

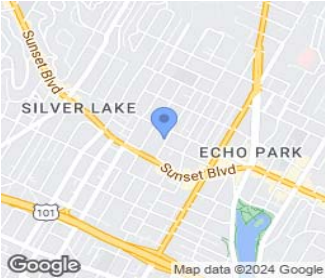
## Cross Property Customer 1 Line

| Listing ID     | S | St# St Name             | City   | Area | S/LC     | Units | GSI         | Cap | L/C Price   | \$/Sqft    | Soft    | YrBuilt  | LSoft/Ac      | PrvPool | Grp Soc | Date     | DOM/CDOM |
|----------------|---|-------------------------|--------|------|----------|-------|-------------|-----|-------------|------------|---------|----------|---------------|---------|---------|----------|----------|
| 1 23330147     | S | 1207 Waterloo ST        | LA     |      | STD      | 2     |             |     | \$1,550,000 | \$466.87   | 3320    | 1923     | 7,944/0.1824  |         |         | 06/03/24 | 46/46    |
| 2 24368505     | S | 1652 W 220th ST         | TORR   | 122  | STD      | 2     |             |     | \$1,175,000 | \$430.56   | 2729    | 1959     | 7,201/0.1653  | N       |         | 06/03/24 | 70/70    |
| 3 P1-16450     | S | 329 N Soldano AVE       | AZU    | 607  | STD      | 2     | \$67,200    |     | \$1,025,000 | \$509.26   | 2030    | 1981/ASR | 7,254/0.1665  | N       | 3       | 06/05/24 | 99/99    |
| 4 TR24013496   | S | 612 E Colorado BLVD     | MNRO   | 639  | STD      | 2     | \$0         |     | \$970,000   | \$471.56   | 2057    | 1948/ASR | 8,475/0.1946  | N       | 2       | 06/03/24 | 77/77    |
| 5 AR24029689   | S | 415 W Palm AVE          | MNRO   | 639  | TRUS     | 2     | \$0         |     | \$1,155,000 | \$380.69   | 3034    | 1887/ASR | 7,993/0.1835  | N       | 2       | 06/05/24 | 25/25    |
| 6 WS24102085   | S | 1379 Dorner DR          | MP     | 641  | STD      | 2     | \$23,400    |     | \$849,000   | \$480.20   | 1768    | 1948/ASR | 6,390/0.1467  | N       | 2       | 06/05/24 | 5/5      |
| 7 CV24082075   | S | 255 S Sierra Bonita AVE | PAS    | 647  | STD      | 2     | \$37,200    |     | \$1,360,000 | \$667.32   | 2038    | 1937/ASR | 9,807/0.2251  | N       | 2       | 06/03/24 | 8/8      |
| 8 AR24087773   | S | 8247 Park ST            | RSMD   | 651  | STD      | 2     | \$42,000    |     | \$890,000   | \$678.87   | 1311    | 1947/ASR | 5,057/0.1161  | N       | 0       | 06/03/24 | 13/13    |
| 9 CV24092482   | S | 411 S San Francisco AVE | POM    | 687  | TRUS     | 2     | \$33,480    |     | \$607,000   | \$583.65   | 1040    | 1924/ASR | 5,941/0.1364  | N       | 0       | 06/04/24 | 16/16    |
| 10 DP24084406  | S | 289 Willart PL          | POM    | 687  | STD,TRUS | 2     | \$40,680    |     | \$695,000   | \$463.33   | 1500    | 1950/ASR | 6,445/0.148   | N       | 2       | 06/04/24 | 0/0      |
| 11 NW24057104  | S | 1170 E 21st ST          | LA     | 699  | STD      | 2     | \$0         |     | \$690,000   | \$451.57   | 1528    | 1923/ASR | 5,556/0.1275  | N       | 4       | 06/04/24 | 6/6      |
| 12 24378817    | S | 2108 Tavern TRL         | LA     | C03  | STD      | 2     |             |     | \$1,199,000 | \$731.99   | 1638    | 1922     | 2,972/0.0682  |         |         | 06/04/24 | 43/43    |
| 13 24363707    | S | 906 N Harper AVE        | WHO    | C10  | STD      | 2     |             |     | \$2,100,000 | \$609.76   | 3444    | 1929     | 6,159/0.1414  |         |         | 06/04/24 | 95/95    |
| 14 24355817    | S | 518 Rialto AVE          | VEN    | C11  | STD      | 2     |             |     | \$1,200,000 | \$1,003.34 | 1196/A  | 1923/ASR | 2,551/0.0586  |         |         | 06/05/24 | 106/106  |
| 15 EV24113491  | S | 2950 S Rimpau BLVD      | LA     | C16  | STD      | 2     | \$1,300     |     | \$650,000   | \$595.24   | 1092    | 1925/ASR | 5,199/0.1194  | N       | 0       | 06/04/24 | 0/0      |
| 16 DW24075004  | S | 329 E 84th ST           | LA     | C16  | STD      | 2     | \$0         |     | \$670,000   | \$546.49   | 1226    | 1925/ASR | 5,202/0.1194  | N       | 1       | 06/03/24 | 12/12    |
| 17 23337735    | S | 1015 S Plymouth BLVD    | LA     | HPK  | STD      | 2     |             |     | \$1,290,000 | \$526.10   | 2452    | 1924     | 6,602/0.1516  | N       |         | 06/03/24 | 175/175  |
| 18 24366447    | S | 1206 S La Jolla AVE     | LA     | C19  | STD      | 2     |             |     | \$2,330,000 | \$513.67   | 4536/T  | 1935/ASR | 7,301/0.1676  | N       |         | 06/07/24 | 70/70    |
