

Cross Property Customer 1 Line

	Listing_ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	SB22112980	S	4435 W 164th ST	LAWN	113	STD	2	\$19,200		\$749,000	\$433.45	1728	1963/ASR	5,461/0.1254	N	3	06/24/22	9/9
2	SB22090433	S	24459 Madison ST	TORR	125	STD	2	\$0		\$1,400,000	\$684.26	2046	1964/ASR	4,737/0.1087	N	4	06/22/22	8/8
3	SR22091187	S	2304 1/2 Grant AVE	REDO	152	TRUS	2	\$0		\$1,750,000	\$813.58	2151	1952/ASR	7,496/0.1721	N	2	06/23/22	11/11
4	DW22083806	S	1529 E Cruces ST	WILM	196	STD	2	\$40,800		\$610,000	\$363.10	1680	1929/ASR	5,035/0.1156	N	2	06/23/22	39/39
5	WS22103537	S	16 E Newman AVE	ARCD	605	STD	2	\$61,500		\$1,225,000	\$525.08	2333	1961/ASR	6,747/0.1549	N	3	06/24/22	22/22
6	AR22032246	S	423 W Le Roy AVE	ARCD	605	STD	2	\$105,000		\$2,350,000	\$762.99	3080	1925/ASR	19,327/0.4437	N	4	06/21/22	45/45
7	22136981	S	3242 3244 INGLEDALE TER	LA	606	STD	2			\$1,491,000	\$534.41	2790	1923	5,691/0.13			06/21/22	16/16
8	BB22102597	S	808 E Santa Anita AVE	BBK	610	STD	2	\$37,031	3	\$847,000	\$840.28	1008	1924/ASR	2,205/0.0506	N	0	06/24/22	16/16
9	22151125	S	4343 CLARISSA AVE	LA	637	STD	2			\$3,350,000	\$718.88	4660	2019	5,547/0.12			06/23/22	46/46
10	SR22054666	S	3204 Griffin AVE	LA	677	TRUS	2	\$19,200		\$890,000	\$383.62	2320	1900/ASR	17,368/0.3987	N	0	06/21/22	41/41
11	GD22103484	S	4226 Lexington AVE	LA	699	STD	2	\$0		\$1,175,000	\$652.78	1800	1922/ASR	5,250/0.1205	N	2	06/22/22	6/6
12	DW22069921	S	1584 W 37th ST	LA	699	STD	2	\$0		\$1,226,000	\$466.16	2630	1998/ASR	7,470/0.1715	N	2	06/23/22	19/19
13	WS22087682	S	3726 Dozier ST	LA	BOYH	STD	2	\$19,200		\$645,000	\$379.41	1700	1957/ASR	6,722/0.1543	N	2	06/23/22	14/14
14	RS22082404	S	1059 N Stone ST	LA	BOYH	STD	2	\$0		\$1,037,500	\$517.71	2004	1924/ASR	4,792/0.11	N	0	06/22/22	49/49
15	22124061	S	818 N GENESEE AVE	LA	C10	STD	2			\$1,750,000	\$763.86	2291	1925	6,499/0.14			06/25/22	37/37
16	22161743	S	656 CRESTMOORE PL	VEN	C11	STD	2			\$2,395,000		1926		4,206/0.09			06/24/22	2/2
17	22161057	S	1925 S HARCOURT AVE	LA	C16	STD	2			\$1,425,000	\$527.78	2700	1923	5,664/0.13	N		06/24/22	8/8
18	22151995	S	1470 SILVER LAKE BLVD	LA	671	STD	2			\$1,234,000	\$1,013.14	1218	1923	4,578/0.1			06/24/22	8/8
19	22160469	S	826 826 1/2 WATERLOO ST	LA	671	STD	2			\$1,650,526	\$798.13	2068	1912	7,202/0.16	N	1	06/24/22	10/10
20	DW22071395	S	1140 W 89th ST	LA	C34	STD	2	\$17,300		\$610,000	\$574.39	1062	1921/ASR	6,103/0.1401	N	0	06/23/22	25/25
21	IN22046643	S	801 Laconia BLVD	LA	C34	STD	2	\$34,800		\$765,000	\$274.19	2790	1980/PUB	7,761/0.1782	N	2	06/24/22	20/20
22	22149747	S	127 W 94TH ST	LA	C37	STD	2			\$610,000	\$544.64	1120	1922	5,443/0.12			06/24/22	14/14
23	IV22054583	S	1157 E 54th ST	LA	C37	STD	2	\$3,800		\$770,000	\$150.42	5119	1905/ASR	5,119/0.1175	N	0	06/21/22	6/6
24	IV22082872	S	1314 W 92nd ST	LA	C37	STD	2	\$71,400		\$978,000	\$302.60	3232	2014/ASR	5,468/0.1255	N	1	06/22/22	0/0
25	SR22025424	S	20531 Covello ST	CNGA	CP	STD	2	\$0		\$1,000,000	\$590.67	1693	2021/ASR	7,449/0.171	N	0	06/23/22	31/31
26	22157703	S	597 CYPRESS AVE	LA	CYPK	STD	2			\$944,250	\$470.24	2008	1922	10,006/0.22			06/22/22	13/13
27	DW22094146	S	8550 Cleta ST	DOW	D4	STD	2	\$5,500		\$900,000	\$494.51	1820	1959/ASR	8,372/0.1922	N	2	06/21/22	8/8
28	SR22113501	S	45363 11th ST W	LNCR	LAC	STD	2	\$0		\$462,000	\$303.95	1520	1953/PUB	6,599/0.1515	N	0	06/22/22	3/3
29	22146683	S	5018 LIVE OAK ST	CUD	T5	STD	2			\$755,000	\$442.56	1706	1902	14,127/0.32			06/21/22	5/5
30	DW22032907	S	755 E 91st ST	LA	WATT	STD	2	\$18,000		\$745,000	\$342.53	2175	1960/ASR	4,763/0.1093	N	2	06/24/22	26/26
31	SB22075922	S	4089 W 132nd ST	HAWT	109	STD,TRUS	3	\$53,550		\$1,300,000	\$270.72	4802	1984/ASR	8,699/0.1997	N	6	06/24/22	0/0
32	22143821	S	4528 W 171st ST	LAWN	113	STD	3			\$875,000	\$486.11	1800	1946	5,799/0.13			06/23/22	9/9
33	CV22085094	S	3323 Linda Vista	ESER	621	STD	3	\$44,220		\$830,000	\$350.21	2370	1922/PUB	7,076/0.1624	N	2	06/22/22	8/8
34	BB22084999	S	410 Irving AVE	GD	626	STD	3	\$0		\$1,250,000	\$631.63	1979	1949/ASR	8,226/0.1888	N	2	06/21/22	9/9
35	22121243	S	704 W CALIFORNIA AVE	GD	628	STD	3			\$1,100,000	\$522.81	2104	1923	5,576/0.12			06/23/22	135/135
36	FR21176207	S	440 W Elk AVE	GD	628	STD	3	\$70,431		\$1,250,000	\$768.29	1627	1921/PUB	6,164/0.1415	N	0	06/23/22	179/179
37	CV22076295	S	1047 N Hamilton BLVD	POM	687	STD	3	\$56,400		\$900,000	\$461.30	1951	1939/ASR	8,992/0.2064	N	3	06/23/22	17/17
38	OC22063737	S	4083 West 137th Street	HAWT	699	STD	3	\$62,400		\$1,280,000	\$384.27	3331	1972/ASR	8,701/0.1997	N	5	06/22/22	47/47
39	DW22074875	S	132 E 84th ST	LA	C37	STD	3	\$38,292		\$600,000	\$418.41	1434	1938/ASR	5,200/0.1194	N	0	06/21/22	36/36
40	RS22047096	S	265 E 45th ST	LA	C37	STD	3	\$25,000		\$650,000	\$316.92	2051	1910/ASR	6,950/0.1596	N	0	06/21/22	26/26
41	SB22083957	S	917 N Cedar ST	ING	101	STD	4	\$83,556		\$1,325,000	\$396.23	3344	1957/PUB	6,253/0.1435	N	4	06/22/22	28/28
42	SB22075569	S	678 W 19th ST #A-D	SP	185	STD	4	\$58,560	4	\$970,000	\$297.91	3256	1918/PUB	5,000/0.1148	N	4	06/23/22	38/38
43	SB22072636	S	464 W 17th ST RD	SP	185	STD	4	\$67,800	4	\$1,089,000	\$337.78	3224	1965/ASR	4,998/0.1147	N	4	06/22/22	2/2
44	SR22084142	S	733 S Verdugo RD	GD	628	TRUS	4	\$74,292		\$1,475,000	\$483.77	3049	1951/ASR	6,193/0.1422	N	0	06/22/22	3/3
45	GD22101466	S	3222 Honolulu AVE	GD	635	STD	4	\$70,800		\$1,650,000	\$508.00	3248	1954/ASR	7,188/0.165	N	0	06/23/22	16/16
46	CV22020128	S	13107 Jarvis AVE	LA	699	STD	4	\$84,000		\$725,000	\$402.78	1800	1953/ASR	6,715/0.1542	N	0	06/24/22	103/178
47	EV22064647	S	8524 Beverlywood ST	LA	C09	STD	4	\$120,000	4	\$1,700,000	\$433.67	3920	1947/ASR	7,271/0.1669	N	4	06/23/22	60/60
48	22150113	S	700 ANGELUS PL	VEN	C11	STD	4			\$2,170,000	\$881.04	2463	1911	4,210/0.09			06/23/22	31/31
49	22170131	S	12 Lighthouse ST	MR	C12	STD	4			\$3,166,000	\$852.68	3713	1969	3,146/0.0722			06/24/22	0/0
50	SR22028006	S	4553 Saturn ST	LA	C16	STD	4	\$209,280		\$3,378,000	\$620.96	5440	2021/SLR	7,000/0.1607	N	0	06/23/22	96/96
51	22132526	S	120 S KENMORE AVE	LA	C17	STD	4			\$1,560,000	\$337.37	4624	1923	7,000/0.16			06/22/22	42/42
52	22157197	S	1154 4TH AVE	LA	HPK	STD	4			\$1,995,000	\$350.12	5698	1922	8,975/0.2	N	5	06/22/22	13/13
53	22104327	S	112 S Flores ST	LA	C19	STD	4			\$2,500,000	\$516.32	4842	1937	7,415/0.17	N	4	06/21/22	101/101
54	22135255	S	5235 VIRGINIA AVE	LA	C20	STD	4			\$2,995,000	\$476.30	6288	2016	8,363/0.19			06/21/22	18/18
55	SB22090345	S	245 W 73rd ST	LA	C34	STD	4	\$51,600	4	\$800,000	\$291.33	2746	1907/ASR	6,341/0.1456	N	4	06/21/22	8/8
56	DW22051282	S	2230 Wall ST #1234	LA	C37	STD	4	\$82,200	5	\$1,100,000	\$293.33	3750	1985/PUB	6,986/0.1604	N	8	06/22/22	17/17
57	DW22078274	S	1127 W 18th ST	LA	C42	PRO	4	\$16,680		\$1,050,000	\$242.49	4330	1913/PUB	9,109/0.2091	N	0	06/23/22	2/2
58	RS22057102	S	4042 E 57th ST	MW	T6	STD	4	\$0		\$900,000	\$220.26	4086	1965/ASR	6,425/0.1475	N	4	06/24/22	44/44
59	IN22029586	S	350 Concord ST	ES	141	STD,TRUS	5	\$183,670	17	\$3,175,000	\$612.82	5181	1929/ASR	5,604/0.1287	N	6	06/22/22	32/32
60	22153505	S	1159 N GENESEE AVE	WHO	C10	STD	6			\$1,910,000	\$453.47	4212	1953	5,176/0.11			06/24/22	22/22
61	WS22055789	S	4202 Lexington AVE	SVL	671	STD	6	\$100,990	4	\$1,785,000	\$418.62	4264	1924/ASR	4,200/0.0964	N	0	06/22/22	39/39
62	RS22089851	S	7908 Quill Dr	DOW	D3	STD	6	\$195,600	5	\$3,400,000	\$551.14	6169	1952/PUB	50,112/1.1504	Y	8	06/21/22	30/30
63	PV22029921	S	433 Venice WAY	ING	101	STD	7	\$102,730		\$1,800,000	\$355.73	5060	1960/ASR	6,989/0.1604	N	0	06/22/22	124/124
64	SB22085677	S	11432 Menlo AVE	HAWT	108	STD	7	\$128,880	4	\$2,150,000	\$286.90	7494	1986/PUB	6,577/0.151	N	0	06/24/22	19/19
65	22124005	S	6708 WILLOUGHBY AVE	LA	C20	STD	7			\$2,165,000	\$344.75	6280	1924	7,250/0.16			06/24/22	77/77
66	22136185	S	1758 N KINGSLEY DR	LA	C20	STD	8			\$4,000,000	\$472.48	8466	1987	10,841/0.24	N		06/24/22	11/11
67	SR21247799	S	6911 Ben AVE	NHLW	NHO	STD	8	\$135,000	3	\$2,312,500	\$367.53	6292	1985/ASR	7,939/0.1823	N	8	06/22/22	

	<u>Listing_ID</u>	<u>S</u>	<u>St#</u> <u>St Name</u>	<u>City</u>	<u>Area</u>	<u>SLC</u>	<u>Units</u>	<u>GSI</u>	<u>Cap</u>	<u>L/C Price</u>	<u>\$/Sqft</u>	<u>Sqft</u>	<u>YrBuilt</u>	<u>L Sqft/Ac</u>	<u>PrvPool</u>	<u>Grg_Spcs</u>	<u>Date</u>	<u>DOM/CDOM</u>
71	22146661	S	501 AVENUE G	REDO	156	STD	10			\$5,750,000 	\$636.77	9030	1958	11,252/0.25		10	06/22/22	18/18
72	22135489	S	210 S Hamilton DR	BEVH	C01	STD	10			\$7,550,000 	\$836.84	9022	1957	10,400/0.23			06/22/22	58/191
73	22136453	S	6402 S VICTORIA AVE	LA	PHHT	STD	10			\$2,310,000 	\$285.43	8093	1962	9,468/0.21			06/23/22	10/10
74	22141907	S	2867 EDGEHILL DR	LA	C16	STD	12			\$2,410,000 	\$393.79	6120	1923	13,808/0.31			06/22/22	8/8
75	PW22093167	S 	8127 Stewart And Gray RD	DOW	D3	STD	16	\$268,308		\$4,600,000	\$420.90	10929	1964/PUB	19,578/0.4494	N	0	06/21/22	43/43
76	CV22056814	S	4926 Maine AVE	BDPK	608	STD	19	\$235,200		\$4,748,000 	\$303.60	15639	1947/ASR	33,981/0.7801	N	5	06/24/22	44/44

Closed • Duplex

4435 W 164th St • Lawndale 90260

2 units • **\$374,500/unit** • **1,728 sqft** • **5,461 sqft lot** • **\$433.45/sqft** •

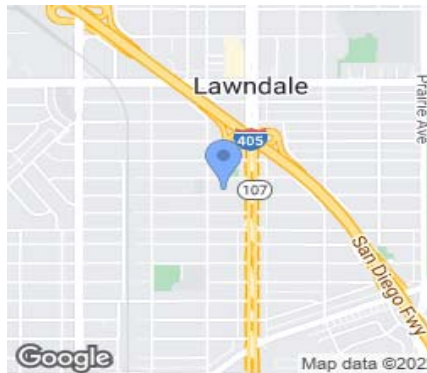
Built in 1963

164th, west of Hawthorne Boulevard

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

9 days on the market

Listing ID: SB22112980



Excellent opportunity to own two detached homes on a lot. Fixer project with incredible value-add opportunity. Both units are 2bed/1bath with interior laundry hookups. All interior photos are of the back house, unit 4437. The front is under renovation, property is being sold 'as is' and both units need work. Property has excellent parking with a street facing 3-car garage, each with individual bay access and 3 additional off-street parking spaces. Low-maintenance courtyard between the front and back house, with a shed for additional storage. This location is very walkable with nearby parks, charter school, shopping, beaches and easy access to the freeway.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$749,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Natural Gas
- \$769 (Estimated)
- Laundry: Inside
- \$19200 Gross Scheduled Income
- \$17465 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,735
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$590
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$545
- Other Expense:
- Other Expense Description:

Unit Details

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

- Standard sale
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4080030019

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: SB22112980

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Closed • Duplex

List / Sold:

\$1,399,000/\$1,400,000 ↑

8 days on the market

24459 Madison St • Torrance 90505

**2 units • \$699,500/unit • 2,046 sqft • 4,737 sqft lot • \$684.26/sqft •
Built in 1964**

Listing ID: SB22090433

Madison South of PCH , east of Hawthorne Blvd. Just north of Newton on Madison.



Located in Desirable Waltheria. This property includes a front 3 bedroom 2 bath home with an attached 1 car garage. Very clean unit include large living room , dining area adjacent to kitchen. This unit has a master bedroom with private 3/4 bath and walk in closet. Laundry attachments in 1 car garage, Patio area between the house and a 3 car garage with 2 bedroom 1 bath unit above. Private 2 bedroom unit is rent ready with new vinyl flooring and newly painted, newer refrigerator, dishwasher and stove/oven unit. 3 individual garages in rear , one garage includes laundry facilities, washer and dryer included. This property is perfect for owner user or investor, excellent Waltheria Torrance area.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,399,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: Central, Wall Furnace
- \$0 (Assessor)
- Laundry: Dryer Included, Electric Dryer Hookup, In Garage, Washer Included
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Walk-In Closet
- Appliances: Dishwasher, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Water Heater
- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,735
- Electric: \$75.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$60
- Cable TV: 01854035
- Gardener:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 125 - WALTERIA area
 - Los Angeles County
 - Parcel # 7534017039

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

2304 1/2 Grant Ave • Redondo Beach 90278

2 units • \$797,500/unit • 2,151 sqft • 7,496 sqft lot • \$813.58/sqft •
Built in 1952

Between Mackay Ln and Slauson Ln

List / Sold:

\$1,595,000/\$1,750,000 ↑

11 days on the market

Listing ID: SR22091187



Duplex. Two Homes on a 50x150' foot lot. Needs work. Front house (2304) is a 4 bedrooms and 2 bath with an attached 2 car garage. Rear house (2304 1/2) is a 2 bedroom 1 bath house. Each have a laundry room. There is a lot of potential here. A lot!

