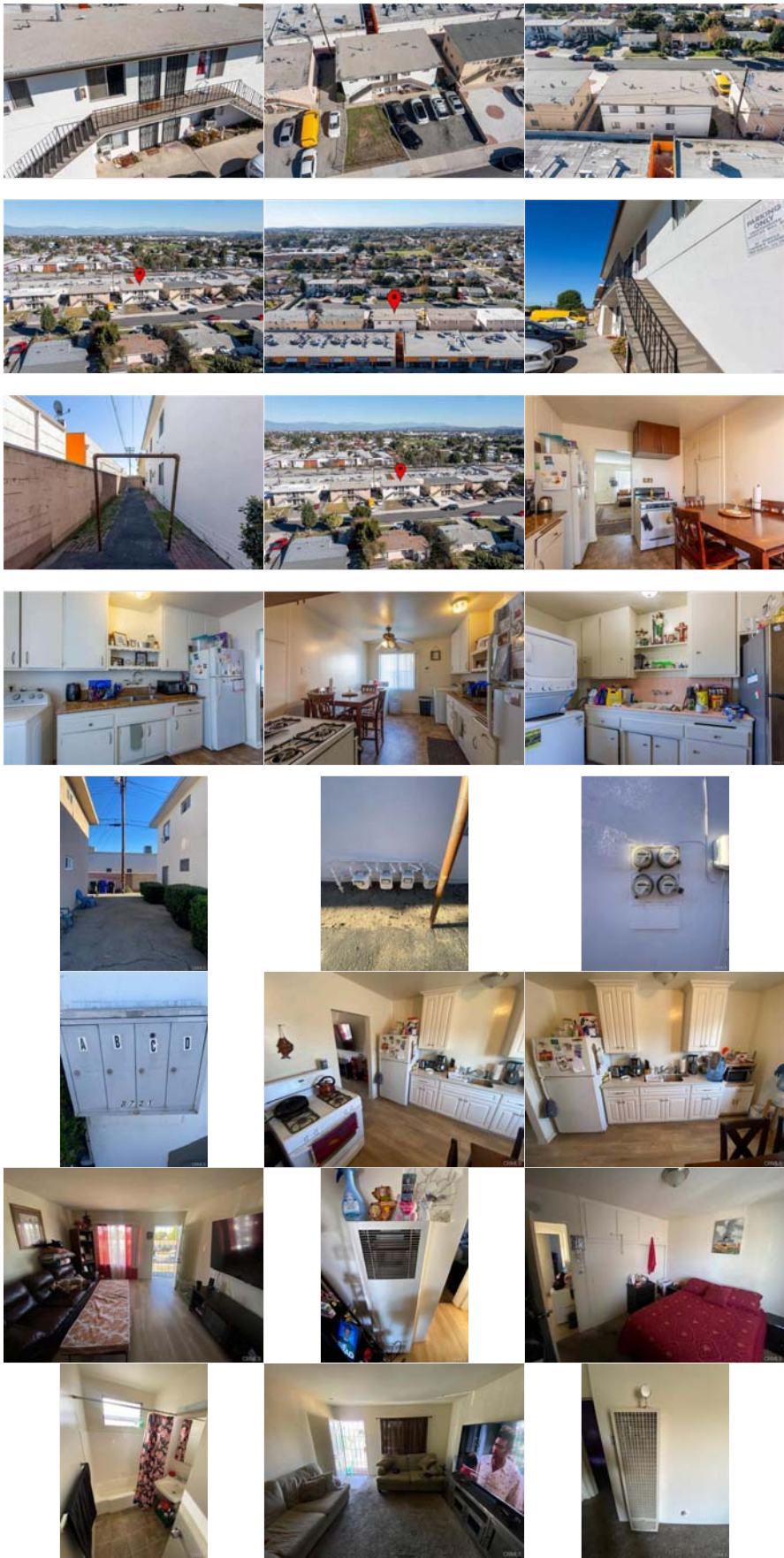
State License #: 01019397
Cell Phone: 714-742-3700

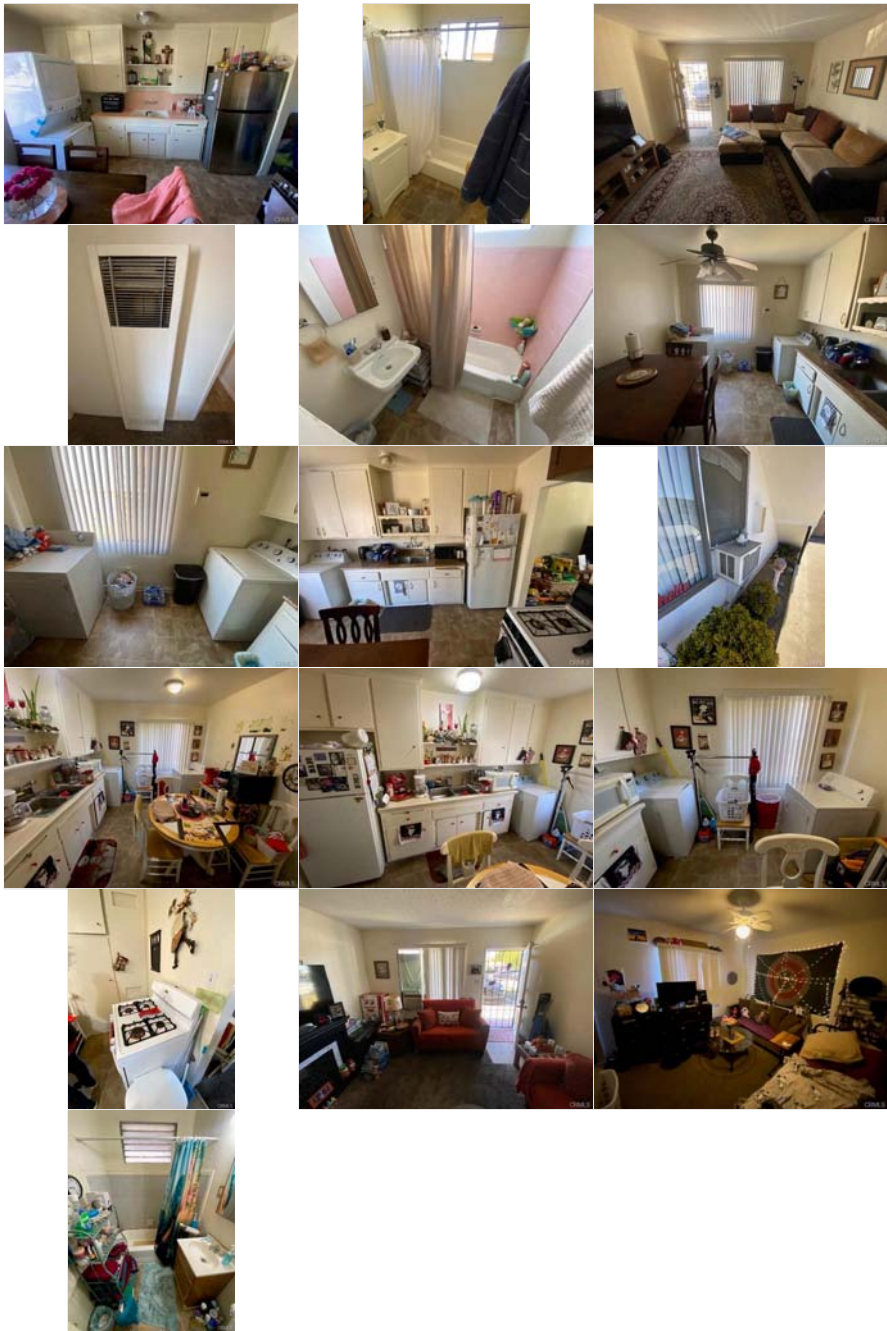
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CUSTOMER FULL: Residential Income LISTING ID: PW24004638