| 19 24376639    | S | 5409 Inglewood BLVD     | CULV   | C28  | STD      | 2     |             |     | \$1,099,000 | \$903.78   | 1216    | 1953     | 3,244/0.0745  | N       |         | 06/03/24 | 54/54    |
| 20 242001346   | S | 10782 Galvin ST         | CULV   | C28  | STD      | 2     |             |     | \$1,400,000 | \$700.00   |         | 1948/ASR | 7,400/0.1699  | N       | 2       | 06/03/24 | 23/23    |
| 21 QC24071922  | S | 8313 Kiltvshawk AVE     | LA     | C29  | STD      | 2     | \$84,000    |     | \$1,210,000 | \$679.78   | 1780    | 1944/ASR | 6,844/0.1571  | N       | 2       | 06/05/24 | 8/8      |
| 22 SB24024305  | S | 6617 Vista Del Mar      | PDLR   | C31  | STD      | 2     | \$49,680    |     | \$2,025,000 | \$772.61   | 2621    | 1969/ASR | 2,700/0.062   | N       | 1       | 06/06/24 | 102/102  |
| 23 PW24036771  | S | 4700 S Gramercy PL      | LA     | C34  | REO      | 2     | \$0         |     | \$560,700   | \$287.83   | 1948    | 1907/ASR | 6,502/0.1493  | N       | 0       | 06/07/24 | 71/71    |
| 24 24380381    | S | 2017 E 112th ST         | LA     | C37  | STD      | 2     |             |     | \$690,000   | \$465.44   | 1418    | 1929     | 6,389/0.1467  | N       |         | 06/06/24 |          |
| 25 23335703    | S | 1202 E 25th ST          | LA     | C37  | STD      | 2     |             |     | \$682,000   | \$428.39   | 1592    | 1965     | 4,901/0.1125  |         |         | 06/04/24 | 89/89    |
| 26 DW23166247  | S | 1531 E 46th ST          | LA     | C37  | STD      | 2     | \$45,600    |     | \$800,000   | \$452.74   | 1767    | 1920/PUB | 5,204/0.1195  | N       | 1       | 06/04/24 | 222/222  |
| 27 DW24031915  | S | 868 W 21st ST           | LA     | C42  | STD      | 2     | \$57,768    |     | \$700,000   | \$458.12   | 1528    | 1923/ASR | 1,615/0.0371  | N       | 0       | 06/07/24 | 99/99    |
| 28 24362437    | S | 1545 E 56th ST          | LA     | C42  | STD      | 2     |             |     | \$1,050,000 | \$469.59   | 2236    | 2009     | 5,333/0.1224  |         |         | 06/04/24 | 99/99    |
| 29 QC24110747  | S | 3839 3839 Woodlawn AVE  | LA     | C42  | STD      | 2     | \$108,000   |     | \$1,350,000 | \$363.39   | 3715    | 2024/BLD | 5,411/0.1242  | N       | 3       | 06/04/24 | 0/0      |
| 30 24384467    | S | 6301 S Harcourt AVE     | LA     | PHHT | STD      | 2     |             |     | \$995,000   | \$652.03   | 1526/A  | 1925/ASR | 5,441/0.1249  | N       | 0       | 06/03/24 | 39/39    |
| 31 SB24044521  | S | 11941 York AVE          | HAWT   | 108  | STD      | 3     | \$65,130    |     | \$1,157,500 | \$408.28   | 0       | 1951/ASR | 8,810/0.2022  | N       | 3       | 06/07/24 | 54/54    |
| 32 PW24066991  | S | 1557 W 218th ST         | TORR   | 122  | TRUS     | 3     | \$72,000    |     | \$1,186,455 | \$454.55   | 2906    | 1962/ASR | 10,801/0.248  | N       | 4       | 06/06/24 | 19/19    |
| 33 CV24075724  | S | 1525 S 9th ST           | ALH    | 601  | STD      | 3     | \$50,760    |     | \$1,300,000 | \$454.55   | 2860    | 1948/ASR | 8,018/0.1841  | N       | 3       | 06/04/24 | 9/9      |
| 34 WS24074026  | S | 3310 Angelus            | RSMD   | 651  | STD      | 3     | \$54,960    |     | \$1,218,000 | \$445.66   | 2733    | 1960/ASR | 7,480/0.1717  | N       | 2       | 06/04/24 | 12/12    |
| 35 OC23134530  | S | 3747 Ruthelen ST        | LA     | 699  | STD      | 3     | \$43,620    |     | \$620,000   | \$295.24   | 2100    | 1927/ASR | 3,349/0.0769  | N       | 0       | 06/03/24 | 275/275  |
| 36 CV23230623  | S | 2932 S Victoria Ave     | LA     | C16  | STD      | 3     | \$4,500     |     | \$875,000   | \$537.80   | 1627    | 1931/PUB | 5,403/0.1124  | N       | 2       | 06/04/24 | 19/19    |
| 37 DW24071291  | S | 1406 E 108th ST         | LA     | C34  | STD      | 3     | \$0         |     | \$750,000   | \$516.53   | 1452    | 1925/PUB | 7,695/0.1767  | N       | 0       | 06/06/24 | 7/7      |
| 38 23341912    | S | 140 W 47TH ST           | LA     | C42  | STD      | 3     |             |     | \$800,000   | \$459.77   | 1740    | 1922     | 5,648/0.1297  | N       |         | 06/03/24 | 159/159  |
| 39 24384075    | S | 3714 S St Andrews PL    | LA     | PHHT | STD      | 3     |             |     | \$1,055,000 | \$525.92   | 2006    | 1921     | 5,869/0.1347  | N       | 1       | 06/04/24 | 28/28    |