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: See Remarks
- Appliances: Free-Standing Range

Exterior

- Lot Features: Back Yard, Front Yard, Lot 6500-9999, Sprinklers None
- Fencing: Needs Repair
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- 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	4	2	2	Unfurnished	\$0	\$0	\$0
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Trust sale
- 152 - N Redondo Bch/Villas South area
- Los Angeles County
- Parcel # 4157019010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22091187

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Closed •

List / Sold: **\$575,000/\$610,000** ↑

1529 E Cruces St • Wilmington 90744

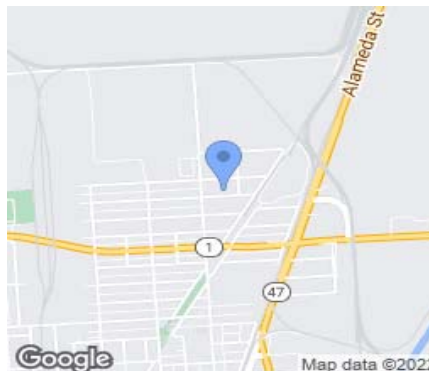
39 days on the market

2 units • \$287,500/unit • 1,680 sqft • 5,035 sqft lot • \$363.10/sqft •

Listing ID: DW22083806

Built in 1929

South of Pacific Coast HWY, east of 710 FWY



Investor delight two units on the lot front unit 2bed 1 bath, side unit 2bed 1bath with one car garage each. Each Unit features Laundry area, nice size living room, nice size bedroom, long drive way, front yard and back yard.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$575,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$0 (Assessor)
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$40800 Gross Scheduled Income
- \$38400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,750
- Electric: \$1,350.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$0
- Cable TV: 01986445
- Gardener:
- Licenses:
- Insurance: \$1,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,400
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 196 - East Wilmington area
- Los Angeles County
- Parcel # 7426022021

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22083806

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Closed • Duplex

List / Sold:

\$1,200,000/\$1,225,000 ↑

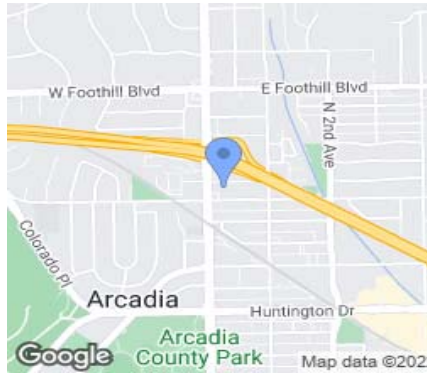
22 days on the market

Listing ID: WS22103537

16 E Newman Ave • Arcadia 91006

2 units • \$600,000/unit • 2,333 sqft • 6,747 sqft lot • \$525.08/sqft • Built in 1961

Cross Streets: E/Santa Anita avenue, south of the 210 freeway



GREAT DUPLEX IN THE HEART OF ARCADIA WITH ARCADIA SCHOOLS. FRONT UNIT IS 2 BDR, 2BA W/1,070SF AND REAR UNIT IS 3 BDR, 3 BATHS W/1,263 SF. BOTH UNITS HAVE A FIREPLACE IN THE LIVING ROOM, HIGH CEILINGS, SEPARATE LAUNDRY, A MASTER SUITE & LARGE BEDROOMS. EACH UNIT HAS SLIDING GLASS DOORS TO A PRIVATE PATIO. OPEN FLOOR PLANS WITH ABUNDANT STORAGE. THREE CAR GARAGE. PERFECT AS INCOME PROPERTY OR FOR OWNER TO LIVE IN ONE AND RENT THE OTHER.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,200,000
- 1 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$0 (Unknown)
- Laundry: See Remarks
- \$61500 Gross Scheduled Income
- \$49500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Living Room, Master Bedroom
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal

Exterior

- Lot Features: Patio Home, Sprinkler System
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$2,490
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$500
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$850
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,625	\$5,125	\$2,900
2:	1	2	2	1	Unfurnished	\$2,500	\$5,125	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5773001018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS22103537

Printed: 06/26/2022 5:01:07 PM

Closed •

List / Sold:

\$2,450,000/\$2,350,000 ↓

45 days on the market

423 W Le Roy Ave • Arcadia 91007

**2 units • \$1,225,000/unit • 3,080 sqft • 19,327 sqft lot • \$762.99/sqft •
Built in 1925**

Listing ID: AR22032246

S/Duarte, W/Holly



Property has TWO SEPARATE UNITS (423 and 425) with separate entrances. Two units nicely divided with shrubbery. Shared driveway. Front unit (423) has 5 bedrooms, 4 bathrooms with attached garage. Faces street with large front yard. Some bedrooms have separate entrances and can be easy to rent out separately. Back unit (425) has 2 bedrooms, 1 bathroom with attached garage and also has its own yard. Excellent location in safe and clean Arcadia neighborhood amongst other multi-million dollar properties. Huge lot. Walking distance to restaurants, supermarket, banks, schools (Arcadia School District). This is a great opportunity as an investment property.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$2,450,000
- 2 Buildings
- 4 Total parking spaces
- \$717 (Estimated)
- Laundry: Inside
- \$105000 Gross Scheduled Income
- \$95760 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,240
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 01983717
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	4	2	Unfurnished	\$6,750	\$6,750	\$7,000
2:	1	2	1	2	Unfurnished	\$2,750	\$2,750	\$2,750

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
- 605 - Arcadia area
- Los Angeles County
- Parcel # 5784008015

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) AR22032246

Printed: 06/26/2022 5:01:07 PM

Closed •

3242 3244 INGLEDALE Ter • Los Angeles 90039
2 units • \$649,500/unit • 2,790 sqft • 5,691 sqft lot • \$534.41/sqft •
Built in 1923
Google Maps



List / Sold:
\$1,299,000/\$1,491,000 ↑
16 days on the market
Listing ID: 22136981

On a quiet tree lined street which is one of the best blocks in Atwater Village you will find this vacant duplex, minutes to the community and shops on Glendale and Los Feliz Blvd. 3242 is a 3 bed 2 bath, with laundry room, hardwood flooring, private patio and fenced yard. 3244 is a 2 bed 2 bath with a den, hardwood flooring, fireplace, laundry hook ups, covered pergola and bonus space. With onsite storage, an abundance of parking and endless potential this gem is perfect for an owner user or every savvy real estate investor.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$1,299,000
- 1 Buildings
- Cooling: Central Air
- Heating: Forced Air, Central

Interior

Exterior

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

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

Additional Information

- Standard sale

- 606 - Atwater area
- Los Angeles County
- Parcel # 5435025033

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22136981

Printed: 06/26/2022 5:01:07 PM

Closed • **Duplex**

808 E Santa Anita Ave • Burbank 91501

2 units • **\$425,000/unit** • **1,008 sqft** • **2,205 sqft lot** • **\$840.28/sqft** •
Built in 1924

On Santa Anita north of Kenneth

List / Sold: **\$850,000/\$847,000** ↓

16 days on the market

Listing ID: BB22102597



808 E Santa Anita Ave is the most adorable (and incredibly priced) duplex in the Burbank Hills! There isn't a single duplex on the market north of Glenoaks right now, making this a rare find you'll want to jump on immediately. Situated on a peaceful hillside street less than a mile to the heart of Downtown Burbank, this property offers buyers the best of both worlds- close proximity to the countless neighborhood destinations on Glenoaks and San Fernando, while also boasting an upscale hillside location! 808 E Santa Anita is made up of two 1 bedroom, 1 bathroom side-by-side Spanish style units, one of which recently underwent a renovation. Each unit features a small side yard and quality hardwood floors. Unit 810 boasts a large, attached storage room with washer/dryer hookups, a sleek bathroom remodel, and new kitchen countertops. Between the A+++ location and the unbeatable curb appeal, this property is your chance to own a stable Burbank asset that we predict will increase in value year after year. Similar rentals nearby are achieving an average of \$4.29 per square foot, showing that there is significant upside on the property!

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$850,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$128 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- Cap Rate: 2.86
- \$37031 Gross Scheduled Income
- \$24319 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,342
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01013938
- Gardener:
- Insurance: \$403
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$720
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,745	\$1,745	\$2,100
2:	1	1	1	0	Unfurnished	\$1,341	\$1,341	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 610 - Burbank area
 - Los Angeles County
 - Parcel # 2456040002

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$3,350,000/\$3,350,000**

4343 CLARISSA Ave • Los Angeles 90027

46 days on the market

2 units • **\$1,675,000/unit** • **4,660 sqft** • **5,547 sqft lot** • **\$718.88/sqft** •
Built in 2019

Listing ID: 22151125

North of Franklin, South of Los Feliz Blvd, East of Hillhurst



Rare modern industrial duplex in the heart of Los Feliz, just a short distance from all the shops, dining and entertainment on Hillhurst Ave. This is not your typical newer construction project and will satisfy the needs of the most discerning clientele. Exceptional thought and creativity went into every square inch of these incredible spaces. Soaring ceilings, exposed ducting, piping and steel beams, antique brick veneer accents, concrete and distressed wood flooring, matte black and aged brass fixtures and Carrara marble counters blend seamlessly together to create designer showplaces unlike anything else available on the market today. Front unit has accordion doors, multiple terraces and views of the city skyline. Rear unit has a large, private and hedged patio. Two original pieces of work by renowned graffiti artist Defer have been implemented into the design, one as part of the front exterior facade and the second as an accent wall in the front unit's dining area. Condo plan has also been recorded for the property, allowing an owner to separate the units. Front unit (4343) will be vacant on June 1st, providing an additional opportunity to live in one unit while collecting \$7,000/month in rental income from the rear unit (4345). All utilities are individually metered. Four-car garage is shared, providing two covered tandem spaces for each unit, plus one driveway space. Front unit has direct access from the garage. This is an incredibly rare investment opportunity that's not to be missed.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$3,350,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$133164 Net Operating Income

Interior

- Appliances: Dishwasher, Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$46,722
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Insurance: \$2,927
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	3		Unfurnished	\$7,750	\$7,750	\$8,000
2:	1	2	3		Unfurnished	\$7,000	\$7,000	\$7,250
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5591014024

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

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

Closed • **Duplex**

3204 Griffin Ave • Los Angeles 90031

2 units • **\$474,500/unit** • **2,320 sqft** • **17,368 sqft lot** • **\$383.62/sqft** •
Built in 1900

Off of Pasadena Ave

List / Sold: **\$949,000/\$890,000** ↓

41 days on the market

Listing ID: SR22054666



This duplex has amazing views you won't want to miss! Located at the top of the hill, it has views of Downtown LA which are absolutely stunning. Each unit has 3 bedrooms and 2 bathrooms! One unit is vacant and one is tenant occupied. It has plenty of parking along with a laundry room for the units to share! This would be a perfect investment property or great for an owner/user. All it needs is some TLC!

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$650 (Estimated)
- Laundry: Individual Room, Outside
- \$19200 Gross Scheduled Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Tile

Exterior

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

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- 677 - Lincoln Hts area
- Los Angeles County
- Parcel # 5206012025

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SR22054666

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Closed • **Duplex**

4226 Lexington Ave • Los Angeles 90029

2 units • **\$497,500/unit** • **1,800 sqft** • **5,250 sqft lot** • **\$652.78/sqft** •
Built in 1922

Just West of Sunset, South of Fountain, North of Santa Monica

List / Sold: **\$995,000/\$1,175,000** ↑

6 days on the market

Listing ID: GD22103484



PLEASE DO NOT GO DIRECTSHOWN BY APPOINTMENT ONLY*** Rare and incredible opportunity for owner/users or investors to own this charming Silver Lake adjacent/Sunset Junction duplex! Both units will be delivered vacant at close of escrow! Live in one or rent out both and fetch fantastic monthly income at today's MARKET rent! With some imagination and a little elbow grease, you can bring these charming units back to life! Each unit is appx 900 sf (per tax records) both with extra large rooms, projecting front porches, Speakeasy front porches/doors, built-in cabinets/shelving, period style faux fireplaces, hardwood floors (underneath the carpeting), each with their own laundry rooms, separate water heaters, and cozy breakfast nooks. Huge 2 car garage with attic access offering plenty of extra storage space! Separately metered for gas and electricity. Some electrical and plumbing work have been replaced and/or updated in recent years. Centrally located to all the quaint shops, boutiques, and fabulous eateries in the trendy, hippest, happening Silver Lake! Easy access to transportation and major freeways, and minutes away from Farmer's Market, Griffith Park, Los Feliz, LA Zoo, The Americana at Brand, Glendale Galleria, Eagle Rock, all which offer additional fantastic eateries and plenty of shopping choices! PLEASE do not go direct or trespass onto the property...shown by appointment only, so please respect the owner's request. Buyers are responsible for independently verifying the accuracy of all information and conditions regarding the Property. Property is being sold in AS-IS condition. One of the owners passed away peacefully in unit 4228 in April, 2022. Thank you for your cooperation.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$327 (Estimated)
- Laundry: Individual Room, Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Unknown

Annual Expenses

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

- Gardener:
- Licenses:

- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 5429003009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: GD22103484

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Closed • Duplex

1584 W 37th St • Los Angeles 90018

2 units • \$675,000/unit • 2,630 sqft • 7,470 sqft lot • \$466.16/sqft •
Built in 1998

Off Western Ave and Exposition Blvd

List / Sold:

\$1,350,000/\$1,226,000 ↓

19 days on the market

Listing ID: DW22069921



Nice two units with 3 bedrooms, 2 baths each unit. Completely renovated. Located in a desirable area of L.A., near USC, Blue Line, Exposition Park, Museums, freeways, and shopping. Great opportunity.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$437 (Estimated)
- Laundry: Individual Room
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile

Exterior

- Lot Features: Front Yard, Level with Street
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02173137
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 699 - Not Defined area
- Los Angeles County
- Parcel # 5041026012

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22069921

Printed: 06/26/2022 5:01:08 PM

Closed • **Duplex**

List / Sold: **\$675,000/\$645,000** ↓

3726 Dozier St • Los Angeles 90063

14 days on the market

2 units • **\$337,500/unit** • **1,700 sqft** • **6,722 sqft lot** • **\$379.41/sqft** •
Built in 1957

Listing ID: WS22087682

Cross street is N Gage Avenue



This charming duplex property is in the Boyle Heights neighborhood of Los Angeles, a high demand rental area. 2 separate homes on one lot! The front house has 2 bedrooms, 1 bathroom, a kitchen, a living room, a dining room, and a laundry room. The back house, which has been remodeled, has 2 bedrooms, 1 bathroom, a kitchen, and a living room. The property has a 2-car garage. Close to Downtown Los Angeles. Centrally located near the 60, 10, 710, 5, and 101 freeways. A great investment opportunity!

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$0 (Other)
- Laundry: In Garage, Individual Room
- \$19200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Carpet, Laminate
- Appliances: Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$750	\$750	\$2,300
2:	1	2	1	1	Unfurnished	\$850	\$850	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5232027009

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Duplex

List / Sold:

\$1,089,000/\$1,037,500 ↓

49 days on the market

Listing ID: RS22082404

1059 N Stone St • Los Angeles 90063

2 units • **\$544,500/unit** • **2,004 sqft** • **4,792 sqft lot** • **\$517.71/sqft** •
Built in 1924

East of Evergreen ave. & South of Marengo St.



Attention owner users or investors, rare opportunity to own 2 vacant and remodeled units each with 3 bedrooms + 3 baths located near LAC+USC Medical Center and General Hospital, USC Health Sciences Campus, Keck School of Medicine of USC, USC School of Pharmacy, Keck Hospital of USC and Cal State LA. Vacant and ready to lease for the current high market rents of \$3,000 or more per unit! Huge basement with a bonus 3rd, 1 bedroom + 1 bath, unit in the back. Rent out all 3 units or live in one and offset your mortgage with the income from the others. Large lot with ample parking for 8 cars or more. Each unit has its own master bedroom with en-suite bath, and its own indoor laundry and beautiful, luxurious and new kitchen and bathrooms. Extensive renovations and upgrades include: foundation retrofitting, new plumbing, electrical, energy efficient double pane windows, quartz counters, modern shaker kitchen cabinets, wide plank wood flooring, and custom tile in the baths. Vacant units seldom come to market! Take advantage of the still historically low interest rates before they rise again. Schedule a tour today!

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,089,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- \$326 (Estimated)
- Laundry: Gas Dryer Hookup, In Closet, Inside, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Master Suite, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Range Hood, Water Heater
- Other Interior Features: Recessed Lighting, Stone Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Insurance: \$0
- Maintenance:
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01280965
 - Gardener:
 - Licenses:
- Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5229027033

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

818 N GENESEE Ave • Los Angeles 90046

2 units • **\$947,500/unit** • **2,291 sqft** • **6,499 sqft lot** • **\$763.86/sqft** •
Built in 1925

Between Santa Monica and Melrose. East of Fairfax.

List / Sold:

\$1,895,000/\$1,750,000 ↓

37 days on the market

Listing ID: 22124061



Attention Investors, builders, and developers, amazing opportunity in one of LA's finest neighborhoods! 6,499 Sq ft lot Lot Zoned R2 vacant and ready to go. Build or remodel the current duplex, with lots of potential. Located on a tree-lined street in one of the most prestigious locations of Beverly Grove/Melrose Village near Michelin-rated restaurants, The Grove, and The Fairfax district.

Facts & Features

- Sold On 06/25/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$5,000
2:	1	2	1		Unfurnished	\$0	\$0	\$5,000
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
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5527005009

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22124061

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Closed •

List / Sold:

\$2,495,000/\$2,395,000 ↓

2 days on the market

Listing ID: 22161743

656 CRESTMOORE PI • Venice 90291

**2 units • \$1,247,500/unit • sqft • 4,206 sqft lot • No \$/Sqft data •
Built in 1926**

East of Abbot Kinney Blvd, West of Grandview Ave, South of Venice Blvd



Doorsteps down from LA's most iconic lifestyle scenery, this Abbot Kinney gem is the perfect canvas to create your own Venice Beach dream. An original 1920's Spanish bungalow in the front coupled with a double height, spacious and unreproducible creative studio/loft in the rear with oversized original and operating steel windows, artistically exposed to the studs. This unique home, on the sublime and quieter residential side of Venice Blvd, is awaiting your thoughtful vision to realize a one-of-a-kind dream hideaway. A legal duplex setting offers an array of buildout possibilities, as a perfect home or income producing space, giving you flexibility to suit your personalized needs and life flow. With remarkable scale, wow inspiring volume, and magical natural light shining through calming spaces, several skylights and romantically preserved original windows, this is a rare find! The home's wide-open creative studio will inspire your artistic spirit- an ideal space for expansive creativity, productivity and innovation. One of the sweetest one-way streets in Venice lined with rich architecture, thoughtful design, and mature greenery, this idyllic location is short walk of bike ride rom the best restaurants, grocers, shops and designer boutiques in town. Unlike anything else available in one of America's most celebrated neighborhoods- Home, is here.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$2,495,000
- 1 Buildings

Interior

- Rooms: Art Studio, Bonus Room, Living Room
- Floor: Wood

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4237014017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$1,425,000/\$1,425,000**

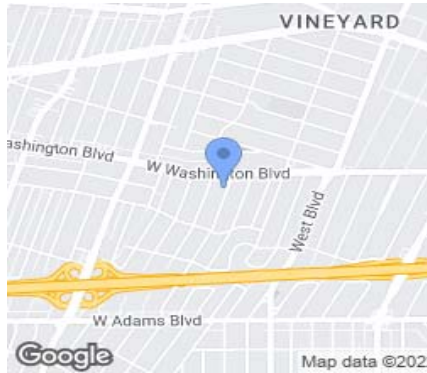
1925 S HARCOURT Ave • Los Angeles 90016

8 days on the market

**2 units • \$712,500/unit • 2,700 sqft • 5,664 sqft lot • \$527.78/sqft •
Built in 1923**

Listing ID: 22161057

La Brea, turn east on Washington and then south on Harcourt.