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Closed • Quadruplex

List / Sold:

\$1,685,000/\$1,600,000 ↓

53 days on the market

Listing ID: PW24058554

12304 La Pomelo Rd • La Mirada 90638
4 units • \$421,250/unit • 4,216 sqft • 5,786 sqft lot • \$379.51/sqft •
Built in 1969

Imperial Hwy , just west of Santa Gertrudes-go north on La Pomelo to number.



First time on the market since 1983. This 4 plex is listed with the building 12310 La Pomelo next door. (Total of 8 units-both 4 plex's are on separate deeded lots) Very desirable and centrally located to La Mirada Creek Park neighborhood offering everything your Tenants could ever possibly need! Including Top Rated Schools, having direct access to La Mirada Creek Park, being just a short walk to three regional shopping centers and multiple food services, and also being close to Biola Collage, Schools, Golf, Senior center and Splash Aquatic Center. Don't miss out on this once in lifetime investment opportunity to be the new owner of these two beautiful conforming multi-family apartment buildings with both having good financial upside. (Longtime Tenants who pay on-time every month, even throughout Covid). All numbers, measures and dollar figures are approximate. 4 Unit Multi-Family apartment building. Including (1) 3 Bed / 1bath - Owner's unit plus (3) 2 bed / 1 bath units. Property includes Two (2) alley facing Two (2) car shared garages, plus Two (2) additional outdoor parking spaces and plenty of street parking. Freshly painted ground floor Laundry-room (app-pay) with shared washer/dryer. Lower units have private fenced in Patios. Upper units boast oversized balconies with some units having views of the often-snowcapped mountains. Take a look at the photos-it will make sense. *** This Unit (12304 La Pomelo) listed can be sold separate or together with the sale of neighboring Multi-Family Unit (12310 La Pomelo, La Mirada). Buildings and apartment configurations are almost identical. Buildings face each other and share a beautiful walk though common area. Both apartment buildings combined, make a total of (8) eight units (4 & 4). Both 4 Unit Apartment Buildings have separate APN numbers, making them eligible for individual conventional loans. The lot sizes vary 6,093/sq ft vs 5,786/sq ft per assessor.

Facts & Features

- Sold On 06/18/2024
 - Original List Price of \$1,700,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - Cooling: See Remarks, Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1,352 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room, Outside, See Remarks
 - \$92940 Gross Scheduled Income
 - \$79010 Net Operating Income
 - 5 electric meters available
 - 5 gas meters available
 - 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Appliances: Water Heater
 - Other Interior Features: Ceiling Fan(s), Living Room Balcony, Living Room Deck Attached

Exterior

- Lot Features: Corner Lot, Landscaped, Park Nearby, Walkstreet
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$12,663
 - Electric: \$3,675.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,926
 - Cable TV: 02013628
 - Gardener:
 - Licenses: 80
- Insurance: \$1,000
 - Maintenance: \$3,675
 - 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	\$2,025	\$2,025	\$2,550
2:	1	2	1	1	Unfurnished	\$1,645	\$1,645	\$2,200
3:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,200
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- M3 - La Mirada area
 - Los Angeles County
 - Parcel # 8034028030