| 40 SB24050143  | S | 2218 W Imperial         | HAWT   | 108  | STD      | 4     | \$104,400   |     | \$1,152,200 | \$398.41   | 2892    | 1957/ASR | 6,591/0.1513  | N       | 4       | 06/03/24 | 78/78    |
| 41 24368703    | S | 314 N Avenue 53         | LA     | 632  | STD      | 4     |             |     | \$1,444,000 | \$394.85   | 3647    | 1911     | 7,770/0.1784  | N       | 4       | 06/03/24 | 82/82    |
| 42 P1-17443    | S | 604 Fremont AVE         | SPAS   | 658  | TRUS     | 4     | \$131,700   |     | \$2,200,000 | \$479.93   | 4584    | 1969/ASR | 8,275/0.19    | N       | 0       | 06/05/24 | 14/14    |
| 43 BB24042309  | S | 1700 S Redondo BLVD     | LA     | C16  | STD      | 4     | \$2,544,000 |     | \$3,235,000 | \$431.10   | 7504    | 2024/BLD | 8,048/0.1848  | N       | 4       | 06/03/24 | 44/44    |
| 44 DW24041542  | S | 1560 E 60th ST          | LA     | C42  | STD      | 4     | \$0         |     | \$875,000   | \$322.05   | 2717    | 1914/ASR | 7,932/0.1821  | N       | 0       | 06/05/24 | 25/25    |
| 45 PW24089944  | S | 11972 Walnut ST         | NWK    | M1   | STD      | 4     | \$78,540    |     | \$1,300,000 | \$338.54   | 3840    | 1977/ASR | 6,951/0.1596  | N       | 3       | 06/06/24 | 13/248   |
| 46 OC22198409  | S | 11464 Copeland ST       | LNWD   | RM   | STD,TRUS | 4     | \$34,910    |     | \$820,000   | \$279.29   | 2936    | 1910/ASR | 9,110/0.2091  | N       | 0       | 06/03/24 | 561/561  |
| 47 P1-16479    | S | 633 Park AVE            | SPAS   | 658  | STD,TRUS | 5     | \$133,076   |     | \$1,895,000 | \$521.68   | 3805    | 1941/ASR | 8,251/0.1894  | N       | 5       | 06/07/24 | 116/116  |
| 48 AR240404081 | S | 13917 San Antonio DR    | NWK    | M1   | STD      | 5     | \$110,844   |     | \$1,350,000 | \$422.01   | 3199    | 1949/APP | 7,026/0.1613  | N       | 5       | 06/06/24 | 49/276   |
| 49 OC22198381  | S | 11460 Copeland ST       | LNWD   | RM   | STD,TRUS | 5     | \$58,680    |     | \$820,000   | \$287.52   | 2852    | 1953/ASR | 9,091/0.2087  | N       | 5       | 06/03/24 | 588/588  |
| 50 24374545    | S | 712 W Beach Ave         | ING    | 101  | STD      | 6     |             |     | \$1,750,000 | \$297.06   | 5891/A  | 1960     | 7,907/0.1815  | N       |         | 06/05/24 | 3/       |
| 51 GD24048655  | S | 2104 N Verdugo RD       | GD     | 627  | STD      | 6     | \$162,000   |     | \$2,605,000 | \$566.30   | 4600    | 1956/ASR | 8,610/0.1977  | N       | 6       | 06/05/24 | 13/13    |
| 52 24376737    | S | 556 Via De La Paz       | PACPAL | C15  | STD      | 6     |             |     | \$3,625,000 | \$784.63   | 4620    | 1924     | 7,502/0.1722  |         |         | 06/03/24 | 40/40    |
| 53 24387071    | S | 5920 Buffalo AVE        | VG     | VG   | STD      | 6     |             |     | \$2,255,000 |            |         | 1954     | 14,112/0.324  |         |         | 06/06/24 | 32/32    |
| 54 23330143    | S | 3018 2th AVE            | LA     | C16  | STD      | 8     |             |     | \$1,350,000 | \$298.41   | 4524    | 1947     | 10,789/0.2477 |         |         | 06/03/24 | 98/98    |
| 55 23334595    | S | 945 W 62nd PL           | LA     | C34  | STD      | 8     |             |     | \$1,450,000 | \$354.00   | 4096    | 1925     | 12,388/0.2844 | N       |         | 06/07/24 | 191/191  |
| 56 MB24053170  | S | 145 W 47 ST W           | LA     | C34  | STD      | 8     | \$10,800    |     | \$1,600,000 | \$353.67   | 4524    | 1910/ASR | 7,128/0.1636  | N       | 0       | 06/03/24 | 44/44    |
| 57 WS24093101  | S | 860 N Bunker Hill AVE   | LA     | CHNA | TRUS     | 9     | \$134,020   |     | \$1,700,000 | \$198.83   | 8550    | 1977/ASR | 8,352/0.1917  | N       | 0       | 06/07/24 | 16/16    |
| 58 23342058    | S | 1225 N Genesee AVE      | WHO    | C10  | STD      | 10    |             |     | \$1,426,000 | \$193.75   | 7360/A  | 1958/ASR | 8,121/0.1864  | N       |         | 06/07/24 | 111/     |
| 59 SR24023887  | S | 217 221 Atlantic BLVD   | ALH    | 601  | STD      | 12    | \$269,100   |     | \$3,500,000 | \$529.98   | 6604    | 1949/ASR | 15,000/0.3444 | N       | 2       | 06/05/24 | 98/98    |
| 60 23265294    | S | 821 S Wilton PL         | LA     | HPK  | STD      | 20    |             |     | \$3,725,000 | \$345.36   | 10786/A | 1938/ASR | 8,999/0.2066  |         | 10      | 06/06/24 | 405/405  |