Stunning, lovingly remodeled and very well maintained gated duplex in red-hot area....this one you will be proud to own!! Both top and bottom units are light, bright and fully remodeled with Faux fireplaces: double pane windows, crown molding throughout, newer HVAC units, GORGEOUS hardwood floors throughout, kitchen & baths with beautiful slate floors, designer window blinds, sconces and lighting make this property a showpiece. Well maintained frontyard landscaping with palm trees, backyard is wonderful peaceful escape with tenant areas to relax and have parties and be social. All bathrooms and kitchens fully remodeled with designer tiling, Cesar stone counter tops, fixtures and finishes. Plenty of off street parking and inside laundry in both units! Big upside in rents.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,425,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included, In Closet, Stackable

Interior

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

Exterior

- Lot Features: Lawn, Landscaped, Front Yard
- 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
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1:	1	2	1	Unfurnished	\$2,472	\$2,472	\$3,500
2:	1	2	2	Unfurnished	\$2,750	\$2,750	\$4,000

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5061017022

Michael Lembeck

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

Re/Max Property Connection

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

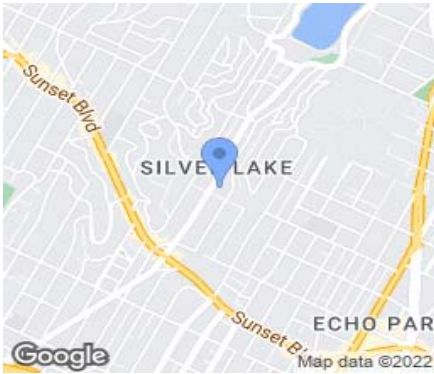
CUSTOMER FULL: Residential Income LISTING ID: 22161057

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Closed •

1470 SILVER LAKE Blvd • Los Angeles 90026
2 units • \$499,500/unit • 1,218 sqft • 4,578 sqft lot • \$1013.14/sqft •
Built in 1923
**** USE GOOGLE MAPS ****

List / Sold: **\$999,000/\$1,234,000** ↑
8 days on the market
Listing ID: 22151995



The world is your oyster with this charming remodeled duplex on a prime lot in Silver Lake - delivered vacant. Some winning options include: Move into the 2BD, 1BA or 1BD + Office unit and set the market rent on the other unit; build potentially 2 more ADU units (buyer to verify) in the backyard for a cash cow investment; turn the duplex into a single family and build an ADU in the back. Steps from hip shops and eateries which include L&E Oyster and LaMill and down the street from the Reservoir. Tastefully renovated with abundant cabinetry and style. Large flat backyard and fully gated. Separately metered for gas and electric. In this location a car is no longer needed. Come see while it's still available.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$999,000
- 1 Buildings
- Heating: Wall Furnace
- \$50544 Net Operating Income

Interior

- Floor: Wood
- Appliances: Gas Range

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$19,656
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,350
2:	1	1	1		Unfurnished	\$0	\$0	\$2,500
3:								
4:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5425022009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$1,399,000/\$1,650,526 ↑

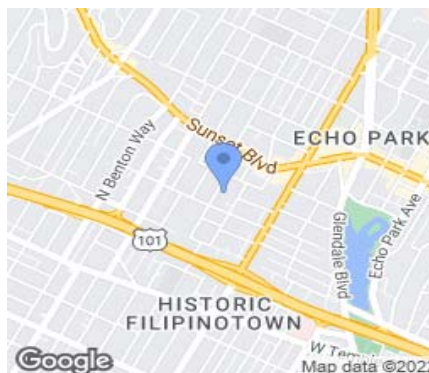
10 days on the market

Listing ID: 22160469

826 826 1/2 WATERLOO St • Los Angeles 90026

2 units • **\$699,500/unit** • **2,068 sqft** • **7,202 sqft lot** • **\$798.13/sqft** •
Built in 1912

Sunset Bl, Right on N Coronado, Left W Sunset Bl, Right on Waterloo st.



Extensively upgraded Craftsman Duplex in the heart of Echo Park CA. Both front and back house will be delivered vacant! Welcome to 826-826 1/2 Waterloo St. With the freshly painted 3 tone Craftsman color pallet on the exterior, endless ornate details on the interior and an adorable 2 bed 1 bath income property in the back to offset your mortgage! The front house has 3 bedrooms and 1 full bathroom. Over \$160,000 in upgrades recently made to the property including: Solar panels installed and fully paid. New roof shingles. New interior/exterior paint. Insulation overhaul in both the front and back houses, Partial new hardwood flooring installed. Electrical was entirely redone. New 200amp Electrical Panel was installed, Remodeled bathroom, Brand new backsplash in the kitchen. Renovated laundry room, Studio conversion and back house upgrades. Extensive landscaping and sprinkler system, lush with mature fruit trees including key lime and lemon trees. The garage has been converted into a sound-proofed recording studio. The beautiful perimeter fence was also built and installed recently which gives a sense of privacy and tranquillity while you sip your morning coffee on the front porch and you enjoy the offset to your mortgage with the income property in the back. Both homes on separate meters! Schedule a showing soon, this gorgeous property has to be seen in person to truly appreciate it's unique old world charm and beauty. SEE MATTERPORT WALKTHROUGH HERE : <https://www.themls.com/properties/vt/CA/LOS-ANGELES/826-WATERLOO-ST/INC/22-160469> and 826 1/2 HERE : <https://my.matterport.com/show/?m=tLyZAYEqb1i&mls=1>

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,399,000
- 2 Buildings
- 1 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace, Radiant

Interior

- Rooms: Sound Studio
- Floor: Wood
- Appliances: Disposal, Gas Cooktop, Gas Oven

Exterior

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

Annual Expenses

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

- Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01991628
 - Gardener:
 - Licenses:
- 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	\$3,200
2:	2	2	1		Unfurnished	\$0	\$0	\$5,700
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
 - Los Angeles County
 - Parcel # 5402027009

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$599,000/\$610,000** ↓

1140 W 89th St • Los Angeles 90044

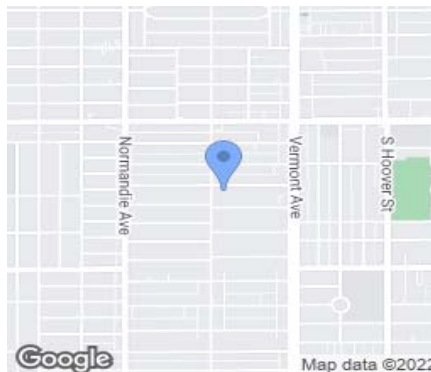
25 days on the market

2 units • \$299,500/unit • 1,062 sqft • 6,103 sqft lot • \$574.39/sqft •

Listing ID: DW22071395

Built in 1921

South of Manchester Avenue, West of Vermont Avenue



Great opportunity to own two separate houses on a lot in desirable Westmont neighborhood. Front house has two bedrooms, full bathroom, large kitchen with eating area, inside laundry and front living room. Back house has one bedroom, one bathroom, and private laundry. Large backyard with ample room for multiple cars. Central location convenient to freeways and transportation hubs.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$675,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- \$1,041 (Estimated)
- Laundry: In Kitchen, Outside
- \$17300 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

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

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01182091
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,400	\$1,325	\$2,000
2:	1	1	1	0	Unfurnished	\$1,325	\$1,400	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6047010023

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22071395

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Closed • Duplex

801 Laconia Blvd • Los Angeles 90044

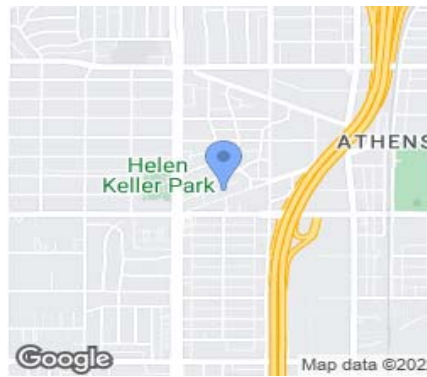
2 units • **\$375,000/unit** • **2,790 sqft** • **7,761 sqft lot** • **\$274.19/sqft** •
Built in 1980

North of El Segundo, East of Vermont.

List / Sold: **\$750,000/\$765,000** ↑

20 days on the market

Listing ID: IN22046643



Lots of potential! Great layout! Two large units with 3 bedroom with 2 bathrooms each. Each unit has a side patio. The back unit has a deck. Both units have a 2 car garage and plenty of storage. The units need some TLC.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$686 (Estimated)
- Laundry: Inside
- \$34800 Gross Scheduled Income
- \$32440 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Laminate, Tile
- Appliances: None

Exterior

- Lot Features: Front Yard, Lot 6500-9999
- Fencing: Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,716
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,028
- Cable TV: 00000001
- Gardener:
- Licenses: 87
- Insurance: \$1,356
- 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	2	Unfurnished	\$19,200	\$1,600	\$1,600
2:	1	3	2	2	Unfurnished	\$15,600	\$1,300	\$1,300

Of Units With:

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

- Drapes:
- Patio: 2
- Ranges: 2
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6117018026

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** IN22046643

Printed: 06/26/2022 5:01:08 PM

Closed •

List / Sold: **\$615,000/\$610,000** ↓

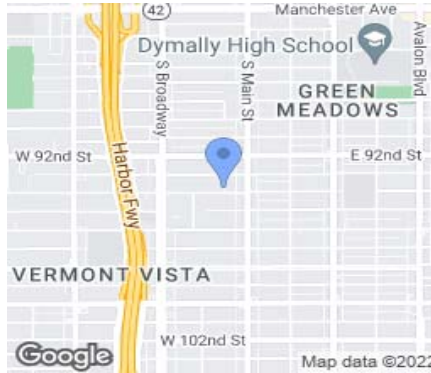
127 W 94TH St • Los Angeles 90003

14 days on the market

2 units • **\$307,500/unit** • **1,120 sqft** • **5,443 sqft lot** • **\$544.64/sqft** •
Built in 1922

Listing ID: 22149747

110 Freeway north exit Imperial Highway, keep left onto Imperial Highway, turn right onto Imperial Highway, 350 ft turn left onto S Broadway, 1.4 miles turn right onto W 94th St., 900 ft destination is on the left



Facts & Features

- Sold On 06/24/2022
- Original List Price of \$615,000
- 2 Buildings
- Heating: Wall Furnace
- \$16260 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$1,380
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1		Unfurnished	\$2,300	\$27,600	\$31,200
2:	1	1	1		Unfurnished	\$1,470	\$17,640	\$18,600
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								

13:

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6053001023

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: 22149747

Printed: 06/26/2022 5:01:08 PM

Closed •

List / Sold: **\$769,900/\$770,000** ↑

1157 E 54th St • Los Angeles 90011

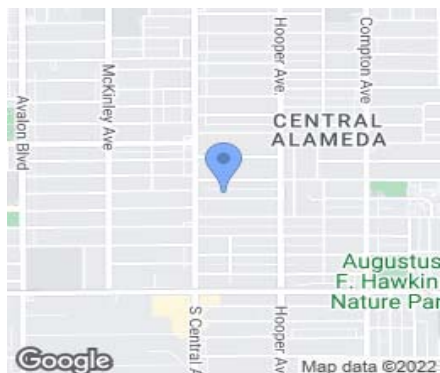
6 days on the market

2 units • **\$384,950/unit** • **5,119 sqft** • **5,119 sqft lot** • **\$150.42/sqft** •

Listing ID: IV22054583

Built in 1905

CROSS STREETS HOOPER AVE AND CENTRAL AVE



Facts & Features

- Sold On 06/21/2022
- Original List Price of \$769,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$320 (Estimated)
- \$3800 Gross Scheduled Income
- \$3800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,150
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$50
- Cable TV: 01177326
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$2,000	\$2,000	\$0
2:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$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
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5104014025

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IV22054583

Printed: 06/26/2022 5:01:08 PM

Closed •

List / Sold: **\$1,050,000/\$978,000** ↓

1314 W 92nd St • Los Angeles 90044

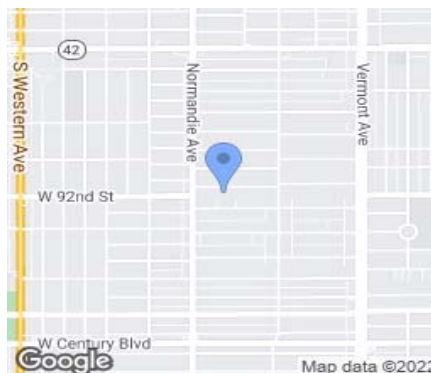
0 days on the market

2 units • **\$525,000/unit** • **3,232 sqft** • **5,468 sqft lot** • **\$302.60/sqft** •

Listing ID: IV22082872

Built in 2014

East of Normandie Ave, 92nd Street



Great investment property. 2014 built duplex. Each is 4 beds and 2 baths. Very well maintained. A must see!

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 1 Total parking spaces
- Heating: Central
- \$1,163 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$71400 Gross Scheduled Income
- \$66400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Carpet, Tile
- Other Interior Features: 2 Staircases

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01190835
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	4	2	1	Unfurnished	\$3,000	\$3,000	\$3,200
2:	1	4	2	0	Unfurnished	\$2,950	\$2,950	\$3,200

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6056001015

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) IV22082872

Printed: 06/26/2022 5:01:08 PM

Closed • **Duplex**

20531 Covello St • Canoga Park 91306

2 units • **\$499,500/unit** • **1,693 sqft** • **7,449 sqft lot** • **\$590.67/sqft** •
Built in 2021

North On Mason, Left on Valerio, Right on Sunnybrae

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

31 days on the market

Listing ID: SR22025424



Beautiful duplex, cash flowing with great and qualified tenants in place. generating \$5,294 every month. A brand new unit was built this year - 1 bedroom 1 bath new construction. Great location and great neighborhood. The main house is 3 bedrooms 2 bathrooms, almost 1300 SF. With a beautiful backyard.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$874 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup, Washer Included
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Office
- Appliances: Range Hood, Tankless Water Heater
- Floor: Laminate, Vinyl
- Other Interior Features: Recessed Lighting, Storage

Exterior

- Lot Features: 0-1 Unit/Acre, 2-5 Units/Acre, 6-10 Units/Acre, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$800
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02108224
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

1:	1	3	2	0	Unfurnished	\$3,244	\$3,244	\$3,850
2:	1	1	1	0	Unfurnished	\$2,050	\$2,050	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- CP - Canoga Park area
- Los Angeles County
- Parcel # 2113001016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22025424

Printed: 06/26/2022 5:01:08 PM

Closed •

List / Sold: **\$989,900/\$944,250** ↓

597 CYPRESS Ave • Los Angeles 90065

13 days on the market

**2 units • \$494,950/unit • 2,008 sqft • 10,006 sqft lot • \$470.24/sqft •
Built in 1922**

Listing ID: 22157703

Off of Figueroa and Cypress



Calling all investors/developers looking for income potential and eager owner-users who are ready to create a dream home with the benefit of supplementing your income. Here's an opportunity to own a rare vacant duplex on a huge 10,000+ sq foot lot located at the scenic base of Mt Washington in highly sought after trending Cypress Park neighborhood. The almost identical side by side homes are currently 1 bed & 1 bath w/ fireplace large enough (approximately 1,004 sq feet each unit) to convert into 3/2. These units beckon to be re-imagined and will surely command high rental income once restored. Newer roof and updated copper plumbing are featured , all you need is to update cosmetically and earn! The expansive corner lot has endless possibilities with tons of parking and plenty of room to add an ADU to maximize earning potential. Mature landscaping surrounds the property and there's no denying the huge potential this property has to offer. The location anchors itself to the bustling northeast LA living with its close proximity to the LA River, DTLA and some of the hottest retail and dining spots in the surrounding neighborhoods of Glassell Park, Eagle Rock, and Highland Park. Come with an open mind and excitement as you realize the opportunity to stake claim and make this Cypress Park opportunity all your own. Huge value add and sweat equity opportunity. Perfect for the novice to savvy investor. Call today for a showing as this one surely won't last!