Michael Lembeck

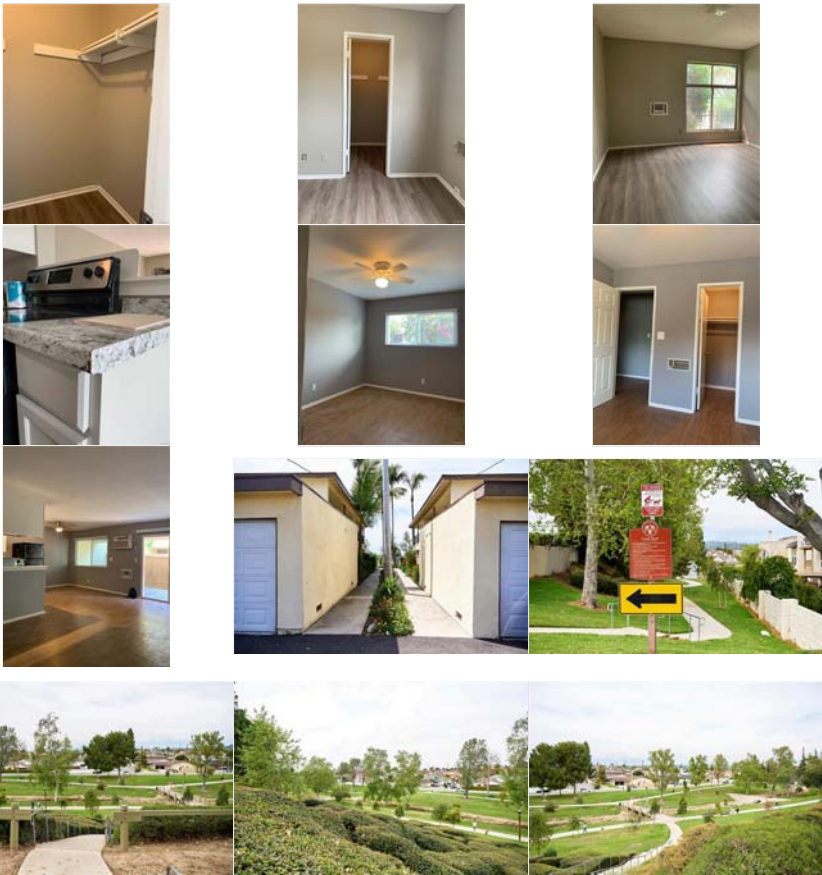
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CUSTOMER FULL: Residential Income LISTING ID: PW24058554

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Closed • Apartment

List / Sold:

\$1,685,000/\$1,600,000 ↓

56 days on the market

Listing ID: PW24055499

12310 La Pomelo Rd • La Mirada 90638
4 units • \$421,250/unit • 4,216 sqft • 6,093 sqft lot • \$379.51/sqft •
Built in 1969
Imperial Hwy, West of Santa Gertrudes, North on La Pomelo to #.



First time on the market since 1983. Listed with 12304 La Pomelo-(4 units next door=8 units total) Very desirable and centrally located to La Mirada Creek Park neighborhood offering everything your Tenants could ever possibly need! Including Top Rated Schools, having direct access to La Mirada Creek Park, being just a short walk to three regional shopping centers and multiple food services, and also being close to Biola College and Splash Aquatic Center. Don't miss out on this once in life time investment opportunity to be the new owner of these two beautiful conforming Multi-family apartment buildings with both having good financial upside. (Longtime trouble-free Tenants who pay on-time every month, even throughout Covid). 4 Unit Multi-Family apartment building. Including (1) 3 Bed / 1bath - Owner's unit plus (3) 2 bed / 1 bath units. Property includes Two (2) alley facing Two (2) car shared garages, plus Two (2) additional outdoor parking spaces and plenty of street parking. Freshly painted ground floor Laundry-room (app-pay) with shared washer/dryer. Lower units have private fenced in Patios. Upper units boast oversized balconies with some units having views of the often-snowcapped mountains. Take a look at the photos and you will see the side by side 4 plexes. *** This Unit (12310 La Pomelo) listed and to be sold together with the sale of neighboring Multi-Family Unit (12304 La Pomelo, La Mirada). Buildings and apartment configurations are almost identical. Buildings face each other and share a beautiful walk though common area. Both apartment buildings combined, make a total of (8) eight units (4 & 4). Both 4 Unit Apartment Buildings have separate APN numbers, making them eligible for individual conforming conventional loans. The lot sizes vary 6,093/sq ft vs 5,786/sq ft per assessor. (All figures, numbers, measurements are estimated and approximates). Most recent upgrades include New flooring and new white vinyl dual pane windows in all the units.

Facts & Features

- Sold On 06/18/2024
 - Original List Price of \$1,700,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - \$1,353 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area, Individual Room, Outside, See Remarks
 - \$92940 Gross Scheduled Income
 - \$56800 Net Operating Income
 - 4 electric meters available
 - 0 gas meters available
 - 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range, Range Hood, Water Heater
- Other Interior Features: Balcony, Living Room Balcony

Exterior

- Lot Features: Landscaped, Lot 6500-9999, Level, Park Nearby, Paved
 - Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
 - Sewer: Public Sewer
 - Other Exterior Features: Satellite Dish

Annual Expenses

- Total Operating Expense: \$34,833
 - Electric: \$2,260.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$2,926
 - Cable TV: 02013628
 - Gardener:
 - Licenses: 80
- Insurance: \$800
 - Maintenance: \$1,151
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$3,500
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,025	\$2,025	\$2,800
2:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,200
3:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200
4:	1	2	1	1	Unfurnished	\$1,620	\$1,620	\$2,200

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- M3 - La Mirada area
 - Los Angeles County
 - Parcel # 8034028031

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Quadruplex

List / Sold:
\$1,595,000/\$1,405,000 ↓
229 days on the market
Listing ID: OC23183012

11304 Tiara • North Hollywood 91601
4 units • \$398,750/unit • 4,117 sqft • 7,001 sqft lot • \$341.27/sqft •
Built in 1964
Oxnard to Tujunga then Tiara



Great Neighborhood, Elementary School 1/2 a block away on Tiara Street. Close to New NOHO shopping mall on Oxnard. 4 Units with a 3 bedroom 2 bath single story owners unit in the rear with backyard and fireplace. Front 3 Units are 2 bedroom 1.5 bath in a 2 story configuration. High rental area and close to Burbank Airport. Many new construction apartment units close by. Currently remodeling and doing upgrades. Owner is licensee. Please do not disturb tenants.

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$2,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Inside
- \$10000 Gross Scheduled Income
- \$8200 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Lot 6500-9999, Park Nearby
- Fencing: Block, Chain Link, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$7,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02189151
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2337012014

Michael Lembeck

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

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State License #: 01875823
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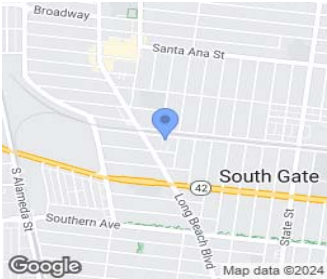
CUSTOMER FULL: Residential Income LISTING ID: OC23183012

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Closed • **Quadruplex**

List / Sold:
\$1,089,000/\$1,040,000 ↓
6 days on the market
Listing ID: OC24085417

2838 Ardmore Ave • South Gate 90280
4 units • \$272,250/unit • 2,880 sqft • 8,178 sqft lot • \$361.11/sqft •
Built in 1938
Long Beach & Firestone



Pride Of Ownership 4 Units- three have 2 Bed & 1 Bath, one unit is 2 Bed & 2 Bath. All windows have had wood frames recently replaced. Two of the units have updated electrical & plumbing. Four electric meters and four gas meters on property. Please Do Not Disturb Tenants. Offer Subject to interior Inspection. Drive By Only. City of South Gate will conduct their own inspection before close of escrow.