Closed •

**1207 Waterloo St • Los Angeles 90026**  
**2 units • \$775,000/unit • 3,320 sqft • 7,944 sqft lot • \$466.87/sqft •**  
**Built in 1923**  
**North of Sunset, South of Reservoir and West of N. Alvarado St.**

List / Sold:  
**\$1,550,000/\$1,550,000**  
46 days on the market  
Listing ID: 23330147



Situated above the street, this property comprises two houses on a spacious lot. The original front house, a 1200 square feet charming two-bedroom, one bathroom Craftsman-styled home, was built in the early 1920's and boasts a dining area with built-in china cabinet and a kitchen breakfast area. Although well maintained, the front unit could benefit from updating. In 1992, the seller expanded the property by building a 2100 square feet three-bedroom, four bathroom home, in the rear, accessed through an electric gate up a long driveway. The first floor features an open-style living room, family room, dining area and kitchen, perfect for entertaining. It also has an extra room that could be used as an office and a half bathroom. Upstairs features three bedrooms, two with bathrooms ensuite, and an additional bathroom in the hallway. Additionally, there is an attached three car garage with laundry hookups. Both houses, totaling over 3300 square feet are in good condition but could use updating. The property, sits on a 7900+ square foot lot that provides ample living space and privacy. This presents a fantastic opportunity to create a private estate for an extended family!

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: One, Multi/Split
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01038441
- 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     | 3    | 4     |        | Unfurnished | \$0         | \$0        | \$0       |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5402018020

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,199,000/\$1,175,000 ↓

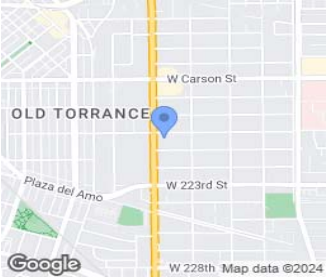
70 days on the market

Listing ID: 24368505

1652 W 220th St • Torrance 90501

2 units • \$599,500/unit • 2,729 sqft • 7,201 sqft lot • \$430.56/sqft • Built in 1959

Drive South on Western, make a left on 220th St., and the duplex will be on you're right.



Major price improvement! Fabulous income opportunity awaits! This charming duplex has been tastefully remodeled with all new high end finishes throughout and newly installed, well manicured landscaping. The front yard welcomes you with a beautiful green lawn and mature walnut tree surrounded by citrus trees. The front house showcases two bedrooms and one bath. The back house boasts four bedrooms and two baths: two bedrooms and one bath downstairs plus two sun-filled bedrooms and one bath upstairs. The back house features an open floor plan with the potential to add an ADU or convert it to two units by simply adding a wall and kitchen. Both spacious units have modern floor plans flowing with plentiful natural light, and share easy access to the private laundry room and plenty of parking in the rear. Designer finishes include engineered hardwood flooring, quartz countertops, new stainless steel appliances, shaker style cabinets, bar seating, vinyl windows, and vinyl fencing surrounding the tranquil front yard. Additional upgrades include new electrical and wiring throughout, new pex piping, separate central HVAC systems for each unit, new paint, stucco, doors and hardware, two separate electric meters, and separate brand new tankless water heaters. Both units are vacant and move in ready. Don't miss out on the chance to earn immediate passive income while living the life of luxury in the other unit.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,349,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 4.68
- \$63197.5 Net Operating Income
- 2 electric meters available
- 1 water meters available

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$22,003
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$500
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,000
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 122 - Harbor Gateway area
- Los Angeles County
- Parcel # 7346011003

Michael Lembeck

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

Citivest Realty Services, Inc

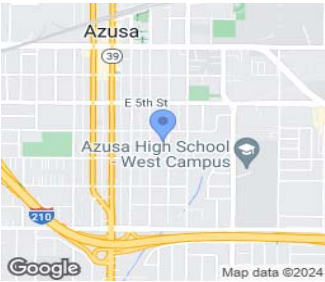
State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Duplex

List / Sold:  
**\$1,033,800/\$1,025,000** ↓  
99 days on the market  
Listing ID: P1-16450

**329 N Soldano Ave • Azusa 91702**  
**2 units • \$516,900/unit • 2,030 sqft • 7,254 sqft lot • \$509.26/sqft •**  
**Built in 1981**

**From The 210 Freeway exit on Azusa and go North. Make a right turn on 3rd St and then make a left on Soldano.**



**\*\*PRICE REDUCED!!!!A WONDERFUL, LIKE NEW DUPLEX IN AZUSA.**This Duplex is located in the desirable area of Azusa. It is close to Azusa Pacific University and the 210 Freeway. The subject property has been remodeled and upgraded from A to Z. The front unit is 2BR, 1 Bath, laundry area with a one car garage and the back unit is 3BR, 1.5 Bath, a laundry area with 2 cars garage and a nice large back yard. Both units feature brand new kitchens with Onyx Counter Tops, New Appliances, Recess Lightings all over, New flooring, New split System AC Units, Double Pane Windows and much more. It's almost like a brand new property. **THE BACK HOUSE IS TENANT OCCUPIED WITH A \$2900 MONTHLY RENT AND THE FRONT HOUSE IS VACANT AND CAN BE RENTED EASILY FOR \$2700.** The laundry for the front unit is inside, and for the back unit is in the garage. You can live in one and rent the other or rent them both. It's a great opportunity for a Real Estate investment. The total income can be \$5,600 per month. Don't miss this opportunity. It's all done and ready to go....