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$989,900
- 1 Buildings

Interior

Exterior

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

Annual Expenses

- | | |
|--------------------------------|------------------------------|
| • Total Operating Expense: \$0 | • Insurance: |
| • Electric: | • Maintenance: |
| • Gas: | • Workman's Comp: |
| • Furniture Replacement: | • Professional Management: |
| • Trash: | • Water/Sewer: |
| • Cable TV: 01522651 | • Other Expense: |
| • Gardener: | • Other Expense Description: |
| • Licenses: | |

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- CYPK - Cypress Park area
- Los Angeles County
- Parcel # 5446006001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22157703

Printed: 06/26/2022 5:01:08 PM

Closed • Duplex

8550 Clela St • Downey 90241

**2 units • \$375,000/unit • 1,820 sqft • 8,372 sqft lot • \$494.51/sqft •
Built in 1959**

East of Brookshire, West of Lakewood, South of Firestone

List / Sold: **\$750,000/\$900,000** ↑

8 days on the market

Listing ID: DW22094146



Situated on more than 8,300 sq ft in the city of Downey, this property offers 2 separate houses and a detached 2 car garage that is perfect for an ADU conversion (buyer to verify). Front 2 bedroom 1 bathroom house has had many recent improvements but needs to be finished. Back 3 bedroom, 1 bathroom home is waiting for you to make it your own. Units are very separated from each other so they feel like two completely different properties. This property is centrally located and close to everything in Downey. Offers must be CASH due to condition.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$750,000
- 2 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$601 (Estimated)
- Laundry: In Kitchen
- \$5500 Gross Scheduled Income
- \$5500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- 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		Unfurnished			\$3,000
2:	1	2	1		Unfurnished			\$2,500

Of Units With:

- Separate Electric: 2
- Drapes:

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

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

Additional Information

- Standard sale

- D4 - Southeast Downey, S of Firestone, E of Downey area
- Los Angeles County
- Parcel # 6255017039

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22094146

Printed: 06/26/2022 5:01:08 PM

Closed • **Single Family Residence**

45363 11th St W • Lancaster 93534

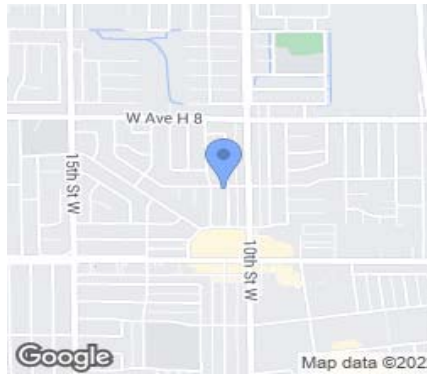
**2 units • \$240,000/unit • 1,520 sqft • 6,599 sqft lot • \$303.95/sqft •
Built in 1953**

West of 15th St. W and South of W. Ave H 8

List / Sold: **\$480,000/\$462,000** ↓

3 days on the market

Listing ID: SR22113501



DUPLEX in Lancaster! Whether you're seeking a fine residence to call home or your next quality investment, this corner-lot gem set on a peaceful street in Lancaster might check all the boxes on your wishlist! The abode is freshly painted inside and out with neutral tones making for bright, inviting interiors. What's more, expansive windows and glass doors filter in natural light that reflects off new hardwood-style flooring, enhancing the open feel. Once the sun goes down, recessed lighting will keep the space well-lit. Whip up culinary delights in the kitchen where a stylish subway tile backsplash meets white cabinetry and stainless steel appliances. Your rooms have mini-split AC units and ceiling fans, ensuring that the areas stay cool while electricity costs remain low. At the rear of the property, the 1-bedroom, 1-bath guest unit has never been occupied and has its own entrance. You'll have ample backyard space, either for entertaining or further expanding the residence (if California guidelines allow). Plus, there's plenty of parking. Come take a tour before this fantastic opportunity passes you by!

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$480,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$836 (Estimated)
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, See Remarks
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: 0-1 Unit/Acre, Corner Lot, Front Yard, Sprinkler System, Yard
- Security Features: Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

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

- Cable TV:
- Gardener:
- Licenses:

- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- LAC - Lancaster area
- Los Angeles County
- Parcel # 3120027011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR22113501

Printed: 06/26/2022 5:01:08 PM

Closed •

List / Sold: **\$749,000/\$755,000** ↑

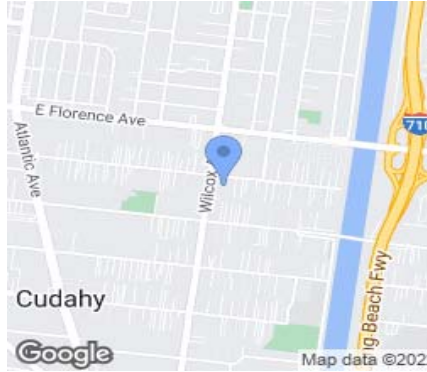
5018 LIVE OAK St • Cudahy 90201

5 days on the market

2 units • **\$374,500/unit** • **1,706 sqft** • **14,127 sqft lot** • **\$442.56/sqft** •
Built in 1902

Listing ID: 22146683

Between Wilcox Ave and Crafton Ave.



Lot size is 52 feet by 270 feet in an R3 zone. Currently a duplex with a two car garage in the middle separating both units. The garage can easily be converted into an ADU. Front house needs some TLC and if you are handy with tools, this would be a perfect project for you and the family. If you are an investor, well the sky is the limit. Currently the back unit is being occupied by responsible paying tenants. The owner would love to see this home go to wonderful hard working family. This property is Sold AS IS.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$749,000
- 1 Buildings
- Heating: Wall Furnace
- \$28000 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$13,845
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02010228
- Gardener:
- Licenses:
- Insurance: \$4,320
- 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	\$1,500
2:	1	2	1		Unfurnished	\$1,000	\$1,000	\$1,500
3:								
4:								
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- T5 - WalnutPk, HuntPk, Bell N of Florence, and Cud area
- Los Angeles County
- Parcel # 6226016019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22146683

Printed: 06/26/2022 5:01:08 PM

Closed •

755 E 91st St • Los Angeles 90002

2 units • \$365,000/unit • 2,175 sqft • 4,763 sqft lot • \$342.53/sqft •
Built in 1960

EAST OF CENTRAL, NORTH OF CENTURY.

List / Sold: \$730,000/\$745,000 ↓

26 days on the market

Listing ID: DW22032907



2 UNITS, 2 BEDROOM 1 BATH EACH, FRONT FENCE MADE OF BLOCK AND IRON, LON DRIVEWAY, FRONT HOUSE HAS WOOD FLOORS, DINNING AREA. GOOD SIZE BEDROOMS, WASHER AND DRYER HOOK UPS. THERE IS A ROOM NEXT TO THE GARAGE AND BOTH THIS ROOM AND GARAGE HAVE DRYWALL. SELLER HAVE INSTALL A NEW ELECTRICAL SERVICE..

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$760,000
- 2 Buildings
- Levels: One, Two
- 2 Total parking spaces
- \$781 (Estimated)
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside
- \$18000 Gross Scheduled Income
- \$1800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

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

Unit Details

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

Of Units With:

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

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

Additional Information

- Standard sale
- Rent Controlled

- WATT - Watts area
- Los Angeles County
- Parcel # 6042011029

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22032907

Printed: 06/26/2022 5:01:08 PM

Closed • **Triplex**

List / Sold:

\$1,299,000/\$1,300,000 ↑

0 days on the market

Listing ID: SB22075922

4089 W 132nd St • Hawthorne 90250

3 units • **\$433,000/unit** • **4,802 sqft** • **8,699 sqft lot** • **\$270.72/sqft** •
Built in 1984

North of Rosecrans, West of Crenshaw



Your next investment opportunity awaits. Tri-plex in the heart of Hawthorne - walking distance to local breweries and community parks, and close enough to SoFi Stadium, The Forum, major freeways, and the beach to easily enjoy. A truly centralized location flanked by Manhattan Beach and El Segundo. The front space comprises of a single family, two-story home with 4 bedrooms and 2.5 bathrooms. The rear duplex consists of two, 2 bedroom/2 bathroom units with small patios. All units have updated water heaters, laundry in units, two-car private garages, gas fireplaces, and are all separately metered. This is a great income producing property with tenants in place. Live in one and rent out the other two or lease out all. All tenants are on month-to-month leases.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,299,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Central
- \$1,113 (Estimated)
- Laundry: In Closet, Individual Room, Inside
- \$53550 Gross Scheduled Income
- \$45343 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Entry, Family Room, Galley Kitchen, Kitchen, Laundry, Living Room, Master Suite, Walk-In Closet
- Floor: Carpet, Tile, Vinyl
- Appliances: Dishwasher, Gas Oven, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Recessed Lighting

Exterior

- Lot Features: Lawn, Level with Street, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,200
- Cable TV: 02142076
- Gardener:
- Licenses:
- Insurance: \$1,500
- 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	4	3	2	Unfurnished	\$2,750	\$33,000	
2:	1	2	2	2	Unfurnished	\$1,825	\$21,900	
3:	1	2	2	2	Unfurnished	\$1,530	\$18,360	

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 109 - Ramona/Burleigh area
- Los Angeles County
- Parcel # 4045025040

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22075922

Printed: 06/26/2022 5:01:08 PM

Closed •

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

4528 W 171ST St • Lawndale 90260

9 days on the market

**3 units • \$291,667/unit • 1,800 sqft • 5,799 sqft lot • \$486.11/sqft •
Built in 1946**

Listing ID: 22143821

Going south: Inglewood Ave turn left at Artesia Blvd. Turn left on Grevillea Ave and another left turn onto W 171st St.



Triplex situated on a small residential street in Lawndale west of the 405 Freeway. This triplex consists of Two 1Bd/1Ba units and One 2Bd/1Ba unit. There are three detached garages in the rear of the property. This is a value add deal with approximately 44% rental upside. First time on market in 20+ years.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$875,000
- 1 Buildings
- 3 Total parking spaces
- \$25578 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$18,770
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,160	\$1,160	\$2,100
2:	1	1	1		Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	1	1		Unfurnished	\$1,300	\$1,300	\$1,700
4:								
5:								
6:								
7:								
8:								

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
- Los Angeles County
- Parcel # 4081023012

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22143821

Printed: 06/26/2022 5:01:08 PM

Closed •

List / Sold: **\$788,800/\$830,000** ↑

3323 Linda Vista • El Sereno 90032

8 days on the market

3 units • \$262,933/unit • 2,370 sqft • 7,076 sqft lot • \$350.21/sqft •

Listing ID: CV22085094

Built in 1922

N Eastern and Templeton St



Opportunity Knocks!! The time is now to own this triplex just minutes from Cal Stae LA, Placita Olvera, Chinatown, Downtown LA and all that the City of Angels has to offer. Each unit features 2-bedrooms and 1 bathroom. The front units have share one wall, both have recently updated bathrooms, and each have a designated garage with laundry inside. The back unit is also a 2-bedroom 1-bathroom and features its own parking behind a gate and its own laundry area. All units have separate gas, and electric meters and their own designated parking. Long term tenants in great standing with the current owner. Do not let this opportunity pass you by.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$788,800
- 2 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$469 (Estimated)
- Laundry: In Garage, See Remarks
- \$44220 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01526842
- 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	\$1,185	\$1,185	\$1,500

2:	1	2	1	1	Unfurnished	\$1,110	\$1,110	\$1,500
3:	1	2	1	0	Unfurnished	\$1,390	\$1,390	\$1,800

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
- 621 - El Sereno area
- Los Angeles County
- Parcel # 5219010009

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: CV22085094

Printed: 06/26/2022 5:01:09 PM

Closed •

List / Sold:

\$1,195,000/\$1,250,000 ↑

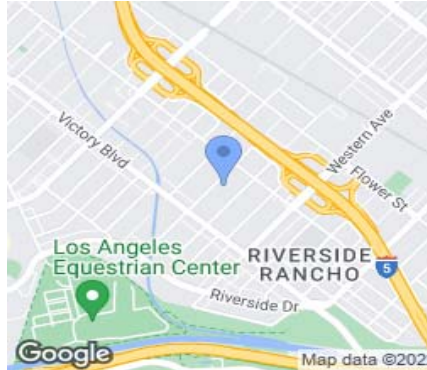
9 days on the market

Listing ID: BB22084999

410 Irving Ave • Glendale 91201

3 units • **\$398,333/unit** • **1,979 sqft** • **8,226 sqft lot** • **\$631.63/sqft** •
Built in 1949

Near Lake and Western



Awesome Triplex in Glendale with opportunity for a 1000+ SF ADU and Monthly Proforma Rent of \$10,000+. Two units will be delivered vacant with even possibility of delivering all three units vacant. Settled near single family homes on an 8,300 square feet lot, opportunities are endless for both investors and owner users. Each unit is a stand-alone structure without any shared walls and enjoys its own private patio. Property also has two single car garages and the flat open space immediately adjacent to the garage allows for a large 2 or 3 bedroom detached ADU. End result can be Four Units with each having their own parking space and private patio.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$1,195,000
- 3 Buildings
- 2 Total parking spaces
- \$222 (Estimated)
- Laundry: Inside
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

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

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
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5625008010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) BB22084999

Printed: 06/26/2022 5:01:09 PM

Closed •

704 W CALIFORNIA Ave • Glendale 91203

3 units • \$400,000/unit • 2,104 sqft • 5,576 sqft lot • \$522.81/sqft • Built in 1923

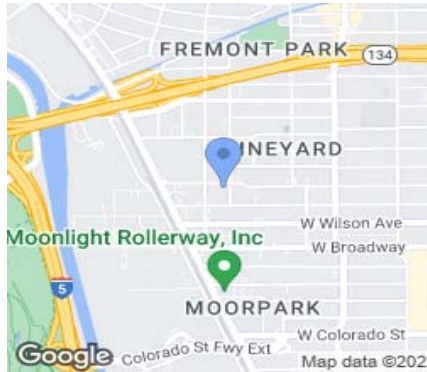
www.mapquest.com

List / Sold:

\$1,200,000/\$1,100,000 ↓

135 days on the market

Listing ID: 22121243



3-Unit value-add opportunity in the coveted Glendale area. Three 1+1 units. Front unit features laundry area, bathroom en suite. Ample parking. Hardwood floors (2 units) except in kitchen/bathroom. The detached garage has ADU potential. Nearby Americana at Brand, Glendale Galleria, DT Glendale, Walt Disney Studios, Dreamworks Animation, Buena Vista Studios, Universal Studios, Griffith Park, LA Zoo, and all the best Glendale has to offer. There is a separate laundry room on the premises. Separately gas/electric metered. Ideal for owner-occupancy and long-term investment. Buy/hold and Airbnb potential. Great location in the coveted rental area.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,200,000
- 2 Buildings
- 2 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$52920 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$22,680
- 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	\$835	\$835	\$2,100
2:	1	1	1		Unfurnished	\$0	\$0	\$2,100

3:	1	1	1	Unfurnished	\$0	\$0	\$2,100
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• 628 - Glendale-South of 134 Fwy area• Los Angeles County• Parcel # 5638020044 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Triplex

List / Sold:

\$1,349,999/\$1,250,000 ↓

179 days on the market

Listing ID: FR21176207

440 W Elk Ave • Glendale 91204

**3 units • \$450,000/unit • 1,627 sqft • 6,164 sqft lot • \$768.29/sqft •
Built in 1921**

From I-5, exit at Colorado Street EXIT 142. Stay to your right going over I-5 heading East. Exit at ramp toward San Fernando Road. You will be at the Elk Ave stop sign. Make left turn. Go East approx. 1.5 blocks. Triplex will be on your right side.



Traditional Sale! This is one of those properties that if you don't buy it today, you may be angry at yourself for not doing so in the not-to-distant future. Come see for yourself this unique triplex in a highly desirable neighborhood in Glendale. All units are 1 story, all detached from one another (to offer a fair level of privacy to all occupants) & are all currently rented. Tax record shows year built was 1921. However, the prior owner replaced the interior flooring & walls down to the studs & rebuilt all 3 units. All upgraded in 2003. The upgraded work was completed with permits. Buyer to verify. You will feel like this is an oasis in the middle of Glendale! A signature garden in-between the 2 rear units w/fruit trees in all back yards. Very nice profile from the front. Each unit has its own washer & dryer. 4 parking spots on side (2 for the front unit, 1 per rear unit). Front unit has a large enough extra room to be utilized as a 3rd bedroom. It is NOT on the tax record as a bedroom but it could be utilized as a bedroom as it does have a closet. Close to I-5, Glendale Mall, LA Zoo, many other amenities this area has to offer. See the attached photos for additional insight into this excellent investment property. FYI: Unit 440B: just installed a new washer & dryer. Please note: Has a nice rental income per square foot of living area in Glendale! LA County general tax levy is 1%. Additional variable taxes are 0.88%. The fixed assessments are \$225. Total property taxes per year: \$11,117.83 = \$926.49 per month. Buyer(s) to verify all information.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,699,999
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$0 (Public Records)
- Laundry: Dryer Included, Outside, Washer Included
- \$70431 Gross Scheduled Income
- \$29031 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: All Bedrooms Down, Family Room, Kitchen, Master Bathroom, Master Bedroom
- Floor: Carpet, Tile
- Appliances: Dishwasher, Electric Oven, Electric Cooktop, Disposal, Gas Water Heater, Refrigerator, Vented Exhaust Fan, Water Heater
- Other Interior Features: Granite Counters, High Ceilings, Open Floorplan, Wired for Sound

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Sprinkler System
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Excellent Condition
- Sewer: Public Sewer
- Other Exterior Features: Barbecue Private

Annual Expenses

- Total Operating Expense: \$41,400
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$900
 - Cable TV: 01517281
 - Gardener:
 - Licenses:
- Insurance: \$2,065
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$2,238	\$2,238	\$2,295
2:	1	1	1	0	Unfurnished	\$1,638	\$1,638	\$1,995
3:	1	1	1	0	Unfurnished	\$1,995	\$1,995	\$1,995

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5696006011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

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

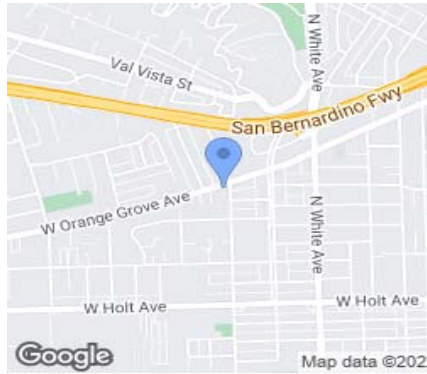
1047 N Hamilton Blvd • Pomona 91768

17 days on the market

**3 units • \$283,333/unit • 1,951 sqft • 8,992 sqft lot • \$461.30/sqft •
Built in 1939**

Listing ID: CV22076295

Orange Grove and White



Income producing property with 3 units. Property consist of a duplex with a 3 bed 2 bath, with a 1 bed 1 bath unit attached. There is an additional permitted unattached unit that is a 1 bedroom 1 bath for a total of 3 units. There are two electric meters. One is for front duplex and the other is for back unit.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$800,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- \$0 (Other)
- Laundry: Gas & Electric Dryer Hookup
- \$56400 Gross Scheduled Income
- \$5310 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,300
- Electric: \$700.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01862713
- Gardener:
- Licenses:
- Insurance: \$800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,000	\$1,000	\$1,200
2:	1	3	2	2	Unfurnished	\$0	\$0	\$2,500
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,200

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- 687 - Pomona area
- Los Angeles County
- Parcel # 8357008036

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) CV22076295

Printed: 06/26/2022 5:01:09 PM

Closed • **Triplex**

List / Sold:

\$1,254,000/\$1,280,000 ↑

47 days on the market

Listing ID: OC22063737

4083 West 137th Street • Hawthorne 90250

3 units • **\$418,000/unit** • **3,331 sqft** • **8,701 sqft lot** • **\$384.27/sqft** •
Built in 1972