Facts & Features

- Sold On 06/20/2024
- Original List Price of \$1,089,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Wall Furnace
- \$902 (Estimated)
- SellerConsiderConcessionYN:
- \$73740 Gross Scheduled Income
- \$57867 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,972
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,162
- Cable TV: 01978196
- Gardener:
- Licenses:
- Insurance: \$2,230
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,680
- Other Expense: \$9,873
- Other Expense Description: Prop Tax

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,485	\$1,485	\$0
2:	1	2	1	0	Unfurnished	\$1,425	\$1,425	\$0
3:	1	2	1	0	Unfurnished	\$1,545	\$1,545	\$0
4:	1	2	2	0	Unfurnished	\$1,690	\$1,690	\$0

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6204017026

Michael Lembeck

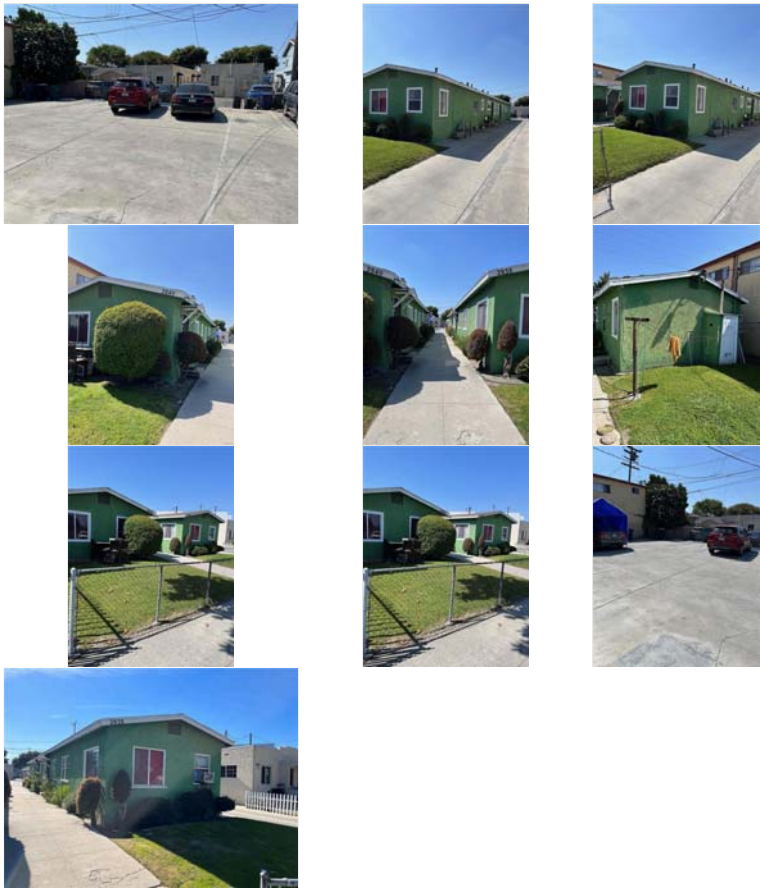
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Closed • Commercial/Residential

List / Sold:
\$1,400,000/\$1,400,000
0 days on the market
Listing ID: DW24064519

629 S Osage Ave • Inglewood 90301
5 units • \$280,000/unit • 5 sqft • 9,386 sqft lot • No \$/Sqft data •
Built in 1939
West of Prairie



Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,400,000
- 4 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$1,113 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,100
- Electric: \$200.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$150
- Cable TV: 01406083
- Gardener:
- Licenses:
- Insurance: \$4,200
- Maintenance:
- Workman's Comp:
- Professional Management: 300
- Water/Sewer: \$250
- 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	\$2,500
2:	1	2	2	0	Unfurnished	\$0	\$0	\$2,500
3:	1	2	1	0	Unfurnished	\$0	\$0	\$2,500
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,500
5:	1	1	1	0	Unfurnished	\$0	\$0	\$2,100

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
- Buyer Agency Compensation: 2.5%
- 102 - South Inglewood area
- Los Angeles County
- Parcel # 4021039004

Michael Lembeck

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

Citivist Realty Services, Inc

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Closed • Apartment

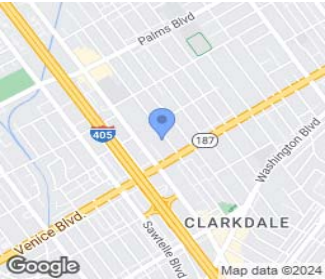
List / Sold:

\$1,500,000/\$1,575,000

48 days on the market

Listing ID: SB24076790

3741 S Bentley Ave • Los Angeles 90034
6 units • \$250,000/unit • 4,194 sqft • 7,559 sqft lot • \$375.54/sqft •
Built in 1963
Off Venice and Sepulveda



3741 S Bentley Ave is an amazing opportunity to own six units offered at only \$250k/unit in the desirable West LA neighborhood of Palms. There is still over 60% upside available in monthly rental income. Whether you are long term or a value-add investor, the subject property is the perfect asset to help achieve your investment goals. 3741 S Bentley Ave features a unit mix of (3) 2-Bed/1- Bath, (2) 1-Bed/1-Bath and (1) Studio/1-Bath units. Once all units are renovated and rented for market, the property will operate at a 11.13% CAP and 6.62 GRM. Beneficial to the new owner, retrofit work has been completed! This investment is in one of the most sought-after neighborhoods on the Westside. This location is every renter's dream being only steps from Downtown Culver City, an area boasting many great restaurants, shopping and entertainment. 3741 S Bentley Ave is also located near new tech companies such as Google, Meta, Snapchat, Hulu, Sony, HBO and Apple.