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,059,800
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Cooling: Ductless, High Efficiency, See Remarks
- Heating: Forced Air, See Remarks
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Garage, Inside, See Remarks, Washer Hookup
- \$67200 Gross Scheduled Income
- \$64500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Free-Standing Range, Gas Oven, Gas Range, Microwave
- Other Interior Features: Pantry, Quartz Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Back Yard, Front Yard, Landscaped, Sprinklers None
- Fencing: Block
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,700
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01910881
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2     | 2    | 1     | 1      | Unfurnished | \$0         | \$2,700    | \$2,700   |
| 2: | 3     | 3    | 2     | 2      | Unfurnished | \$2,900     | \$3,200    | \$3,200   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 607 - Azusa area
- Los Angeles County
- Parcel # 8611021006

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed

• Duplex

612 E Colorado Blvd

• Monrovia 91016

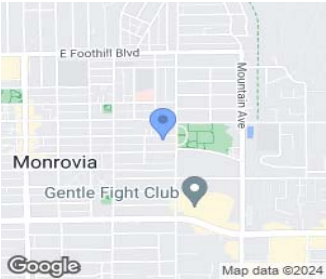
2 units • \$544,400/unit • 2,057 sqft • 8,475 sqft lot • \$471.56/sqft • Built in 1948

South side of Colorado Ave. / West of Mountain Ave.

List / Sold: \$1,088,800/\$970,000

77 days on the market

Listing ID: TR24013496



"Unlock the potential on Colorado Blvd, Monrovia! Two on a lot, live in one and rent the other or use it as an income-generating property. Both units with breath taking Mountain views. Front house consist of 3 bedrooms,2 bathrooms, living room, spacious family room, living area is over 1500 square feet, central air unit. Back unit is located above a 2 car garage and consist of 1 bedroom, 1 full bath, living room and a window AC unit. Very desirable neighborhood in the city of Monrovia near park, shopping and transportation. Ideal for investors or owner-investors. Don't miss the chance to shape your investment future in Monrovia, property is in need of TLC.

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$1,148,800
  - 2 Buildings
  - 4 Total parking spaces
  - Cooling: Central Air, Gas, Wall/Window Unit(s)
  - Heating: Central, Natural Gas
  - \$797 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Dryer Included, See Remarks, Washer Included
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

- Rooms: Family Room, Galley Kitchen, Living Room
  - Floor: Tile, Wood
- Appliances: Dishwasher, Gas Water Heater, Refrigerator

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01238581
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- 639 - Monrovia area
  - Los Angeles County
  - Parcel # 8517012012

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Duplex

List / Sold:  
**\$1,225,000/\$1,155,000** ↓  
25 days on the market  
Listing ID: AR24029689

**415 W Palm Ave • Monrovia 91016**  
**2 units • \$612,500/unit • 3,034 sqft • 7,993 sqft lot • \$380.69/sqft •**  
**Built in 1887**  
**South of Foothill Blvd, West of Alta Vista**



This charming property has two separate homes on one lot. The classic Victorian front house offers beautiful architecture with features including a wraparound front porch, formal entry, large living room with fireplace, and an inviting formal dining room with window seat, dual glass-front hutches and a handsome period-inspired chandelier. The large eat-in country kitchen offers white wood cabinets, vintage hardware, ample cupboard space, Corian countertops, center island with cooktop, pull-out dual pantry shelves, double ovens, dishwasher and a wood-burning potbelly stove. The front house has 2,202 square feet of living space with a total of 3 spacious bedrooms and 2 full bathrooms, including the downstairs bedroom and a bathroom with separate tub and shower. Other amenities include a large downstairs office, wood floors, central air and heat, bay windows, high ceilings, stained glass windows, wall sconces, ceiling fans, skylights, wood windows with interior shutters, bullseye molding and detailed fretwork. The exterior space includes ample driveway parking, side and rear gardens and an oversized 1-car garage. The separate rear house is fully enclosed and has a private entrance and direct alley access. The rear house offers 832 square feet of living space with 2 bedrooms and 1 full bathroom. The exterior space includes a 1-car garage with laundry hookups plus two uncovered parking spaces, and a welcoming backyard with mature trees and garden.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,398,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central, Forced Air
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, See Remarks, Washer Hookup, Washer Included
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Center Hall, Formal Entry, Kitchen, Main Floor Bedroom, Office
- Floor: Laminate, Tile, Wood
- Appliances: Convection Oven, Dishwasher, Gas Cooktop, Gas Water Heater, Refrigerator, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Corian Counters, High Ceilings, Storage

Exterior

- Lot Features: Front Yard, Garden, Lawn, Level with Street, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2.5%
- 639 - Monrovia area
- Los Angeles County
- Parcel # 8505009019