S / W 136th St, W / Prairie Ave



*** GREAT INVESTMENT OPPORTUNITY*** Wonderful opportunity to own an income producing triplex in great family neighborhood of Hawthorne. Situated on an Oversized 8,701 SQFT Lot, the Three Single Story Well Maintained Units consisting of a Front Unit with 3 Bedrooms, 1.75 Baths, Central A/C, Porcelain tile flooring in kitchen & baths, Brand New Stove, Water Heater, Some New Paint, 2 Car Garage, and a Private Fenced Front Yard; The Middle Unit is a 1 Bedroom, 1 Baths, with a Single Car Garage, Wall-Mounted A/C Unit, Newer Paint, Vinyl & Title Flooring, Vanity & Blinds; and Back Unit has 2 Bedrooms, 1 Bath, 2 Car Garage, Newer (2019) Wall Furnace, Water Heater, Blinds, Paint, Stove, Tile Flooring, and all electrical outlets. All 3 Units are on Separate Meters and in 2019 1 Electrical Panel in back unit was Replaced. Tenants are on month to month lease agreement. Property is located near Shopping & Dining Including South Bay Galleria, Costco, and More. Close to Schools, Transportation, and Easy Freeway Access to 405 and 105, and a Short Drive to the Beach and LAX.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,259,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Central Air
- \$0 (Assessor)
- \$62400 Gross Scheduled Income
- \$58130 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: Level
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,269
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$981
- Cable TV:
- Gardener:
- Insurance: \$1,183
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,105
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,150	\$2,150	\$2,400
2:	1	1	1	1	Unfurnished	\$1,450	\$1,450	\$1,900
3:	1	2	1	2	Unfurnished	\$1,600	\$1,600	\$1,700

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4045030030

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: OC22063737

Printed: 06/26/2022 5:01:09 PM

Closed • **Triplex**

132 E 84th St • Los Angeles 90003

3 units • **\$209,667/unit** • **1,434 sqft** • **5,200 sqft lot** • **\$418.41/sqft** •
Built in 1938

0

List / Sold: **\$629,000/\$600,000** ↓

36 days on the market

Listing ID: DW22074875



Excellent investment Opportunity. The 2-Back units are 1-Bedroom 1-bath Each with their own parking spaces inside the property. Front house is 1 Bedroom 1 Bath as per public record, but it is a 2-bedroom 1-Bath with laundry hook-ups, it appears to have unpermitted or undocumented bedroom. (3) gas meters, (3)electric meters (1) shared water meter. Broker/Listing agent and Seller does not guarantee accuracy of square footage or bedroom count. Buyer is responsible for doing their own due diligence.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$639,000
- 2 Buildings
- 5 Total parking spaces
- Heating: Natural Gas, Wall Furnace
- \$352 (Estimated)
- Laundry: See Remarks
- \$38292 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,400	\$1,400	\$2,000
2:	1	1	1	0	Unfurnished	\$876	\$876	\$1,500
3:	1	1	1	0	Unfurnished	\$915	\$915	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6030013009

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22074875

Printed: 06/26/2022 5:01:09 PM

Closed • Triplex

265 E 45th St • Los Angeles 90011

**3 units • \$216,667/unit • 2,051 sqft • 6,950 sqft lot • \$316.92/sqft •
Built in 1910**

South of Vernon. West of San Pedro Cross Streets: San Pedro & Vernon

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

26 days on the market

Listing ID: RS22047096



Cash Flowing Triplex with Long-Term Tenants! Centrally located near Downtown Los Angeles in a desirable rental area of South Park, this three-unit property offers investors a unique opportunity for a potentially huge upside in rental increases. One of the two bedrooms 1 bath unit is recently renovated with new kitchen, new bathroom, new windows, new flooring and new paint. the other two tenant occupied units do need TLC and will be sold "as-is." Two of the spacious units each include two bedrooms, one bathroom, and one carport space, while one unit has one bedroom and one bathroom. All units feature tons of natural light, a neutral color scheme, a sizeable living room, and an eat-in kitchen with ample cabinetry and solid surface countertops. In addition to the 2-car carport parking, the double-wide driveway provides easy access, as well as parking options for guests. Other features: gated parking, separate gas meters, separate electric meters, storage throughout, only steps from grocery stores, fast food choices, restaurants, South Park Recreation Center, and gas stations, quick 10-minute drive from Downtown Los Angeles, close to shopping, I-110, schools, and entertainment, and so much more! Ideal for savvy investors looking to add cash flowing assets to their portfolio, this "as-is" triplex delivers with long-term tenants and the potential for rental increases.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$650,000
- 2 Buildings
- 2 Total parking spaces
- 2 Total carport spaces
- \$452 (Estimated)
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$25000 Gross Scheduled Income
- \$13000 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02103723
- Gardener:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$0	\$0	\$2,200
2:	1	2	1	0	Unfurnished	\$1,167	\$1,167	\$2,200
3:	1	1	1	0	Unfurnished	\$945	\$945	\$1,700

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
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5109011054

Michael Lembeck

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

Re/Max Property Connection

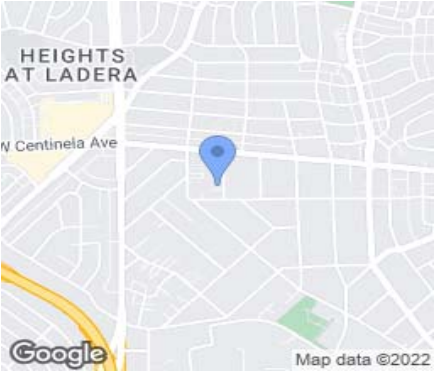
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Closed •

917 N Cedar St • Inglewood 90302

4 units • \$331,250/unit • 3,344 sqft • 6,253 sqft lot • \$396.23/sqft •
Built in 1957

Head East on Centinela, Turn right on Cedar St.



List / Sold:
\$1,325,000/\$1,325,000 ↓
28 days on the market
Listing ID: SB22083957

NEWLY REDUCED! 917 N Cedar St, boasts a great unit mix of one 3-bedroom 2-bath and three 1-bedroom 1-bath units. These very well maintained units benefit from a fantastic North Inglewood location with close proximity to major development projects such as Sofi Stadium, The Forum and Crenshaw/LAX Transit project. All units have dishwashers and washer/dryer hookups, the top floor has been floated with concrete for sound reduction. The 3-bedroom includes a large private back yard and two 1-bedrooms share a large private deck. This property features plenty of parking with two 2-car garages with 1 space assigned to each unit and a long driveway. Offered at a 4.27% cap rate & 15.86 GRM with room to grow the rents another 15%.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,425,000
- 1 Buildings
- 4 Total parking spaces
- \$948 (Estimated)
- Laundry: Inside
- \$83556 Gross Scheduled Income
- \$56575 Net Operating Income
- 5 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$24,474
- Electric: \$500.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01834818
- Gardener:
- Licenses:
- Insurance: \$1,170
- Maintenance:
- Workman's Comp: \$100
- Professional Management:
- Water/Sewer: \$75
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$2,349	\$2,349	\$2,800

2:	1	1	1	1	Unfurnished	\$1,487	\$1,487	\$1,750
3:	1	1	1	1	Unfurnished	\$1,629	\$1,629	\$1,750
4:	1	1	1	1	Unfurnished	\$1,498	\$1,498	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017005022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22083957

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Closed • **Quadruplex**

678 W 19th St # A-D • San Pedro 90731

4 units • **\$234,750/unit** • **3,256 sqft** • **5,000 sqft lot** • **\$297.91/sqft** •
Built in 1918

Cross Streets: Gaffey/19th

List / Sold: **\$939,000/\$970,000** ↑

38 days on the market

Listing ID: SB22075569



ATTENTION INVESTORS! Pride ownership shows in this fourplex. The property features spacious 1 bedroom, 1 bath units. All units conveniently have washer and dryer hookups as well as single car garages. One unit was recently updated throughout. Other upgrades include fresh exterior paint! Short distance away from the Ports O Call Development, Cabrillo Beach, Terminal Island, Lookout point park, Aquarium, Korean Bell, Pt. Fermin Lighthouse, Ft. MacArthur, cliffs, walk and bike path along the coast and marina! Easy Access to bridges to downtown Long Beach and 110 freeway! Please do not walk property or disturb tenants. All units are subject to LA City rent control ordinance.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$939,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Unknown)
- Laundry: In Kitchen
- Cap Rate: 4.2
- \$58560 Gross Scheduled Income
- \$39723 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,837
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,200
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Furnished	\$880	\$880	\$1,750
2:	1	1	1	1	Furnished	\$1,100	\$1,100	\$1,750

3:	1	1	1	1	Furnished	\$1,000	\$1,000	\$1,750
4:	1	1	1	1	Furnished	\$1,750	\$1,750	\$1,750

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 185 - Plaza area
- Los Angeles County
- Parcel # 7462008028

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22075569

Printed: 06/26/2022 5:01:09 PM

Closed •

List / Sold: **\$1,089,000/\$1,089,000**

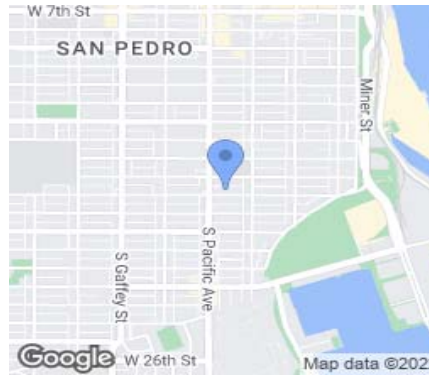
464 W 17th St W • San Pedro 90731

2 days on the market

**4 units • \$272,250/unit • 3,224 sqft • 4,998 sqft lot • \$337.78/sqft •
Built in 1965**

Listing ID: SB22072636

East of Pacific Ave south of 16th St



Well-maintained 4plex located at 464 W 17th St, San Pedro. The subject property is currently operating at a 4.16% Cap Rate and 16.06 GRM, with the opportunity to raise rents by 30%. Property is ideal for any owner/user or investor looking to capitalize on a prime asset in a rapidly appreciating neighborhood. The subject property consists of four (4) 2Bed+1Bath units, which all feature Washer/Dryer Hookups and a 1 car garage. Tenants pay gas and electric; Owner only pays LADWP bill. Property is SUBJECT TO LA CITY RENT CONTROL. All tenants are current on rent and have been paying through pandemic. There is a potential to convert garages to ADU unit(s) for additional income. Property is centrally located just minutes away from Downtown San Pedro and New Waterfront Development

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,089,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$0 (Assessor)
- Laundry: Inside
- Cap Rate: 3.98
- \$67800 Gross Scheduled Income
- \$43356 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,732
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$1,802
- Maintenance: \$2,600
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$4,295
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$2,000
2:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,000
3:	1	2	1	1	Unfurnished	\$1,300	\$1,300	\$2,000
4:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$2,000

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
- 185 - Plaza area
- Los Angeles County
- Parcel # 7456023017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB22072636

Printed: 06/26/2022 5:01:09 PM

Closed •

List / Sold:

\$1,475,000/\$1,475,000 ↑

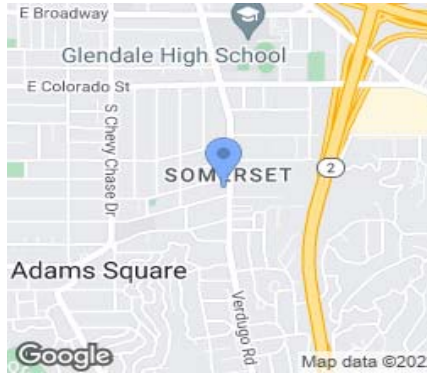
3 days on the market

Listing ID: SR22084142

733 S Verdugo Rd • Glendale 91205

4 units • \$368,750/unit • 3,049 sqft • 6,193 sqft lot • \$483.77/sqft • Built in 1951

E. Colorado to Verdugo



Location Location Location... Long standing Tenants... Well Maintained building. This 4 unit building has beautiful curb appeal. Carport parking in the back laundry room with coin laundry near carports. Unit are well kept. Walking distance to Shopping, dining, tree lined streets. Unit Roof replaced approx 10 yrs ago and the Carport Flat roof replaced approx 4 yrs ago.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,450,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$373 (Estimated)
- Laundry: Community
- \$74291.5 Gross Scheduled Income
- 4 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Rooms: Living Room

Exterior

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

Annual Expenses

- Total Operating Expense: \$10,834
- Electric: \$2,614.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,083
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,083
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,614
- Other Expense: \$360
- Other Expense Description: Gas

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,552	\$1,552	
2:	1	1	1		Unfurnished	\$1,477	\$1,477	
3:	1	1	1		Unfurnished	\$1,533	\$1,536	
4:	1	2	1		Unfurnished	\$1,629	\$1,629	

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 5
- Carpet:
- Dishwasher: 0
- Disposal: 0

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

Additional Information

- Trust sale
- Rent Controlled

- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5679030016

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) SR22084142

Printed: 06/26/2022 5:01:09 PM

Closed • **Quadruplex**

List / Sold: **\$1,650,000/\$1,650,000**

3222 Honolulu Ave • Glendale 91214

16 days on the market

4 units • **\$412,500/unit** • **3,248 sqft** • **7,188 sqft lot** • **\$508.00/sqft** •
Built in 1954

Listing ID: GD22101466

Located near the South East portion of the Honolulu block near Pennsylvania Ave



Great opportunity to purchase a rare four unit investment property in the desirable Montrose/Glendale area on a large 7100+ SF lot. One two bedroom and three one bedroom units with a four car carport in the back of the property. All tenants are month to month. Great tenants however, the rents are below market. Please do not walk on the property and do not disturb the tenants. Drive by only. Offers are subject to interior inspection of the units.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,650,000
- 1 Buildings
- 4 Total parking spaces
- 4 Total carport spaces
- \$332 (Estimated)
- Laundry: Common Area
- \$70800 Gross Scheduled Income
- \$57600 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 6500-9999, Paved
- Sewer: Public Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$13,200
- Electric: \$3,700.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$2,100
- Maintenance: \$6,000
- 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	1	1	0	Unfurnished	\$4,450	\$4,450	\$6,000
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,500

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- 635 - La Crescenta/Glendale Montrose & Annex area
- Los Angeles County
- Parcel # 5607016004

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) GD22101466

Printed: 06/26/2022 5:01:09 PM

Closed • **Single Family Residence**

13107 Jarvis Ave • Los Angeles 90061

4 units • **\$199,750/unit** • **1,800 sqft** • **6,715 sqft lot** • **\$402.78/sqft** •
Built in 1953

From 110 Freeway exit El Segundo & go East. Turn right on Jarvis

List / Sold: **\$799,000/\$725,000** ↓

103 days on the market

Listing ID: CV22020128



The property has been completely remodeled. It has waterproof laminate flooring through out in all the units. Main house is a 3 BR 2 bath home. Master BR has an attached bathroom with shower. Kitchen has new stainless steel appliances, new sink, Quartz counter top and laundry connections inside. The garage was converted into a Studio unit with attached bathroom (Unit D). In the rear of the main home there are 2 separate 1 BR - 1 Bath units (B & C). Both the rear units have new waterproof laminate flooring and have been painted inside and outside. All rooms have new ceiling fans. The property is gated and 2 cars can be parked inside. Plenty of street parking is available. Seller is looking for Cash Offers only. Seller may carry with over 60% cash down payment. Terms will be negotiated with an acceptable offer. The property was listed before and was taken off market to add a few additional features to make the rear units rent ready. Buyer and Buyer's agent to verify permits and square footage.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$799,000
- 3 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Electric
- \$739 (Estimated)
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$84000 Gross Scheduled Income
- \$81000 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, Master Suite
- Floor: Laminate
- Appliances: Gas Range, Microwave, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Rectangular Lot
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Barbed Wire, Block, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$600.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$600
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$600
- Cable TV:
- Gardener:
- Licenses:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6130003019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV22020128

Printed: 06/26/2022 5:01:09 PM

Closed •

8524 Beverlywood St • Los Angeles 90034

4 units • **\$437,488/unit** • **3,920 sqft** • **7,271 sqft lot** • **\$433.67/sqft** •
Built in 1947

I-10 at Venice

List / Sold:

\$1,749,950/\$1,700,000 ↓

60 days on the market

Listing ID: EV22064647



PRICE REDUCED \$250,000! SELLER MOTIVATED. Three of four units vacant and ready to remodel. Copper plumbing. Detached four car garage and possible ADU development. Great commuter location. Charming vintage building awaiting to be restored to its full potential. Vacant units easy to show. Call for lock box combos. Please do not disturb one existing tenant. Buyer to confirm all lot and building size and development potential. Income and expenses are proforma based on estimated 35% expenses and projected rent with modest remodeling. Buyer please confirm everything.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,999,000
- 1 Buildings
- 6 Total parking spaces
- \$624 (Estimated)
- Cap Rate: 4.46
- \$120000 Gross Scheduled Income
- \$78000 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$42,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02020804
- 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:	4	2	1	1	Unfurnished	\$2,500	\$10,000	\$2,500

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Standard sale
- Rent Controlled

- C09 - Beverlywood Vicinity area
- Los Angeles County
- Parcel # 5065011010

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) EV22064647

Printed: 06/26/2022 5:01:09 PM

Closed •

List / Sold:

\$2,325,000/\$2,170,000 ↓

31 days on the market

700 ANGELUS PI • Venice 90291

**4 units • \$581,250/unit • 2,463 sqft • 4,210 sqft lot • \$881.04/sqft •
Built in 1911**

Listing ID: 22150113

West of Lincoln Blvd, East of Abbot Kinney Blvd, South of Venice Blvd, North of Washington Blvd



50% VACANT. Both The 2 Bed/1.5 Bath Owner's Unit & The 1 Bed/ 1 Bath Free-Standing Cottage Will be Delivered Vacant Upon the Close of Escrow| Three Unit Craftsman Home with a Free-Standing Cottage | Each Unit With Patio/Outdoor Space | A-Class Venice Beach Asset Walking Distance from Abbot Kinney Blvd | Just One Mile from World-Famous Venice Boardwalk, Skate Park, and Nearby Venice Canals | Comprised of (1) 2-BR/1.5-BA Unit, (2) 1-BR/1-BA Units, and (1) 1-BR/1-BA Free Standing Cottage | The Main Building has One 2-BR/1.5-BA Unit Upstairs, with a Vaulted LR Plus a Sunroom and Dormer Attic Space | Two 1-BR/1-BA Units on the Ground Floor | One with an Open Design and a Custom-Built Bay Window, the Other with Cozy, Cedar-Lined Walls | The Standalone Cottage in the Back is an Open Design Studio with Vaulted Ceilings, Five Large Skylights, and Unique Building Features Throughout | The Freestanding Two-Car Garage has an Electric Vehicle Charger and a Separate Office | All Units Have Hardwood Floors Throughout, Upgraded Bathrooms and Kitchens | Transform the Main House into a Single-Family Home or Use Some of the Spaces for Live-Work Purposes The Possibilities are Endless

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$2,325,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard
- Laundry: Washer Included, Dryer Included, Community, Inside
- \$103791 Net Operating Income
- 4 electric meters available
- 4 gas meters available

Interior

- Rooms: Attic
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$38,207
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00899496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$4,800	\$4,800	\$4,800
2:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,950
3:	1	1	1		Unfurnished	\$2,100	\$2,100	\$2,950
4:	1	1	1		Unfurnished	\$2,950	\$2,950	\$2,950

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

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4237020015

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$3,166,000/\$3,166,000**

12 Lighthouse St • Marina del Rey 90292

0 days on the market

**4 units • \$791,500/unit • 3,713 sqft • 3,146 sqft lot • \$852.68/sqft •
Built in 1969**

Listing ID: 22170131

South on Pacific Ave. West on Lighthouse St.