Facts & Features

- Sold On 06/17/2024
 - Original List Price of \$1,500,000
 - 2 Buildings
 - 6 Total parking spaces
 - \$857 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Community
 - \$113832 Gross Scheduled Income
 - \$62147 Net Operating Income
 - 6 electric meters available
 - 6 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$48,270
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00951359
 - Gardener:
 - Licenses:
- Insurance: \$0
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1			\$1,536	\$1,536	\$3,504
2:	1	1	1			\$1,293	\$1,293	\$2,760
3:	1	2	1			\$1,450	\$1,450	\$3,504
4:	1	0	1			\$927	\$927	\$2,448
5:	1	1	1			\$2,575	\$2,575	\$2,760
6:	1	2	1			\$1,303	\$1,303	\$3,504

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4252007022

Michael Lembeck

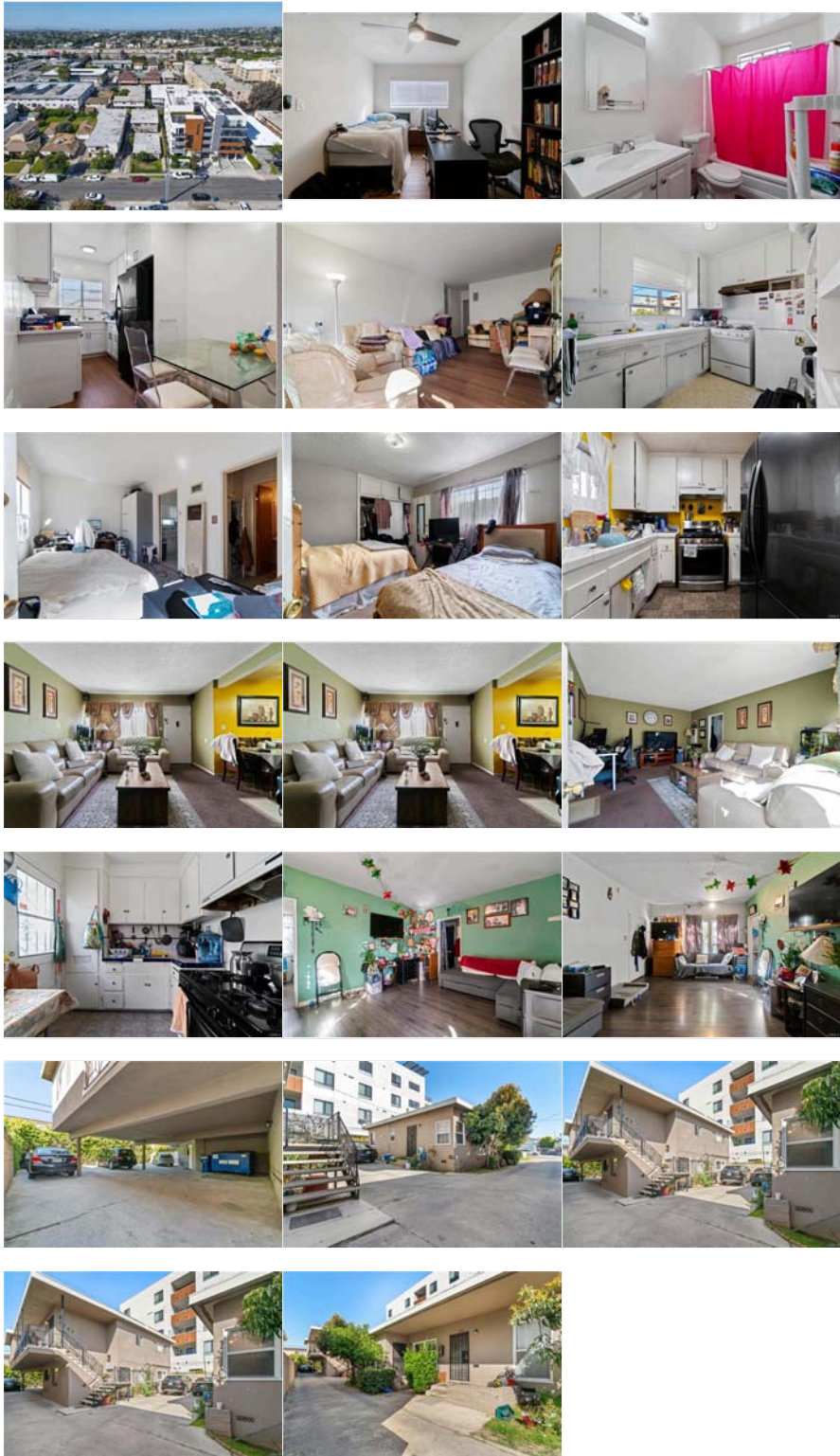
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Cell Phone: 714-742-3700

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • **Quadruplex**

8633 State St • South Gate 90280
6 units • \$225,000/unit • 4,500 sqft • 6,322 sqft lot • \$266.67/sqft •
Built in 1954
Take Firestone Blvd in South Gate and turn north onto State Street

List / Sold:
\$1,350,000/\$1,200,000 ↓
37 days on the market
Listing ID: RS24058733



Two story six unit apartment building with six carports. All units 2 bedroom/1 bath. This property is part of a sale of trust properties. The full list of all of the five properties are listed below and all are also listed on the CRMLS. 8633 State Street, So. Gate 2876 Saturn Avenue, Huntg. Park 3921-23 Olive Street/7703 Salt Lake Avenue, Huntg. Park 6221 Corona Av., Bell 7035 Newell St., Huntg. Park

Facts & Features

- Sold On 06/20/2024
 - Original List Price of \$1,350,000
 - 1 Buildings
 - Levels: Two
 - 6 Total parking spaces
 - 6 Total carport spaces
 - Heating: Wall Furnace
 - \$1,828 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Common Area
 - \$88680 Gross Scheduled Income
 - \$63755 Net Operating Income
 - 7 electric meters available
 - 7 gas meters available
 - 1 water meters available