Michael Lembeck

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Citivist Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Duplex

List / Sold: \$598,000/\$849,000 ↑

1379 Dorner Dr • Monterey Park 91754

5 days on the market

2 units • \$299,000/unit • 1,768 sqft • 6,390 sqft lot • \$480.20/sqft • Built in 1948

Listing ID: WS24102085

Check Waze or Google Maps



Charming duplex for sale in Monterey Park neighborhood! This tenant-occupied property boasts proximity to amenities, shops, East LA College, and offers easy access to the 60 freeway. Each unit features two bedrooms and one bath and in-unit washer and dryer connections, providing comfortable living. Additionally, there is a detached 2-car garage with convenient rear alley access. Duplex needs TLC but holds incredible potential for those looking to rehab and add value. It's perfect for investors aiming to capitalize on the strong rental demand, or homeowners who wish to live in one unit while renting out the other. Don't miss this fantastic opportunity to own a versatile property in a sought-after area. Explore the possibilities and envision transforming this hidden gem into your dream investment! \*\*DO NOT DISTURB TENANTS, DRIVE-BY ONLY\*\*

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$598,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$574 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$23400 Gross Scheduled Income
- \$20904 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,496
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02164947
- Gardener:
- Licenses:
- Insurance: \$936
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$960
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Furnished  | \$950       | \$950      | \$2,000   |
| 2: | 1     | 2    | 1     | 1      | Furnished  | \$1,000     | \$1,000    | \$2,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 641 - Monterey Park area
- Los Angeles County
- Parcel # 5251025015

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold: \$998,000/\$1,360,000

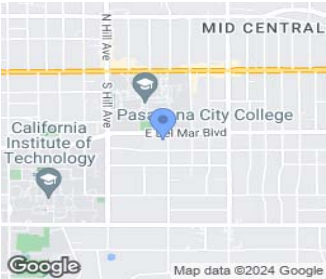
255 S Sierra Bonita Ave • Pasadena 91106

8 days on the market

2 units • \$499,000/unit • 2,038 sqft • 9,807 sqft lot • \$667.32/sqft • Built in 1937

Listing ID: CV24082075

Cross Streets:Between E Del Mar & Rose Vill Street



Nestled within the picturesque Rose Villa Oakdale Landmark District, this 1937 Spanish-style architecture presents an enticing investment opportunity. The property features two units, each comprising 2 bedrooms and 1 full bathroom. Spacious living rooms with wood beamed ceilings and arches allow for abundant natural light. The galley kitchens boast granite countertops and matching cabinets, while interior laundry facilities add convenience. Outside, the lush lot is adorned with green plant life and fruit trees, creating a serene and parklike setting. Residents can enjoy community events at Pasadena City College or take leisurely strolls through nearby Grant Park. Additionally, the renowned Old Town Pasadena, with its high-end eateries, bakeries, coffee/tea shops, and retail establishments, is just a short drive away. Pasadena, home to the Rose Bowl and the Norton Simon Museum, attracts a diverse cluster of residents from around the globe. Owning this property promises both financial potential and a delightful living experience—come explore its offerings firsthand!

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$998,000
  - 1 Buildings
  - Levels: Two
  - 2 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - Heating: Wall Furnace
  - \$580 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - \$37200 Gross Scheduled Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Near Public Transit, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$37,200
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 02003950
  - 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 | \$1,500     | \$1,500    | \$2,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,600     | \$1,600    | \$2,500   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- 647 - Pasadena (SW) area
  - Los Angeles County
  - Parcel # 5736011006

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed

Duplex

8247 Park St

Rosemead 91770

2 units

\$449,000/unit

1,311 sqft

5,057 sqft lot

\$678.87/sqft

Built in 1947

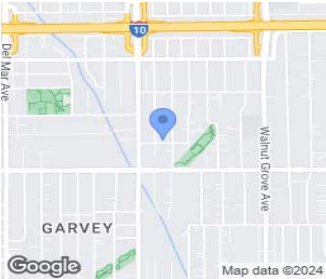
S of 10 FWY, E of San Gabriel

List / Sold:

\$898,000/\$890,000

13 days on the market

Listing ID: AR24087773



Real turnkey investment of a 2 units duplex in the very desirable area in City of Rosemead. Recently upgraded and well maintained with long term tenants both with month to month leases. Property is gated and parking is ample with at least 5 parking spaces in the lot.

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$898,000
  - 1 Buildings
  - 5 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - \$670 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup
  - \$42000 Gross Scheduled Income
  - \$33600 Net Operating Income
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Rectangular Lot
  - Security Features: Automatic Gate
- Fencing: Block
  - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,400
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$2,400
  - Cable TV: 02240823
  - Gardener:
  - Licenses:
- Insurance: \$3,500
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$2,500
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
  - Los Angeles County
  - Parcel # 5288008055

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed

Duplex

411 San Francisco Ave

Pomona 91767

2 units

\$297,500/unit

1,040 sqft

5,941 sqft lot

\$583.65/sqft

Built in 1924

E/Garey S/Lincoln

List / Sold:

\$595,000/\$607,000

16 days on the market

Listing ID: CV24097482



Nestled in the heart of the esteemed Historical Lincoln Park Neighborhood, 411 San Francisco Avenue presents a prime real estate opportunity. This well maintained duplex epitomizes the charm and allure of the area, boasting two bedrooms and one bath in each unit. A rare find in this coveted locale, the property offers a spacious yard for both units to savor, complete with an additional storage shed for added convenience. As a delightful bonus, the backyard plays host to a flourishing fruit tree, adding a touch of nature's bounty to the landscape. One unit has been thoughtfully renovated, featuring a remodeled bath that adds contemporary elegance to its classic charm. Relaxation awaits on the inviting front porch, where one can unwind and soak in the ambiance of this historic neighborhood. With its blend of timeless appeal and modern comforts, this duplex presents an unparalleled opportunity for discerning buyers. Great tenants that take care of the property and pay on time. Great Access to Parks and Freeway. Don't let this chance slip away—seize the opportunity to call 411 San Francisco Avenue your own slice of Lincoln Park paradise.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$595,000
  - 1 Buildings
  - Levels: One
  - 0 Total parking spaces
  - Cooling: Wall/Window Unit(s)
  - \$414 (Estimated)
  - SellerConsiderConcessionYN:
- \$33480 Gross Scheduled Income
  - \$31083 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Level with Street
- Fencing: Chain Link
  - Sewer: Unknown

Annual Expenses

- Total Operating Expense: \$2,397
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$852
  - Cable TV: 01079262
  - Gardener:
  - Licenses:
- Insurance: \$861
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$684
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Trust sale
  - Buyer Agency Compensation: 2.5%
- 687 - Pomona area
  - Los Angeles County
  - Parcel # 8337005016

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed

• Duplex

282 Wilart Pl

• Pomona 91768

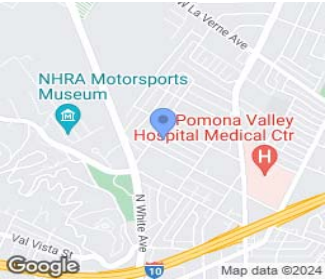
2 units • \$339,500/unit • 1,500 sqft • 6,445 sqft lot • \$463.33/sqft • Built in 1950

North of 10 Freeway/East of White Ave

List / Sold: \$679,000/\$695,000

6 days on the market

Listing ID: NP24084406



EXCELLENT VALUE!! Bread and butter duplex (2 units). Tenants pay rent like clockwork. Excellent quiet family neighborhood located on a quiet large lot in the preferred part of North Pomona (North of the 10 Freeway and East of White Ave) in the Yorba District. Lot sides and backs to alley affording extra privacy. Nice wide street. Walking distance to nearby Ganesha Park, the Pomona Fairgrounds and the Pomona Valley Hospital and medical district. These two (2) comfortable 2 bedrooms with 1 bath rental homes are a great buy for the price. Features include: Custom kitchens with eating area. Original natural hardwood flooring, Updated windows, Lots of light. Whole house fans in each home. Each tenant has their own side by side washer and dryer located in the garage. Nice sized living rooms, 2 car detached garage (one side for each tenant) and an extra large backyard. Front unit has a fireplace in living room and newer AC unit and a large front yard area - rear unit has a very large back yard area and wall/window AC. Two very nice families occupy these 2 homes (great longstanding tenants). These units have been impeccably maintained through the years: Recently some (not all) new plumbing pipes installed (re-piped) under the house, some (not all) new plumbing (new sewer lines out to street and some (not all) new water lines in) new water heater in the front house and some (not all) kitchen and bath fixtures in each, hardwood floors exposed and refinished in front home. Newly remodeled bathroom in front home. Please do not disturb tenants!!

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$679,000
  - 1 Buildings
  - Levels: One
  - 2 Total parking spaces
  - Cooling: See Remarks, Wall/Window Unit(s), Whole House Fan
  - Heating: Fireplace(s), Floor Furnace, See Remarks
  - \$0 (Assessor)
  - SellerConsiderConcessionYN:
- Laundry: In Garage, See Remarks
  - \$40680 Gross Scheduled Income
  - \$39680 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

- Rooms: All Bedrooms Down, Attic, Laundry, Living Room, Main Floor Bedroom, See Remarks
  - Floor: Carpet, See Remarks, Wood
- Appliances: Built-In Range, Dishwasher, Free-Standing Range, Disposal, Gas Oven, Gas Range, Gas Cooktop, Gas Water Heater, Microwave, Water Heater
  - Other Interior Features: Attic Fan, Built-in Features, Ceiling Fan(s), Storage, Sump Pump

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Level, Park Nearby, Sprinkler System, Yard
  - Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Fencing: Average Condition, Partial
  - Sewer: Sewer Paid
  - Other Exterior Features: Rain Gutters, Sump Pump

Annual Expenses

- Total Operating Expense: \$1,400
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$100
  - Cable TV: 01886242
  - Gardener:
  - Licenses:
- Insurance: \$600
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$100
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,695     | \$1,695    | \$2,000   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,696     | \$1,695    | \$2,000   |

# Of Units With:

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

Additional Information

- Standard, Trust sale
  - Buyer Agency Compensation: 3%
- 687 - Pomona area
  - Los Angeles County
  - Parcel # 8359013013

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$690,000/\$690,000

1170 E 71st St • Los Angeles 90001

0 days on the market

2 units • \$345,000/unit • 1,528 sqft • 5,556 sqft lot • \$451.57/sqft • Built in 1923

Listing ID: DW24057104

Coming from E Gage St turn Left onto S Central Ave, towards E Florence Ave. Then Left onto E 71st St.