Sold Before Processing, Entered for Comps Purposes Only.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$3,166,000
- 1 Buildings
- 6 Total parking spaces
- 4 Total carport spaces
- Heating: Radiant, Wall Furnace

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01518537
- 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	0		Unfurnished	\$2,884	\$9,553	\$3,200
2:	2	1	0		Unfurnished	\$2,800	\$9,553	\$3,200
3:	3	2	0		Unfurnished	\$0	\$9,553	\$5,500
4:	4	2	0		Unfurnished	\$3,869	\$9,553	\$5,500
5:			0					
6:			0					
7:			0					

8: 0
9: 0
10: 0
11: 0
12: 0
13: 0

Of Units With:

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

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

Additional Information

- Standard sale

- C12 - Marina Del Rey area
- Los Angeles County
- Parcel # 4294002011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • **Quadruplex**

List / Sold:

\$3,450,000/\$3,378,000 ↓

96 days on the market

4553 Saturn St • Los Angeles 90019

4 units • **\$862,500/unit** • **5,440 sqft** • **7,000 sqft lot** • **\$620.96/sqft** •
Built in 2021

Listing ID: SR22028006

Heading East on W Washington Blvd, turn right onto West Blvd and left onto Saturn St.



Offers due Monday, May 10th. PRICE IMPROVEMENT - Motivated Seller! Built in 2021, we're proud to present this newly constructed Mid City quadruplex. The 7,000 sqft property features gated walking and driveway entry, parking for each unit including electric vehicle charging ports. Each unit is 1,360 sqft and contains four bedrooms and four bathrooms, stainless steel appliances, a tankless water heater, separate meters, and sweeping views of the city. Marketing package available upon request. Come see what could be the gem of your portfolio.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$3,800,000
- 2 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$363 (Estimated)
- Laundry: Dryer Included, Inside, Washer Hookup, Washer Included
- \$209287 Gross Scheduled Income
- \$145537 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Master Suite, Office, Two Masters
- Appliances: Dishwasher, Gas Oven, Gas Range, Refrigerator, Tankless Water Heater
- Other Interior Features: Granite Counters, Open Floorplan, Recessed Lighting

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Landscaped, Lot 6500-9999, Rectangular Lot, Level, Near Public Transit, Walkstreet, Yard
- Sewer: Public Sewer
- Other Exterior Features: Lighting
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$63,751
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$1,372
- Maintenance:
- Workman's Comp:
- Professional Management:

- Trash: \$4,560
 - Cable TV: 01345054
 - Gardener:
 - Licenses:
- Water/Sewer: \$900
 - Other Expense:
 - Other Expense Description:

Unit Details

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

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5071013063

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

120 S KENMORE Ave • Los Angeles 90004

4 units • **\$392,500/unit** • **4,624 sqft** • **7,000 sqft lot** • **\$337.37/sqft** •
Built in 1923

Kenmore & 1st Street

List / Sold:

\$1,570,000/\$1,560,000 ↓

42 days on the market

Listing ID: 22132526



Location, Location, Location. Highly sought out 4 unit income property located in Mid-Wilshire/Korea-Town. Building was upgraded to clean modern look. Investors perfect opportunity to live 1 unit and collect income from 3 units. Great bedroom counts that are large and spacious. Each units have great floor plans with functional lay out. All units come with laundry area(washer and dryer hook-up) conveniently located inside home. Each unit has its own parking space/garage. One unit will be delivered vacant at close of escrow.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,570,000
- 1 Buildings

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,300
2:	2	3	1		Unfurnished	\$1,500	\$1,500	\$2,300
3:	3	2	1		Unfurnished	\$1,536	\$1,536	\$2,300
4:	4	2	1		Unfurnished	\$1,550	\$1,550	\$2,300
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5518020015

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22132526

Printed: 06/26/2022 5:01:09 PM

Closed •

1154 4TH Ave • Los Angeles 90019

4 units • **\$499,975/unit** • **5,698 sqft** • **8,975 sqft lot** • **\$350.12/sqft** •
Built in 1922

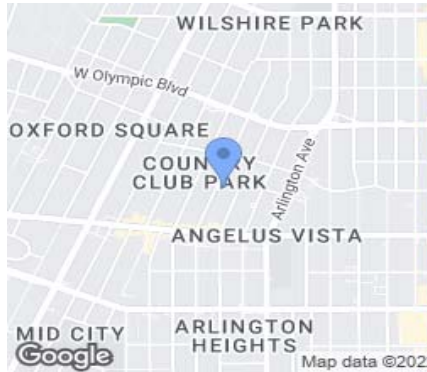
Between South of Olympic & North of Pico and East of Crenshaw & West of Wilton

List / Sold:

\$1,999,900/\$1,995,000 ↓

13 days on the market

Listing ID: 22157197



WELCOME TO COUNTRY CLUB PARK! THIS IS A BEAUTIFUL QUADRUPLEX READY FOR ITS NEW OWNER! THE OWNER'S UNIT HAS BEEN REMODELED FOR YOUR ENJOYMENT. YOU WILL HAVE THE FLEX EITHER TO LIVE IN THE OWNER'S UNIT OR MAXIMIZE THE RENT, BY RENTING IT OUT TO MAXIMIZE INCOME. WITH ITS PROXIMITY TO DTLA, KOREATOWN, AND FREEWAYS; THERE WILL BE NO SHORTAGE OF RENTERS AND DEMAND. SO COME MAKE THIS YOUR HOME OR INCREASE YOUR PORTFOLIO OF RENTAL PROPERTIES. WELCOME TO COUNTRY CLUB PARK! THE SELLER WILL VACATE THE HOUSE AS SOON AS THE ESCROW IS CLOSED.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,999,900
- 1 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included, Inside
- \$66816 Net Operating Income

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher, Disposal, Microwave

Exterior

Annual Expenses

- Total Operating Expense: \$35,784
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01947898
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

4:	4	3	2	Unfurnished	\$2,150	\$2,150	\$3,000
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none">• Standard sale• Rent Controlled | <ul style="list-style-type: none">• C18 - Hancock Park-Wilshire area• Los Angeles County• Parcel # 5081015024 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

112 S Flores St • Los Angeles 90048

4 units • **\$648,750/unit** • **4,842 sqft** • **7,415 sqft lot** • **\$516.32/sqft** •
Built in 1937

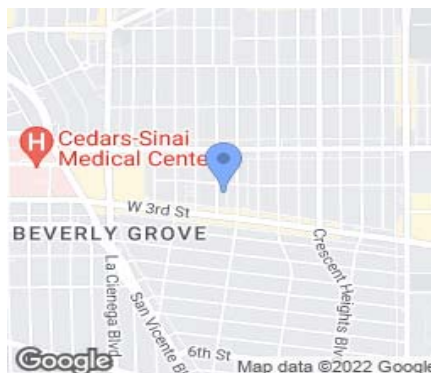
North of 3rd St, South of Beverly Blvd, East of Orlando, West of Sweetzer

List / Sold:

\$2,595,000/\$2,500,000 ↓

101 days on the market

Listing ID: 21104327



Monopoly ALERT! Don't miss out: 2 adjacent income producing buildings in the heart of Beverly Grove area! Two - 4 unit properties and one - 8 unit property can be sold as a package to own 16 units and over 22,000 Sq Ft of land! Addt'l property 106 S Flores (4 units) APN# 5511-017-002. Hold long term or develop these special income producing properties in this A+ Popular neighborhood. A truly special opportunity! ~~~ 112 S. Flores APN# 5511-017-003 is a beautiful French style fourplex located one block north of 3rd St, between La Cienega and Sweetzer. Building features: Four 2BR/1BA private residences with hardwood floors, high ceilings, classic built-ins, laundry inside each unit and a spacious private grass yard. Each residence comes with its own individual enclosed garage. Fantastic income property / investment opportunity. Can be sold separately or tied together with the adjacent parcels to acquire 16 units in the absolute best location in Los Angeles!

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$2,595,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Gravity

Interior

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

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	112	2	1		Unfurnished	\$2,402	\$2,402	\$3,500

2:	112	2	1	Unfurnished	\$2,695	\$2,695	\$3,500
3:	114	2	1	Unfurnished	\$2,264	\$2,264	\$3,500
4:	114	2	1	Unfurnished	\$2,695	\$2,695	\$3,500
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C19 - Beverly Center-Miracle Mile area • Los Angeles County • Parcel # 5511017003 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: \$2,995,000/\$2,995,000

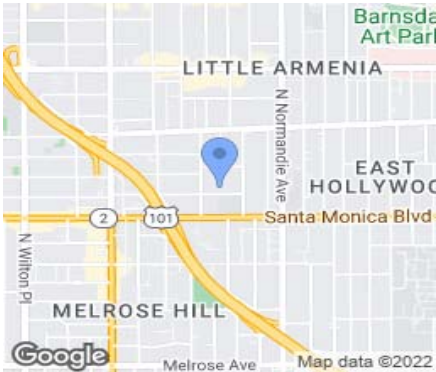
5235 VIRGINIA Ave • Los Angeles 90029

18 days on the market

4 units • \$748,750/unit • 6,288 sqft • 8,363 sqft lot • \$476.30/sqft •
Built in 2016

Listing ID: 22135255

North of Santa Monica Blvd. West of Kingsley Dr.



Looking for a great investment opportunity in the heart of L.A.? This 2016-built fourplex located in the booming East Hollywood corridor just minutes from all the shops, entertainment, dining, studios, and offices of Hollywood, Silver Lake, Echo Park, and DTLA provides a prime revenue stream for the savvy investor. Three 4 bed 3 bath 1,600 +/- sq. ft. units and one 4 bed 2 bath 1,455 sq. ft. unit all offer spacious, open floor-plans featuring designer finishes, private laundry, stainless steel appliances, 2 parking spaces (1 covered), and are each equipped with separate water, gas, and electric meters. The Green Certified property also includes rain capturing LID containers, energy efficient appliances and fixtures, and drought tolerant landscaping. Take advantage of an income generating investment or utilize the property for a seamless 1031 exchange whatever you choose, this immaculately maintained fourplex is built for a maximum ROI.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$2,995,000
- 2 Buildings
- Cooling: Central Air
- Heating: Central, Forced Air
- \$1 Net Operating Income

Interior

- Appliances: Disposal, Microwave, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

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

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	4	2	Unfurnished	\$3,800	\$3,800	\$4,400
2:	1	4	3	Unfurnished	\$3,852	\$3,852	\$4,400
3:	1	4	3	Unfurnished	\$3,590	\$3,590	\$4,400
4:	1	4	3	Unfurnished	\$3,965	\$3,965	\$4,400

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

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5537010022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22135255

Printed: 06/26/2022 5:01:10 PM

Closed •

245 W 73rd St • Los Angeles 90003

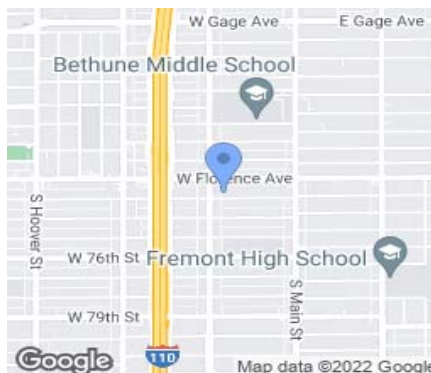
4 units • \$200,000/unit • 2,746 sqft • 6,341 sqft lot • \$291.33/sqft •
Built in 1907

N W Florence Ave/ S Broadway / W 73rd St

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

8 days on the market

Listing ID: SB22090345



245 W 73rd St is a 4 unit property on a 6,341 lot Sq.Ft. corner lot zoned LAR2. The property is comprised of 3 separate buildings. Front house consists of 2 Bedroom / 1 Bath unit, middle two story building consists of two 1 Bedroom / 1 Bath. The last building in the back consists of 1 Bedroom / 1 Bath on top of (4) single car garages. Each unit is separately metered for gas and electricity. This property is close to the 105 fwy, 110 fwy, and 10 fwy and a variety of transit stations off on S Broadway & W Florence Ave. Buyer's can negotiate cash for keys with tenants.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$800,000
- 3 Buildings
- Levels: Multi/Split
- 4 Total parking spaces
- Heating: Wall Furnace
- \$5,863 (Estimated)
- Cap Rate: 4.05
- \$51600 Gross Scheduled Income
- \$33415 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Carpet, Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,637
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01280965
- Gardener:
- Licenses:
- Insurance: \$1,373
- Maintenance: \$2,064
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,200
- Other Expense:
- Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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1:	1	2	1	1	Unfurnished	\$1,400	\$1,400	\$2,050
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,500
3:	1	1	1	1	Unfurnished	\$925	\$925	\$1,500
4:	1	1	1	1	Unfurnished	\$975	\$975	\$1,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6031002019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** SB22090345

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold:

\$1,150,000/\$1,100,000 ↓

17 days on the market

Listing ID: DW22051282

2230 Wall St # 1234 • Los Angeles 90011

4 units • \$287,500/unit • 3,750 sqft • 6,986 sqft lot • \$293.33/sqft • Built in 1985

Wall and 23rd Street



This is a great opportunity to own an investment properties for first time home buyers or investors. All units are 2 bed 1Bath 2 parking each. Back lots have 6,923 SF and access to Alley which is a huge plus. Every unit have a tandem parking, total 8 parking spaces. No rent control. All tenants are month to month and all tenant occupied. Will deliver with tenants. Drive by only. Located in the Opportunity Zone.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,150,000
- 1 Buildings
- 8 Total parking spaces
- \$542 (Estimated)
- Cap Rate: 5
- \$82200 Gross Scheduled Income
- \$67404 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,979
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$4,458
- Cable TV: 01918023
- Gardener:
- Licenses:
- Insurance: \$1,492
- Maintenance: \$900
- Workman's Comp: \$2,420
- 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:	3	2	1	6	Unfurnished	\$1,650	\$4,950	\$2,200
2:	1	2	1	2	Unfurnished	\$1,950	\$1,950	\$2,200

Of Units With:

- Separate Electric: 4
- Drapes:

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

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

Additional Information

- Standard sale

- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5127015016

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW22051282

Printed: 06/26/2022 5:01:10 PM

Closed •

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

1127 W 18th St • Los Angeles 90015

2 days on the market

**4 units • \$262,500/unit • 4,330 sqft • 9,109 sqft lot • \$242.49/sqft •
Built in 1913**

Listing ID: DW22078274

W. Washington/E. Union



For sale, this is a Probate with No Court Confirmation required. A unique opportunity to purchase a four-unit two-story building. Public records show 8 bedrooms - 2units of 2 bedrooms and 1 bathroom, 1 unit of 3 bedrooms and 1 bathroom, and 1 unit of 1 bedroom and 1 bathroom. This property is situated on a 4,330 sq. ft. living space and 9,109 square foot, parcel Zoned LARD 1.5. Fantastic location, featuring private balconies, short distance to Downtown Los Angeles, Convention Center, LA Live, Crypto.com Arena. Easy access to public transportation, metro lines, freeways, and shopping center. Interior inspection showed with accepted offer. Please do not disturb tenants.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$1,050,000
- 1 Buildings
- 0 Total parking spaces
- \$676 (Assessor)
- \$16680 Gross Scheduled Income
- \$10766 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,914
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$890
- Cable TV: 02037447
- Gardener:
- Licenses:
- Insurance: \$4,303
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$721
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,390	\$1,390	\$2,150
2:	1	2	1	0	Unfurnished	\$0	\$0	\$2,150
3:	1	3	1	0	Unfurnished	\$0	\$0	\$2,350

4: 1 1 1 0 Unfurnished \$0 \$0 \$1,975

Of Units With:

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

Additional Information

- Probate Listing sale
- Rent Controlled
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5135016008

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) DW22078274

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold: **\$1,240,000/\$900,000** ↓

4042 E 57th St • Maywood 90270

44 days on the market

**4 units • \$310,000/unit • 4,086 sqft • 6,425 sqft lot • \$220.26/sqft •
Built in 1965**

Listing ID: RS22057102

North of Slauson Ave- West of Atlantic Ave



Just listed for sale, 4 units consisting of: (1) 3 bedroom 1.5 bath unit and (3) 2 bedroom 1 bath units centrally located near schools, shopping centers and minutes away from local freeways. Units are located in a residential area. Great addition to any real estate portfolio with upside potential.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,240,000
- 1 Buildings
- 4 Total parking spaces
- \$1,172 (Assessor)
- Laundry: Common Area
- 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: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00840980
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Unfurnished	\$1,000	\$1,000	\$1,900
2:	1	2	1	1	Unfurnished	\$900	\$900	\$1,600
3:	1	2	1	1	Unfurnished	\$900	\$900	\$1,600
4:	1	2	1	1	Unfurnished	\$800	\$800	\$1,600

Of Units With:

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

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

- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled

- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6312020020

Michael Lembeck

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

Re/Max Property Connection

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

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) RS22057102

Printed: 06/26/2022 5:01:10 PM

Closed •

350 Concord St • El Segundo 90245

**5 units • \$619,800/unit • 5,181 sqft • 5,604 sqft lot • \$612.82/sqft •
Built in 1929**

North of Grand Ave

List / Sold:

\$3,099,000/\$3,175,000 ↑

32 days on the market

Listing ID: IN22029586



We are pleased to present 350 and 350 1/2 Concord Street, a 5-unit multi-family. The Property is just minutes from LAX and the Pacific Ocean. It's centrally located in the heart of El Segundo. Within walking distance to the beach, Richmond Elementary, El Segundo High School and all shops and eateries in town. The front house consist of 3 bedroom 2 bathrooms it's been recently remodeled and it has newer Central air and A/C. The back building consist of 4 large 2 bedroom 1 bath units. The rear building was built in the 1984 and is approximately 3640 sq. ft. The property is separately metered for gas and electricity. It features ample parking, and the tenants benefit from the property's central location. This is an outstanding opportunity to acquire a desirable multi-family asset and would be a great addition to any investors portfolio.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$3,099,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$886 (Estimated)
- Laundry: Community, Gas Dryer Hookup, Washer Hookup
- Cap Rate: 16.85
- \$183672 Gross Scheduled Income
- \$113714 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$69,958
- Electric: \$2,744.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$600
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$2,728
- Maintenance:
- Workman's Comp:
- Professional Management: 11050
- Water/Sewer: \$3,516
- Other Expense: \$12,174
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,352	\$2,352	\$2,700
2:	1	2	1	1	Unfurnished	\$2,600	\$2,600	\$2,700
3:	1	2	1	1	Unfurnished	\$2,470	\$2,470	\$2,700
4:	1	2	1	1	Unfurnished	\$2,587	\$2,587	\$2,700
5:	1	3	2	2	Unfurnished	\$5,297	\$5,297	\$5,500

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- 141 - El Segundo area
- Los Angeles County
- Parcel # 4136017004

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IN22029586

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold:

\$1,950,000/\$1,910,000 ↓

22 days on the market

Listing ID: 22153505

1159 N GENESEE Ave • West Hollywood 90046

6 units • \$325,000/unit • 4,212 sqft • 5,176 sqft lot • \$453.47/sqft • Built in 1953

North of Santa Monica Blvd, South of Fountains Ave, 3 Blocks East of Fairfax Ave.