Interior

- Rooms: Living Room
 - Floor: Carpet, Tile, Vinyl
- Appliances: None

Exterior

- Lot Features: 6-10 Units/Acre, Cul-De-Sac, Gentle Sloping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,925
 - Electric: \$216.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$4,634
 - Cable TV: 01978349
 - Gardener:
 - Licenses:
- Insurance: \$1,569
 - Maintenance: \$14,617
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$2,349
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	2	1	6	Unfurnished	\$7,390	\$7,390	\$10,400

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Buyer Agency Compensation: 2.5%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
 - Los Angeles County
 - Parcel # 6204002015

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: RS24058733

Printed: 06/23/2024 9:16:22 AM

Closed •

List / Sold:

\$2,350,000/\$2,250,000 ↓

35 days on the market

Listing ID: 24389497

1146 N Formosa Ave • West Hollywood 90046
8 units • \$293,750/unit • 6,856 sqft • 6,764 sqft lot • \$328.18/sqft •
Built in 1956
Formosa Ave just north of Santa Monica Blvd.



Fantastic 8-unit investment property located in prime West Hollywood. This is the first time the property's been on the market in approximately 46 years! The mid-century apartment complex, built in 1956, offers a total of 6,856 square feet of living space, with each unit boasting 857 square feet on average. The building features a strong unit mix, of (2) spacious 2-bedroom/1-bath units and (6) large 1-bed / 1-bath units. Four of the eight units have received interior upgrades over the years, and the building has received significant capital improvements including a full copper repipe in 2013. The roof was also fully replaced in 2009. Additionally, the property's tuck-under parking with 6 spots in the back of the lot does not require a soft-story retrofit per the City of West Hollywood (Buyer to verify with City). One unit will also be delivered vacant. 1146 N Formosa is occupied by several long-term tenants, offering over 60% upside on the current rents!

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$2,350,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.01
- \$94208 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$52,897
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$948	\$948	\$2,850
2:	1	1	1		Unfurnished	\$2,450	\$2,450	\$2,450
3:	1	1	1		Unfurnished	\$1,779	\$1,779	\$2,450
4:	1	2	1		Unfurnished	\$1,562	\$1,562	\$2,850
5:	1	1	1		Unfurnished	\$1,900	\$1,900	\$2,450
6:	1	1	1		Unfurnished	\$1,102	\$1,102	\$2,450
7:	1	1	1		Unfurnished	\$779	\$779	\$2,450
8:	1	1	1		Unfurnished	\$1,975	\$1,975	\$2,450

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5531009015

Michael Lembeck

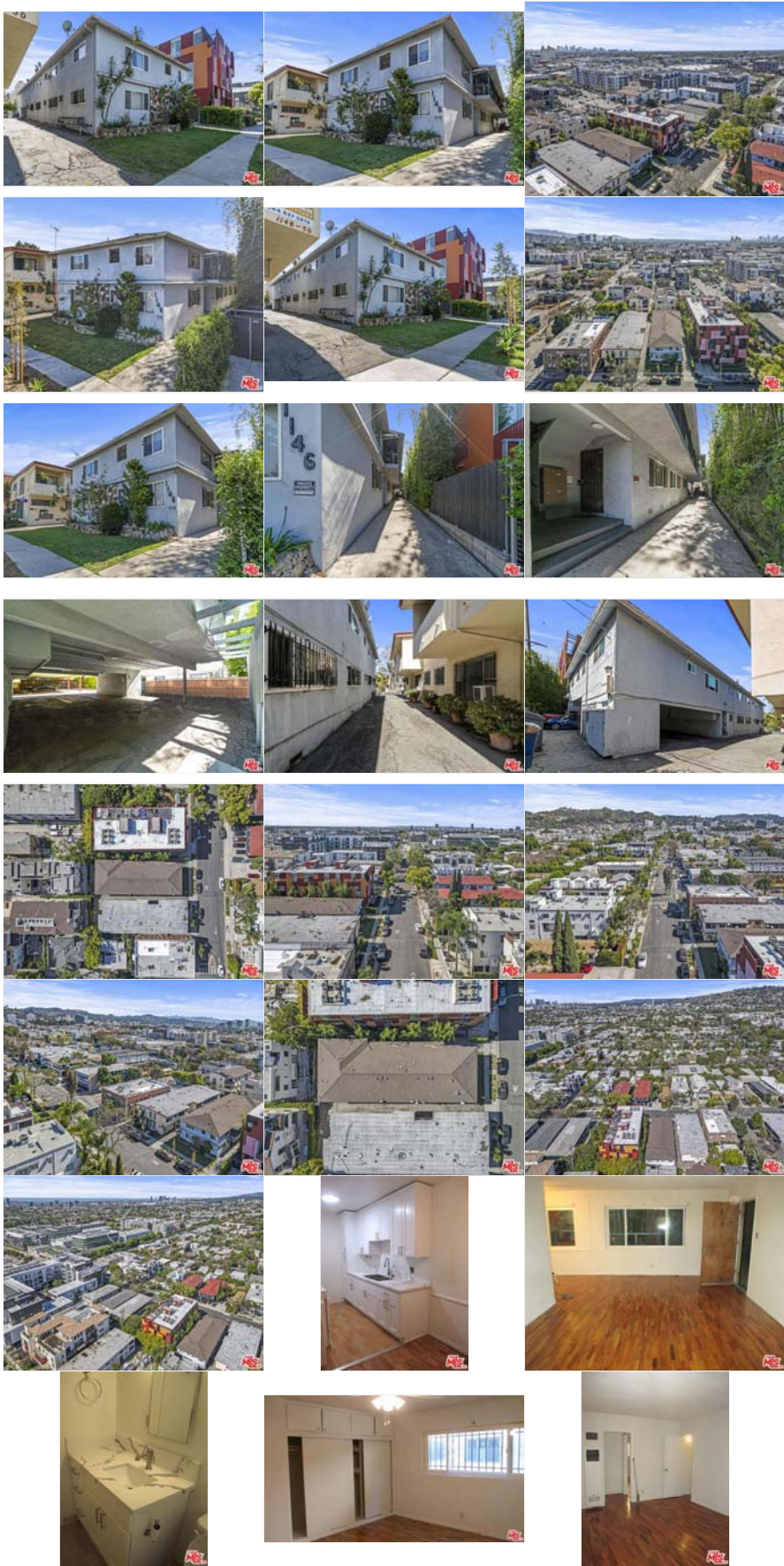
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4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed • Quadruplex

List / Sold:

\$3,350,000/\$3,200,000 ↓

34 days on the market

Listing ID: PW24066248

12310 La Pomelo Rd • La Mirada 90638
8 units • \$418,750/unit • 8,432 sqft • 6,093 sqft lot • \$379.51/sqft •
Built in 1969
W of Santa Gertrudes, N. of Imperial



8 units on two side by side 4 plex's, each 4 plex has it's own APN number. Great unit mix. two -3 bedrooms and six- 2 Bedrooms. Great upside potential. All numbers, measures and figures are approximate and estimated.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$3,400,000
- 2 Buildings
- Levels: Two
- 12 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- \$1,353 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$182760 Gross Scheduled Income
- \$146200 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 2 water meters available

Interior

- Rooms: Kitchen, Living Room, See Remarks
- Floor: Laminate, See Remarks, Tile, Vinyl, Wood
- Appliances: Gas Range, Water Heater

Exterior

- Lot Features: Corner Lot, Garden
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$36,560
- Electric: \$3,042.30
- Gas:
- Furniture Replacement:
- Trash: \$7,156
- Cable TV: 02013628
- Gardener:
- Licenses: 60
- Insurance: \$12,000
- Maintenance: \$2,005
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,098
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,550	\$2,550	\$2,800
2:	1	3	2	1	Unfurnished	\$2,025	\$2,025	\$2,800
3:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,200
4:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200
5:	1	2	1	1	Unfurnished	\$1,620	\$1,620	\$2,200
6:	1	2	1	1	Unfurnished	\$2,050	\$2,050	\$2,200
7:	1	2	1	1	Unfurnished	\$1,645	\$1,645	\$2,200
8:	1	2	1	1	Unfurnished	\$1,650	\$1,650	\$2,200

Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 2
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges: 8
- Refrigerator:
- Wall AC: 8

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- M3 - La Mirada area
- Los Angeles County
- Parcel # 8034028031

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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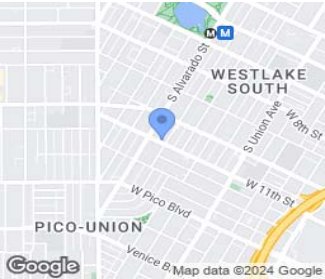
CUSTOMER FULL: Residential Income LISTING ID: PW24066248

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Closed •

2003 W 11th St • Los Angeles 90006
10 units • \$119,000/unit • 6,990 sqft • 7,561 sqft lot • \$179.54/sqft •
Built in 1960
Just east of Alvarado and South of Olympic Blvd

List / Sold:
\$1,190,000/\$1,255,000 
59 days on the market
Listing ID: 24382269



Suppose you could get an income property that cash-flowed on day one despite high interest rates, had huge upside, was in a good location, had ample parking and had recent inspection reports that show the property has no significant flaws? You would say, "that's impossible. Not in THIS market," right? And you would be correct. But this 10 unit property is the exception that proves the rule! And we have all the "receipts," so to speak and they can all be made available to you BEFORE going into escrow or even writing an offer. As far as location, this is a 5 minute drive from downtown without using the freeway. But I would hurry if I were you, as a "unicorn" such as this will not last on the market long.

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$1,190,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.6
- \$58859 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$54,888
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01881308
- 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:	9	1	1		Unfurnished	\$978	\$8,806	\$8,806
2:	1	2	1		Unfurnished	\$965	\$965	\$965

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 3.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5136012020

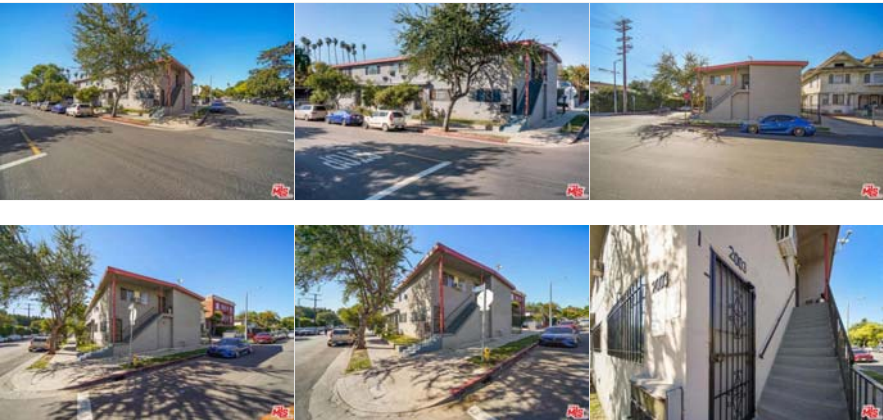
Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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Closed •

List / Sold:

\$3,000,000/\$2,310,000 ↓

333 days on the market

Listing ID: 23293115

1144 Elden Ave • Los Angeles 90006
12 units • \$250,000/unit • 9,758 sqft • 7,000 sqft lot • \$236.73/sqft •
Built in 1986
Located two blocks east and two block south of Olympic Blvd. and Vermont Ave.



We are pleased to present 1144 Elden, a 12-unit property not subject to LA City rent control. Built in 1986, this property currently allows an annual rent increase of 8.8% (5% plus the Consumer Price Index). Please note, the property is located in an opportunity zone, offering the new owner a potential federal capital gains tax incentive (buyer to verify). Comprised of (6) 2-bdrm. and 1.5-bath units and (6) 1-bdrm. units, these units offer approx. 34% rental upside compared to renovated units in the area. Property amenities include on-grade gated parking and a laundry room. 1144 Elden is offered at \$307 per foot, \$250,000 per unit, 9.42 market GRM, and 7.19% market CAP. Located just south of Koreatown, near Olympic and Vermont, the property is surrounded by many multifamily and mixed-use projects currently under construction or recently completed. Across the street from the subject property is a Grubb Properties project spanning a city block, featuring 228 units and 50,000 SF of commercial space (ground floor leased by Target).