Desirable 6 unit apartment building located in the heart of Spaulding Square. Close proximity and walking distance to trendy restaurants, world class designer shops, entertainment venues and transportation. The building offer great potential because of its charming units all with hardwood floors, rental upside and ideal location. No soft story work required. Please call broker for further information.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$1,950,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Laundry: Washer Included, Dryer Included
- \$62241 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$40,306
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1		Unfurnished	\$1,453	\$8,720	\$11,700
2:								
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
- Los Angeles County
- Parcel # 5530003037

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** 22153505

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold:

\$1,900,000/\$1,785,000 ↓

39 days on the market

Listing ID: WS22055789

4202 Lexington Ave • Silver Lake 90029

**6 units • \$316,667/unit • 4,264 sqft • 4,200 sqft lot • \$418.62/sqft •
Built in 1924**

Corner of Myra and Lexington Ave



Welcome to 4202 Lexington Ave, Los Angeles, CA. This 6-unit apartment was built in 1924 and is located in an extremely strong and high demand rental market with very low maintenance. This property consists of 4,264 sq ft of living space and all 6 units are 2B+1B. Each unit is individually metered for electric and gas. Very conveniently located to public transportation (Vermont / Sunset Metro Station & Vermont / Santa Monica Metro Station). Very convenient location with easy access to 101 FWY, 5 FWY, and 2 FWY. Close proximity to schools, parks, restaurants, entertainment, shopping, coffee shops etc. 3.2 miles away from Griffith Observatory, 1.1 miles away from Kaiser Permanente Los Angeles Medical Center, and 0.6 miles away from Hollywood Presbyterian Medical Center, 1300 N Vermont Ave, Los Angeles, CA 90027.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$944 (Estimated)
- Laundry: See Remarks
- Cap Rate: 3.56
- \$100992 Gross Scheduled Income
- \$67678 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,314
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,700
- Cable TV: 01842020
- Gardener:
- Licenses:
- Insurance: \$3,200
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,430	\$1,419	\$2,400
2:	1	2	1	0	Unfurnished	\$1,300	\$1,395	\$2,400
3:	1	2	1	0	Unfurnished	\$1,900	\$1,800	\$2,400
4:	1	2	1	0	Unfurnished	\$900	\$900	\$2,400
5:	1	2	1	0	Unfurnished	\$1,456	\$1,420	\$2,400
6:	1	2	1	0	Unfurnished	\$1,430	\$1,420	\$2,400

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
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5429003014

Michael Lembeck

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

Re/Max Property Connection

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

Closed • Own Your Own

List / Sold: **\$3,400,000/\$3,400,000**

7908 Quill Dr • Downey 90242

30 days on the market

**6 units • \$566,667/unit • 6,169 sqft • 50,112 sqft lot • \$551.14/sqft •
Built in 1952**

Listing ID: RS22089851

N/ Imperial way W/ Downey Adjacent to Downey Senior Center & Appollo park



Rare opportunity to purchase excellent 6 multi-unit houses on 1.15 AC lot with long-term tenants in center location of Downey. Building size of 6,169 SF. is comprised of 6 individual one story houses built in 1952-1959, has attractive mix of 3 bedrooms, 3 bathrooms, attached three car garages, swimming pool & tennis court, big yard, fruit trees. Five units of 2 bedrooms, 1 bathroom, New exterior paint, each unit has one car garage attached and plenty of outside ample parking spaces. Each house has individually meter for gas and electricity, individually water heater, attached garage, large front and backyard, Adjacent to City of Downey Senior community center, Apollo park, located within minutes of schools, public parks, Stonewood Mall, Shopping, Los Amigos Golf Course, Rio Hondo Golf Club, entertainment and hospital/medical offices (Downey Kaiser Permanente, PIH hospital). Excellent access to freeway 105, freeway 605, freeway 5, and freeway 710.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$3,400,000
- 6 Buildings
- Levels: One
- 18 Total parking spaces
- Cooling: Central Air, Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- \$0 (Public Records)
- Laundry: Gas & Electric Dryer Hookup
- Cap Rate: 4.65
- \$195600 Gross Scheduled Income
- \$158194 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom
- Floor: Tile, Wood
- Appliances: Free-Standing Range, Gas Range, Water Heater
- Other Interior Features: Ceiling Fan(s), Granite Counters, Tile Counters

Exterior

- Lot Features: Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level with Street, Lot Over 40000 Sqft, Flag Lot, Rectangular Lot, Level, Park Nearby, Value In Land, Yard
- Fencing: Block, Wire
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,538
- Electric: \$0.00
- Gas: \$0
- Insurance: \$2,826
- Maintenance: \$7,182
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$1,880
 - Cable TV: 01885514
 - Gardener:
 - Licenses: 106
- Professional Management: 0
 - Water/Sewer: \$2,909
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	3	Unfurnished	\$4,452	\$4,800	\$4,800
2:	1	2	1	1	Unfurnished	\$2,172	\$2,300	\$2,300
3:	1	2	1	1	Unfurnished	\$1,900	\$2,300	\$2,300
4:	1	2	1	1	Unfurnished	\$1,954	\$2,300	\$2,300
5:	1	2	1	1	Unfurnished	\$2,172	\$2,300	\$2,300
6:	1	2	1	1	Unfurnished	\$2,172	\$2,300	\$2,300

Of Units With:

- Separate Electric: 6
 - Gas Meters: 6
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC: 6

Additional Information

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
 - Los Angeles County
 - Parcel # 6245020058

Michael Lembeck
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Cell Phone: 714-742-3700

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

Closed •

433 Venice Way • Inglewood 90302

**7 units • \$264,286/unit • 5,060 sqft • 6,989 sqft lot • \$355.73/sqft •
Built in 1960**

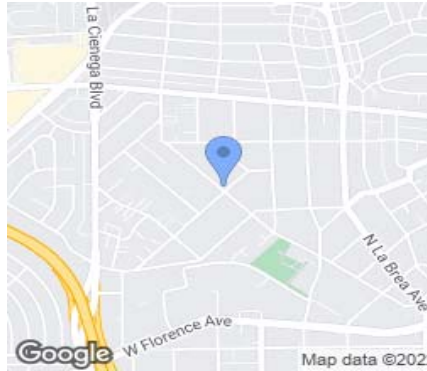
Hyde Park to Beach To Venice Way

List / Sold:

\$1,850,000/\$1,800,000 ↓

124 days on the market

Listing ID: PV22029921



Pride of ownership building. Original owner (seller's family) since construction Recently up graded windows. Re-pipe completed this year. Many units remodeled with new floors/paint/ appliances. Common washer dryer onsite. Individually metered for electric and gas Assigned Parking 1 per unit. Individual Tenant storage. Corner lot, across from school.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$2,600,000
- 1 Buildings
- 0 Total parking spaces
- \$1,862 (Estimated)
- Laundry: Common Area
- \$102732 Gross Scheduled Income
- \$84898 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$17,834
- Electric: \$598.00
- Gas: \$224
- Furniture Replacement:
- Trash: \$2,091
- Cable TV: 01210777
- Gardener:
- Licenses:
- Insurance: \$3,400
- Maintenance:
- Workman's Comp:
- Professional Management: 6715
- Water/Sewer: \$3,907
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,117	\$1,117	\$1,500
2:	1	1	1	1	Unfurnished	\$1,525	\$1,525	\$1,650
3:	1	1	1	1	Unfurnished	\$1,117	\$1,117	\$1,500
4:	1	1	1	1	Unfurnished	\$1,123	\$1,123	\$1,500
5:	1	0	1	1	Unfurnished	\$963	\$963	\$1,200

6:	1	2	1	1	Unfurnished	\$1,368	\$1,368	\$1,650
7:	1	2	2	1	Unfurnished	\$1,347	\$1,347	\$1,700

Of Units With:

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

Additional Information

- Standard sale
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017013016

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

CUSTOMER FULL: Residential Income LISTING ID: PV22029921

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold: **\$2,150,000/\$2,150,000**

11432 Menlo Ave • Hawthorne 90250

19 days on the market

**7 units • \$307,143/unit • 7,494 sqft • 6,577 sqft lot • \$286.90/sqft •
Built in 1986**

Listing ID: SB22085677

South of Imperial Hwy, West of Prairie Ave,



This 7-unit apartment building is a great opportunity for an investor. Built in 1986. Great location in high demand rental area with convenient access to Fwy 105, 405 and 110. Also close to Sofi Stadium and LAX. Four units are one bedroom with den converted into another bedroom.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$2,150,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- 13 Total carport spaces
- \$1,999 (Estimated)
- Laundry: Individual Room
- Cap Rate: 3.67
- \$128880 Gross Scheduled Income
- \$78897 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$49,983
- Electric: \$1,351.00
- Gas: \$132
- Furniture Replacement:
- Trash: \$4,167
- Cable TV: 00530854
- Gardener:
- Licenses: 182
- Insurance: \$3,501
- Maintenance: \$5,836
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,622
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	0	Unfurnished	\$1,520	\$1,520	\$2,200
2:	1	2	0	0	Unfurnished	\$1,675	\$1,675	\$1,850
3:	2	2	0	0	Unfurnished	\$1,450	\$2,900	\$1,850
4:	1	2	0	0	Unfurnished	\$1,200	\$1,200	\$1,850

5:	1	2	0	0	Unfurnished	\$1,695	\$1,695	\$1,850
6:	1	2	0	0	Unfurnished	\$1,750	\$1,750	\$1,850

Of Units With:

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

Additional Information

- Standard sale
- 108 - North Hawthorne area
 - Los Angeles County
 - Parcel # 4047006004

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

6708 WILLOUGHBY Ave • Los Angeles 90038

7 units • **\$342,714/unit** • **6,280 sqft** • **7,250 sqft lot** • **\$344.75/sqft** •
Built in 1924

6708 WILLOUGHBY AVE LOS ANGELES CA 90038

List / Sold:

\$2,399,000/\$2,165,000 ↓

77 days on the market

Listing ID: 22124005



6708 Wiloughby is a 7 Unit offering located in an excellent Hollywood location. There are (3) 2 Bed / 1 Bath & (4) 1 Bed / 1 Bath units. There is significant rental upside along with the potential to build an ADU from the detached garage. There are currently plans in place for this and a buyer can start building day one. There is also potential for another ADU(*Buyer to verify 2nd ADU). The building is in good condition with a lot of character that has been well maintained over the years. It is located on the corner of Wiloughby and Las Palmas in a low-density neighborhood, adjacent to Hancock Park and in close proximity to the Studios and other attractions and entertainment that Hollywood has to offer.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$2,399,000
- 2 Buildings
- \$77537 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$55,226
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01429001
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,337	\$5,348	\$8,600
2:	3	2	1		Unfurnished	\$2,083	\$6,250	\$8,985
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524005001

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22124005

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold:

\$3,800,000/\$4,000,000 ↑

11 days on the market

Listing ID: 22136185

1758 N KINGSLEY Dr • Los Angeles 90027

8 units • **\$475,000/unit** • **8,466 sqft** • **10,841 sqft lot** • **\$472.48/sqft** •
Built in 1987

Heading East on Franklin Ave, turn right onto N. Kingsley Drive. The subject property is located on your left-hand side.



1758 N. Kingsley, a significant value-add opportunity featuring a front duplex and a back structure comprised of 6 UNITS SUBJECT ONLY TO AB1482 (built-in 1987). Located 1/2 block South of Franklin Ave, the property is minutes from several neighborhood hubs (Vermont Ave, Hillhurst Ave and Thai Town) that offer an array of fast-casual eateries, shopping centers, grocery stores, restaurants and nightlife. 1758 N. Kingsley features (8) 2-Bdrm. and 2-Bath units (approx. 1,000 SF each) spread across a front duplex and back three-story structure. The back structure, featuring 6 units, was built in 1987 and are SUBJECT ONLY TO AB1482. The units present a significant value-add opportunity, as current rents are approx. 52% below market rates compared to renovated units in the area. Please note, there is 1 VACANT unit that has been upgraded with fresh paint, wood flooring, custom cabinets and quartz countertops. Property amenities include secured and gated entry, covered parking and a community laundry room.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$3,800,000
- 2 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Community, Individual Room
- \$115237 Net Operating Income

Interior

- Floor: Wood

Exterior

- Security Features: Automatic Gate

Annual Expenses

- Total Operating Expense: \$73,758
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$2,895	\$0	\$2,895
2:	1	2	2		Unfurnished	\$2,800	\$2,800	\$3,400
3:	1	2	2		Unfurnished	\$2,300	\$2,300	\$2,895
4:	1	2	2		Unfurnished	\$1,900	\$1,900	\$2,895
5:	1	2	2		Unfurnished	\$1,800	\$1,800	\$2,895
6:	1	2	2		Unfurnished	\$1,600	\$1,600	\$3,400
7:	1	2	2		Unfurnished	\$1,500	\$1,500	\$2,895
8:	1	2	2		Unfurnished	\$1,350	\$1,350	\$2,895
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5544011032

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,395,000/\$2,312,500 ↓

213 days on the market

Listing ID: SR21247799

6911 Ben Ave • North Hollywood 91605

**8 units • \$299,375/unit • 6,292 sqft • 7,939 sqft lot • \$367.53/sqft •
Built in 1985**

Between Laurel Canyon and Lankershim one block North of Vanowen



6911 Ben Ave in North Hollywood is located between Laurel Canyon and Lankershim, one block North of Vanowen. This 8 unit apartment building is located in a redeveloping part of Los Angeles. It is comprised of (1) One Studio Apartment, (4) Four (1) One Bedroom and (1) Bath Unit, and (3) Three (2) Two Bedroom and (1) One Bath Units. The property is individually metered for gas and electricity. There is on-site laundry, and the owner owns the machines. As a result, the property has tremendous rental upside.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$2,395,000
- 1 Buildings
- Levels: One, Two
- 8 Total parking spaces
- \$1,093 (Estimated)
- Laundry: Common Area
- Cap Rate: 3.19
- \$135000 Gross Scheduled Income
- \$72429 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$54,562
- Electric: \$3,120.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,880
- Cable TV: 02092332
- Gardener:
- Licenses:
- Insurance: \$3,146
- Maintenance: \$5,238
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,120
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1	1	Unfurnished	\$1,050	\$1,050	\$1,400
2:	4	1	1	4	Unfurnished	\$1,363	\$5,450	\$6,200

3: 3 2 1 3 Unfurnished \$1,500 \$4,500 \$2,100

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2321011011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR21247799

Printed: 06/26/2022 5:01:10 PM

Closed • **Commercial/Residential**

List / Sold:

\$3,299,000/\$3,185,000 ↓

72 days on the market

Listing ID: SB22037004

16720 Yukon Ave • Torrance 90504

9 units • **\$366,556/unit** • **8,055 sqft** • **22,489 sqft lot** • **\$395.41/sqft** •
Built in 1952

South of Redondo Beach Blvd / Eash of Prarie



Beautiful 8 unit apartment building with a 3 bedroom 2 bath house at the front of the lot, making the property a total of 9 units. Huge 22,489 square foot lot. Zoned R-3. Located in the heart of North Torrance, walking distance to Alondra Park Golf Course and El Camino College. Very well maintained units with great mix of units. Six 1 bed 1 bath, two 2 bedroom 2 bath and one three bedroom 2 bath single family home in front. Lots of parking. Laundry room on site. Two car garage for the front house and two car garage for the back units, 8 carports and 6 guest parking spots.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$3,299,000
- 2 Buildings
- Levels: Two
- 14 Total parking spaces
- 6 Total carport spaces
- Heating: Wall Furnace
- \$2,319 (Estimated)
- Laundry: Common Area, Individual Room
- Cap Rate: 2.8
- \$184928 Gross Scheduled Income
- \$92495 Net Operating Income
- 9 electric meters available
- 9 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Vinyl
- Appliances: Gas Oven, Gas Cooktop

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Wood
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$86,885
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$3,454
- Cable TV: 02109068
- Gardener:
- Licenses:
- Insurance: \$5,546
- Maintenance: \$18,004
- Workman's Comp:
- Professional Management: 10360
- Water/Sewer: \$7,142
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$9,205	\$9,205	\$10,350
2:	2	2	2	2	Unfurnished	\$3,780	\$3,780	\$4,100
3:	1	3	2	2	Unfurnished	\$2,325	\$2,325	\$2,875

Of Units With:

- Separate Electric: 9
- Gas Meters: 9
- Water Meters: 1
- Carpet:
- Dishwasher: 0
- Disposal: 9
- Drapes:
- Patio:
- Ranges: 9
- Refrigerator: 0
- Wall AC: 0