Facts & Features

- Sold On 06/18/2024
- Original List Price of \$3,000,000
- 1 Buildings
- Levels: Two
- 14 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community, In Garage
- Cap Rate: 4.56
- \$136796 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$99,746
- 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:	6	2	1		Unfurnished	\$1,800	\$10,805	\$14,400
2:	6	1	1		Unfurnished	\$1,474	\$8,849	\$12,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5076012008

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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Closed •

List / Sold:

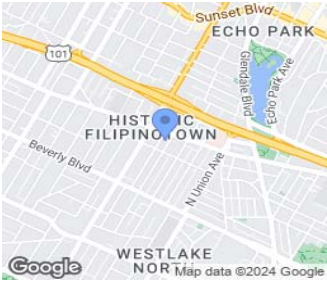
\$3,450,000/\$3,450,000

0 days on the market

Listing ID: 24405019

320 N Mountain View Ave • Los Angeles 90026
14 units • \$246,429/unit • 16,401 sqft • 4,801 sqft lot • \$210.35/sqft •
Built in 2024

The subject property is located in a good South Echo Park location just a couple blocks from Echo Park Lake, south of Temple Street and east of Alvarado Street.



We are pleased to present a nearly completed new construction fourteen (14) unit apartment building located at 319 N Westlake Avenue / 320 N Mountain View Avenue in Los Angeles, California. The subject property is located in a good South Echo Park location just a couple blocks from Echo Park Lake, south of Temple Street and east of Alvarado Street. This nearly completed new construction property contains a good unit mix of four (4) one-bedroom / one-bathroom units set aside for affordable housing, one (1) one-bedroom / one-bathroom market rate unit, seven (7) one-bedroom / one and a half-bathroom market rate units with a bonus den, and two (2) one-bedroom / two-bathroom market rate units with a bonus den. Three (3) units are penthouses on the fifth floor. The one-bedrooms featuring a den can potentially be converted to two-bedroom units. Units on the upper floors have access to impeccable views across LA including Echo Park Lake, Downtown, and Hollywood. There are 0.5 parking spaces per unit for a total of seven (7) parking spaces. This mid-rise property features luxury amenities such as access to private rooftop decks that can be rented for additional income. Tenants will love being within immediate walking distance to trendy Eastside retail, restaurant, and entertainment amenities across W Temple Street and Glendale Boulevard. Some of these amenities include Target, Bloom & Plume Coffee, Tribal Cafe, Clark Street Echo Park, Laveta, 1642 Bar, and more. Outdoor recreation is less than a mile away at Echo Park Lake, with the tennis courts available even closer to the subject property. Situated in a good South Echo Park location, this offering presents an excellent opportunity for an astute developer to capitalize on a finishing a nearly complete new construction mid-rise apartment building free from Los Angeles Rent control (subject to rent restrictions on select units).

Facts & Features

- Sold On 06/17/2024
- Original List Price of \$3,450,000
- 1 Buildings
- Levels: Multi/Split
- 7 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 9.25
- \$397641 Net Operating Income

Interior

Exterior

- Lot Features: Rectangular Lot

Annual Expenses

- Total Operating Expense: \$95,955
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02020804
- 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:	5	1	1		Unfurnished	\$2,554	\$2,554	\$2,554
2:	9	1	2		Unfurnished	\$3,156	\$3,156	\$3,156

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.000%
- Los Angeles County
- Parcel # 5157025029

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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List / Sold:

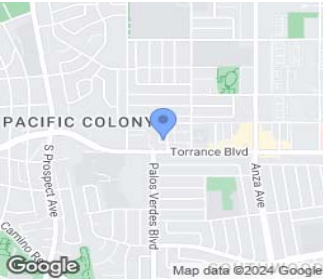
Closed • Commercial/Residential

\$6,350,000/\$6,350,000

0 days on the market

Listing ID: SB24125283

21111 Wood Ave • Torrance 90503
18 units • \$352,778/unit • 11,249 sqft • 13,805 sqft lot • \$564.49/sqft •
Built in 1962
Near the intersection of Wood Ave and Torrance Blvd in West Torrance



Inputted for comps purposes

Facts & Features

- Sold On 06/19/2024
- Original List Price of \$6,350,000
- 1 Buildings
- 18 Total parking spaces
- \$3,707 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.76
- \$449520 Gross Scheduled Income
- \$302543 Net Operating Income
- 18 electric meters available
- 18 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$133,492
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$8,999
- Maintenance: \$13,486
- Workman's Comp:
- Professional Management: 24810
- Water/Sewer: \$0
- Other Expense: \$10,800
- Other Expense Description: utility

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1	3	Unfurnished	\$1,901	\$5,702	\$2,800
2:	9	1	1	9	Unfurnished	\$2,030	\$18,270	\$2,400
3:	6	0	1	6	Unfurnished	\$1,853	\$11,118	\$1,850

Of Units With:

- Separate Electric: 18
- Gas Meters: 18
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 131 - West Torrance area
- Los Angeles County
- Parcel # 7519001061

Michael Lembeck

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

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Closed •

4929 Lynnfield St • Los Angeles 90032

20 units • \$234,750/unit • 14,785 sqft • 13,039 sqft lot • \$307.74/sqft • Built in 1965

West of Chadwick Dr, East of Phelps Ave, South of Gambier st, and North of Lynnfield Cir.

List / Sold:

\$4,695,000/\$4,550,000 ↓

105 days on the market

Listing ID: 24366729



16 Units + 4 Recently Built ADUs | (5) One-Bedroom Units and (15) Two-Bedroom Units. Attractive Town-Home Floor Plans with Balconies and Hillside Views! Property Offers Secure Gated Entry, Parking and Laundry Facilities for Tenants!

Facts & Features

- Sold On 06/21/2024
- Original List Price of \$4,995,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 6.94
- \$325913 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$168,423
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00992988
- 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:	15	2	1		Unfurnished	\$2,091	\$31,369	\$38,636
2:	5	1	1		Unfurnished	\$2,230	\$11,150	\$11,250

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5218010040

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: 24366729

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