Additional Information

- Standard sale
- 132 - N Torrance - West area
- Los Angeles County
- Parcel # 4092005013

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB22037004

Printed: 06/26/2022 5:01:10 PM

Closed •

3425 JASMINE Ave • Los Angeles 90034

9 units • **\$343,889/unit** • **6,451 sqft** • **7,503 sqft lot** • **\$480.55/sqft** •
Built in 1966

1/2 a block north of Palms Blvd and 2 blocks east of Motor Avenue

List / Sold:

\$3,095,000/\$3,100,000 ↑

18 days on the market

Listing ID: 22158575



Beautifully maintained 9 unit apartment building in prime Palms. The property consists of 1 - Single, 5 - 1 bedroom + 1bath, 2 - 2 bedroom + 1.5 bath and 1 - 2 bedroom + den + 2 bath units. The building is 6,451 square feet and sits on a 7,536square foot lot. It is individually metered for gas and electricity. The rents are below market and there is upside in the rents. Several of the units have been upgraded with new flooring, kitchen and bathroom counter tops and appliances. It is located in the high demand area of Palms adjacent to 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. The earthquake soft story retrofit work has been completed.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$3,095,000
- 1 Buildings
- Laundry: Community
- \$109715 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$70,103
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- 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	\$2,395	\$2,395	\$2,595
2:	1	0	1		Unfurnished	\$1,475	\$1,475	\$1,475
3:	1	1	1		Unfurnished	\$1,575	\$1,575	\$1,850

4:	1	1	1	Unfurnished	\$1,829	\$1,829	\$1,850
5:	1	1	1	Unfurnished	\$1,248	\$1,248	\$1,850
6:	1	2	1	Unfurnished	\$1,995	\$1,995	\$2,100
7:	1	1	1	Unfurnished	\$1,675	\$1,675	\$1,850
8:	1	1	1	Unfurnished	\$1,675	\$1,675	\$1,850
9:	1	2	1	Unfurnished	\$1,361	\$1,361	\$2,100

10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C13 - Palms - Mar Vista area
- Los Angeles County
- Parcel # 4314015005

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$4,950,000/\$4,850,000 ↓

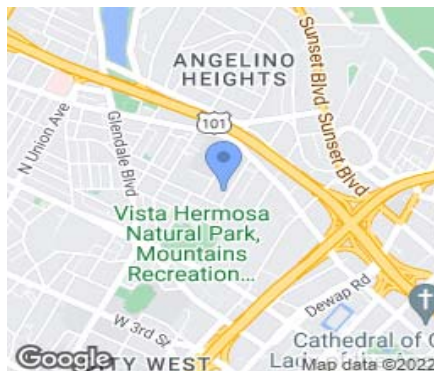
162 days on the market

Listing ID: 21110805

321 N BIXEL St • Los Angeles 90026

9 units • \$550,000/unit • 6,939 sqft • 7,000 sqft lot • \$698.95/sqft • Built in 2020

1 Block South of Temple Street, between Glendale Blvd and N. Beaudry Avenue



321 N. Bixel Street, a collection of newly constructed modern units offering unparalleled views of the DTLA skyline and condo-quality finishes. This stabilized trophy asset is NOT SUBJECT TO RENT CONTROL, generates \$300K+ in annual gross income and features stellar tenant profiles with high-income producing jobs. Situated just South of Temple St, the subject property is comprised of (7) townhome-style lofts with private rooftop patios offering stellar views of DTLA and (2) ground-floor studios with private courtyards. Please note, 1 unit will be delivered VACANT upon COE. Developed to exceed the needs of high-income professionals, these condo-quality units feature cutting-edge smart home technology, stainless-steel appliances, quartz countertops, recessed lighting and in-unit washer and dryer. Additionally, the property features gated entry and nine covered parking spaces.

Facts & Features

- Sold On 06/20/2022
- Original List Price of \$4,995,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$204758 Net Operating Income

Interior

- Floor: Wood
- Appliances: Dishwasher, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$97,812
- 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	1	1		Unfurnished	\$3,095	\$3,095	\$3,100

2:	1	1	1	Unfurnished	\$3,000	\$3,000	\$3,000
3:	1	1	1	Unfurnished	\$2,871	\$2,871	\$3,000
4:	4	1	1	Unfurnished	\$2,750	\$11,000	\$12,000
5:	1	1	1	Unfurnished	\$2,400	\$2,400	\$2,400
6:	1	1	1	Unfurnished	\$2,295	\$2,295	\$2,300

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

Of Units With:

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

Additional Information

- Standard sale
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5160020028

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$5,500,000/\$5,750,000 ↑

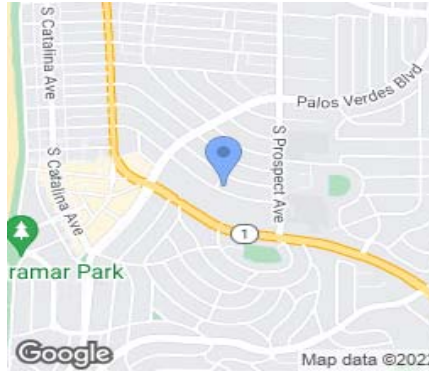
18 days on the market

Listing ID: 22146661

501 AVENUE G • Redondo Beach 90277

10 units • \$550,000/unit • 9,030 sqft • 11,252 sqft lot • \$636.77/sqft • Built in 1958

West of Prospect Avenue, South of Palos Verdes Boulevard, East of PCH



Located in Redondo Beach's Hottest Market - The Hollywood Riviera | 9,030-Square Foot Building on Large 11,252-Square Foot Corner Lot | Half-Mile from Torrance Beach and the Pacific Ocean | One Unit to be Delivered Vacant | Adjacent to Downtown Riviera Village | (1) 3-Bedroom/2-Bathroom Unit, (Five) 2-Bedroom/1-Bathroom Units & (Four) 1-Bedroom/1-Bathroom Units | Units Offer Private Outdoor Space Each Unit Contains a Patio or Balcony | 10 Garage Parking Spaces

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$5,500,000
- 1 Buildings
- 10 Total parking spaces
- \$186275 Net Operating Income
- 10 electric meters available
- 10 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$98,691
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,578	\$3,578	\$3,850
2:	5	2	1		Unfurnished	\$2,565	\$12,828	\$16,750
3:	4	1	1		Unfurnished	\$2,006	\$8,024	\$10,200
4:								
5:								
6:								
7:								

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

Of Units With:

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

Additional Information

- Standard sale
- 156 - S Redondo Bch S of Torrance Bl area
- Los Angeles County
- Parcel # 7510028017

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 22146661

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold:

\$7,795,000/\$7,550,000 ↓

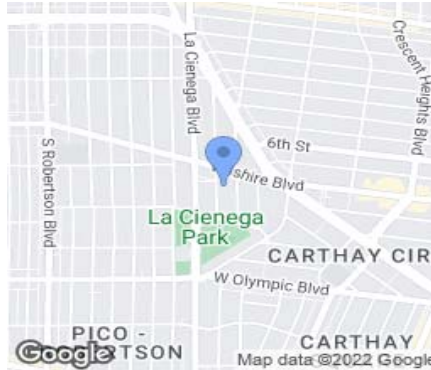
58 days on the market

Listing ID: 22135489

210 S Hamilton Dr • Beverly Hills 90211

10 units • \$779,500/unit • 9,022 sqft • 10,400 sqft lot • \$836.84/sqft • Built in 1957

210 S. Hamilton Drive, Beverly Hills, CA 90211



Hamilton Luxury Apartments, a fully remodeled 10-unit apartment building located in prestigious Beverly Hills, CA. The two-story building features 10-units, six (6) large and spacious one bedroom with one bathroom as well as four (4) large and spacious two bedroom with two bathroom. Units feature hardwood floors, ceramic tile, granite countertops, new windows, new appliances, and central AC and Heating. In addition, there are private storage units that can be leased for additional income. There is a total of ten parking spaces. Soft-Story Retrofitting Completed. NEW ROOF. While the subject property has been well-maintained under current ownership, investors will have the opportunity to rent vacant units to market and capital and take advantage of the superior submarket fundamentals in Beverly Hills which features some of the lowest vacancies and strongest rents in Metro Los Angeles. *** ALL 10 Units will be delivered VACANT *** Also, property located in the back, 213 S. Gale Drive, Beverly Hills, CA 90211 (3-units & Development Opportunity to build up to 12 units - buyer to verify) - APN# 4333-029-013 is available for sale. Call for more details.

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$7,795,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- Laundry: Washer Included, Dryer Included
- \$347423 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$164,388
- 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:	6	1	1		Unfurnished	\$3,995	\$0	\$3,995
2:	4	2	2		Unfurnished	\$4,995	\$0	\$4,995
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- | | |
|---|---|
| <ul style="list-style-type: none"> • Standard sale | <ul style="list-style-type: none"> • C01 - Beverly Hills area • Los Angeles County • Parcel # 4333029019 |
|---|---|

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

6402 S VICTORIA Ave • Los Angeles 90043

10 units • \$239,500/unit • **8,093 sqft** • **9,468 sqft lot** • **\$285.43/sqft** •
Built in 1962

Google maps: 6402 S Victoria Ave. Los Angeles, CA 90043

List / Sold:

\$2,395,000/\$2,310,000 ↓

10 days on the market

Listing ID: 22136453



The Victorian Arms Apartments is a 10 unit multi-family building located along the new LAX/Crenshaw metro rail line. The building features large units, averaging +/- 800 SF in size, natural light throughout, off-street parking, and on-site laundry for all tenants. The property has been well maintained, with recent updates including: 1) New central water heater, 2) New laundry machines, 3) Earthquake retrofit completed with permits, and 4) Four unit renovations with updates including new flooring, remodeled kitchen, new stainless-steel appliances, large farmhouse style kitchen sink, and air conditioning. The Victorian Arms Apartments unit mix consists of five (5) one-bedroom + one-bathroom units, three (3) two- bedroom + one-bathroom units, one (1) two-bedroom + one-half- bathroom unit, and one (1) two- bedroom + two-bathroom unit. Currently operating at a conservative 4.54% CAP rate with over 38% rental upside remaining, the building is fit for any and all investors. Whether you are looking to build your portfolio, execute a semi value- add process, or buy and hold, the Victorian Arms Apartments is positioned as an opportunity for equity growth for decades to come. Contact the listing broker for additional information.

Facts & Features

- Sold On 06/23/2022
- Original List Price of \$2,395,000
- 1 Buildings
- Laundry: Washer Included, Dryer Included
- \$109311 Net Operating Income

Interior

- Appliances: Disposal, Refrigerator

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$64,027
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02078334
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$1,121	\$1,121	\$2,450
2:	1	1	1		Unfurnished	\$1,595	\$1,592	\$1,750
3:	1	2	1		Unfurnished	\$1,406	\$1,406	\$2,350
4:	1	2	1		Unfurnished	\$1,560	\$1,560	\$2,250
5:	1	2	1		Unfurnished	\$1,975	\$1,975	\$2,250
6:	1	1	1		Unfurnished	\$1,595	\$1,595	\$1,750
7:	1	1	1		Unfurnished	\$625	\$625	\$1,750
8:	1	1	1		Unfurnished	\$1,595	\$1,595	\$1,750
9:	1	1	1		Unfurnished	\$1,668	\$1,668	\$1,750
10:	1	2	1		Unfurnished	\$1,605	\$1,605	\$2,250
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 4006009017

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold:

\$2,500,000/\$2,410,000 ↓

8 days on the market

2867 EDGEHILL Dr • Los Angeles 90018

**12 units • \$208,333/unit • 6,120 sqft • 13,808 sqft lot • \$393.79/sqft •
Built in 1923**

Listing ID: 22141907

South of Adams Boulevard, East of Crenshaw Boulevard, West of 11th Avenue, North of 29th Street



Approximately 40% in Rental Upside - Pro-Forma Cap Rate of 6.98% & Pro-Forma GRM of 10.24 | 4.28% Current Cap Rate & 14.37 Current GRM | Located in the Rapidly Gentrifying & Revitalized Jefferson Park Neighborhood of Los Angeles | Large 13,808-Square Foot Lot - Zoned LAR3 Which Presents Strong Development Potential | Twelve Bungalow-Style 1-Bedroom/1-Bathroom Units | Located a Half-Mile from the Expo/Crenshaw Line Station & 1.5 Miles from the Baldwin Hills Crenshaw Plaza Mall with Proposed \$1 Billion in Redevelopment & Renovations | Upgraded Electrical & Upgraded Plumbing to Majority Copper (Buyer to Verify) | Gated Building and Water-Efficient Plants & Landscaping | Close Proximity to USC, USC Village, Banc of California Stadium & LA Memorial Coliseum | On-Site Laundry Facility - Generates Additional Annual Income

Facts & Features

- Sold On 06/22/2022
- Original List Price of \$2,500,000
- 4 Buildings
- \$107101 Net Operating Income
- 12 electric meters available
- 12 gas meters available

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$61,620
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02081496
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	12	1	1		Unfurnished	\$1,208	\$14,496	\$20,340
2:								
3:								
4:								
5:								

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

Of Units With:

- Separate Electric: 12
- Gas Meters: 12
- Water Meters:
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5051011013

Michael Lembeck

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Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

[CUSTOMER FULL:](#) Residential Income [LISTING ID:](#) 22141907

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Closed •

List / Sold: **\$4,600,000/\$4,600,000**

8127 Stewart And Gray Rd • Downey 90241

43 days on the market

16 units • \$287,500/unit • 10,929 sqft • 19,578 sqft lot • \$420.90/sqft •
Built in 1964

Listing ID: PW22093167

Contact Agent



Pleased to present Downey Palms, a 16-unit apartment community located in Downey, CA. The building is composed of a studio, 1-bedrooms (13), a 2-bedroom, and a large 3-bedroom 2.5-bath. The units feature A/C wall units, ceiling fans, laminate wood floors (some units), and gas cooking. The property presents a leased laundry facility, a combination of tuck under and open parking, a partially replaced roof, individual gas and electric meters, and copper plumbing. With approximately 35% upside in rental income, an investor will achieve well-over a 5% cap rate once they stabilize the asset.

Facts & Features

- Sold On 06/21/2022
- Original List Price of \$4,600,000
- 1 Buildings
- 0 Total parking spaces
- \$3,642 (Estimated)
- Laundry: Common Area
- \$268308 Gross Scheduled Income
- \$157662 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$102,597
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921625
- 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	0	1	0	Unfurnished	\$1,100	\$1,100	\$1,695
2:	13	1	1	0	Unfurnished	\$1,339	\$17,407	\$1,800
3:	1	2	2	0	Unfurnished	\$1,800	\$1,800	\$2,200

4: 1 3 2 0 Unfurnished \$1,860 \$1,860 \$2,600

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
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6255019003

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income **LISTING ID:** PW22093167

Printed: 06/26/2022 5:01:10 PM

Closed •

List / Sold:

\$4,950,000/\$4,748,000 ↓

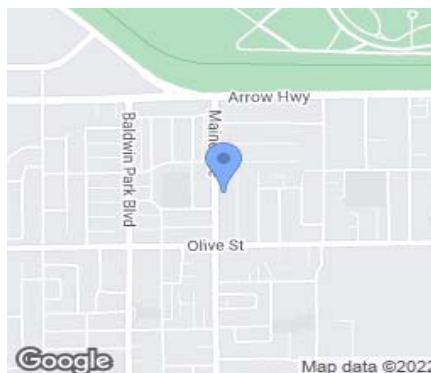
44 days on the market

4926 Maine Ave • Baldwin Park 91706

**19 units • \$260,526/unit • 15,639 sqft • 33,981 sqft lot • \$303.60/sqft •
Built in 1947**

Listing ID: CV22056814

East of I-605 & North of I-10, Near Intersection of Maine Ave & Olive St



Private Seller Financing Available! Kristopher German of The Apartment Dealer is pleased to exclusively offer for sale this 19 unit multi-family investment portfolio in the city of Baldwin Park. Offered for sale for the first time since initial construction, the property shows pride of ownership and has had a number of capital improvements completed over the last 5 years. The offering is comprised of 3 separate, but contiguous parcels, for a total land size of 33,981 SqFt. The parcel furthest north consists of 2 detached single story cottages both of which are 2bed/1Bath units. The lot in the center is comprised of 15 rental units, all of which are 2Bed/1Bath units. The lot furthest south consists of a duplex structure with 1(2Bed/1Bath) & 1(1Bed/1Bath/With Den). The total rentable square feet for all 19 units is 15,639 SqFt. Tenants enjoy amenities such as an onsite laundry facility, sparkling pool, and onsite parking (garage, car-port and open space). Recent improvements include a new solar hot water system for the laundry room and the 15 units located on the center lot, new roofs on most buildings, new windows in most units, new electrical subpanels most units, new exterior paint, new copper main water line, and new asphalt coating. Given the length of ownership of the current owner, all tenants are long term and the rental rates have been kept well below market level. Given the disparity between the current rental rates and market rate, there is an upside potential of 76% for a new investor who works to stabilize the property. Tenants have not received a rental increase in the last 12 months so rents are ready to be increased now! Private Seller Financing Terms: 40% Down Payment, 4.5% Interest Rate, Interest Only Payments for a 2 year term.

Facts & Features

- Sold On 06/24/2022
- Original List Price of \$5,200,000
- 7 Buildings
- Levels: Two
- 27 Total parking spaces
- 12 Total carport spaces
- \$0 (Assessor)
- Laundry: Community, Inside
- \$235200 Gross Scheduled Income
- \$107441 Net Operating Income
- 19 electric meters available
- 19 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: 16-20 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$120,703
- Electric: \$3,718.00
- Gas: \$6,503
- Insurance: \$6,256
- Maintenance: \$14,250
- Workman's Comp:

- Furniture Replacement:
 - Trash: \$8,109
 - Cable TV: 01264629
 - Gardener:
 - Licenses:
- Professional Management: 12000
 - Water/Sewer: \$6,139
 - Other Expense: \$2,850
 - Other Expense Description: Reserves

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,025	\$1,025	\$1,795
2:	15	2	1	0	Unfurnished	\$1,000	\$15,000	\$1,795
3:	2	2	1	0	Unfurnished	\$1,100	\$2,200	\$1,795
4:	1	1	1	0	Unfurnished	\$1,025	\$1,025	\$1,595

Of Units With:

- Separate Electric: 19
 - Gas Meters: 19
 - Water Meters: 3
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 608 - Baldwin Pk/Irwindale area
 - Los Angeles County
 - Parcel # 8414012037

Michael Lembeck

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

Re/Max Property Connection

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