Welcome to this charming duplex nestled in a quiet neighborhood, boasting a long driveway with ample parking space and a fenced front yard for added privacy. The front unit offers spacious living with three bedrooms and one bath, complemented by a covered front porch perfect for relaxation. In the rear, another sizable unit awaits with two bedrooms and one bath, providing flexibility and comfort. Additional features include a covered carport ensuring the security of vehicles, a generously sized living room, and lush greenery surrounding the property, creating a tranquil oasis. This property offers the perfect blend of space, convenience, and privacy, making it an ideal opportunity for homeowners or investors seeking a versatile and welcoming living space.

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$690,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01206776
- 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    | 0     | 2      | Negotiable | \$0         | \$0        | \$0       |
| 2: | 1     | 2    | 0     | 2      | Negotiable | \$0         | \$0        | \$0       |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6010016001

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,199,000/\$1,199,000

43 days on the market

Listing ID: 24378817

**2108 Tavern Trl • Los Angeles 90046**  
**2 units • \$599,500/unit • 1,638 sqft • 2,972 sqft lot • \$731.99/sqft •**  
**Built in 1922**  
**East of Laurel Canyon, North of Hollywood Blvd**



Unique and charming duplex located in the heart of Laurel Canyon. The lower unit is townhouse style, has two bedrooms, and two bathrooms, a large main bedroom with walk-in closet, remodeled bathroom, outdoor breakfast area at the lower level, and a private side yard with an enclosed storage room that could be used as an office. The upper unit has two bedrooms, one bathroom, and features a breakfast nook, large living room with a portrait window overlooking Laurel Canyon, enclosed private side yard, and enclosed storage. Each unit has their own washer and dryer. The lower unit is rented out to a long term unit with the upper unit currently vacant. Perfect to buy and hold as a rental or with its R1 Zoning it could be converted into a single family residence. Situated moments from Pace in the Canyon and a few steps from the Canyon Country store, this opportunity will not last!

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$1,199,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- Cap Rate: 3.4
- \$44135 Net Operating Income

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$41,713
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     |        | Unfurnished | \$3,850     | \$3,850    | \$3,850   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$3,450     | \$3,450    | \$4,500   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C03 - Sunset Strip - Hollywood Hills West area
- Los Angeles County
- Parcel # 5569031014

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$2,500,000/\$2,100,000 ↓

95 days on the market

Listing ID: 24363707

906 N Harper Ave • West Hollywood 90046

2 units • \$1,250,000/unit • 3,444 sqft • 6,159 sqft lot • \$609.76/sqft •

Built in 1929

North of Melrose, West of Crescent Heights, South of Santa Monica



A beautiful traditional two-story duplex with stunning updates in the heart of West Hollywood. Each 1,750-square-foot 3 bedroom, 3 full bathroom unit is equipped with recessed lighting, a step-down living room, and a laundry room. Other amenities include an enclosed front yard, backyard, and 3-car garage. This property is close to Melrose Place, parks, and schools.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$2,500,000
  - 1 Buildings
  - Levels: Two
  - 3 Total parking spaces
  - Heating: Central
  - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
  - \$53000 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$56,800
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 02014153
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 3     |        | Unfurnished | \$4,650     | \$4,650    | \$7,000   |
| 2: | 2     | 3    | 3     |        | Unfurnished | \$4,500     | \$4,500    | \$7,000   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
  - Los Angeles County
  - Parcel # 5529011037

Michael Lembeck

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

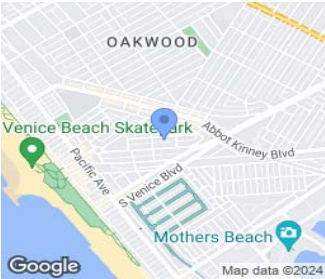
Citivist Realty Services, Inc

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

Closed •

**518 Rialto Ave • Venice 90291**  
**2 units • \$662,500/unit • 1,196 sqft • 2,551 sqft lot • \$1003.34/sqft •**  
**Built in 1923**  
**Between Abbot Kinney and Windward Circle**

List / Sold:  
**\$1,325,000/\$1,200,000 ↓**  
106 days on the market  
Listing ID: 24355817



NEW AND IMPROVED PRICE! DELIVERED VACANT! Charming duplex in the Hub of Venice, otherwise known as the Windward Circle area. Side by side 1 bed/1 bath units feature wood floors and period crown molding. Built in bookcases provide an organic transition between living and dining areas. Updated kitchen features contemporary gas stove and refrigerator. Stackable washer and dryer are conveniently located in the adjacent service porch on each unit. Each unit comes with its own large, private garage, with attic like storage. New price reflects condition of property according to reports provided. Property sold As-is, no credits or repairs.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,585,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02053931
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C11 - Venice area
- Los Angeles County
- Parcel # 4238016019

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

**Citivest Realty Services, Inc**  
State License #: 01875823  
4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed

• Duplex

2950 S Rimpau Blvd

• Los Angeles 90016

2 units • \$149,995/unit • 1,092 sqft • 5,199 sqft lot • \$595.24/sqft • Built in 1925

Listing ID: EV24113491

List / Sold: \$299,990/\$650,000

0 days on the market

between Obama and Exposition



Tenant occupied sold with tenants on property.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$299,990
  - 1 Buildings
  - 0 Total parking spaces
  - \$285 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - \$1300 Gross Scheduled Income
  - \$400 Net Operating Income
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$370
  - Electric: \$200.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$170
  - Cable TV: 01897906
  - Gardener:
  - Licenses:
- Insurance: \$2,000
  - 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: | 2     | 2    | 0     | 0      | Unfurnished | \$1,300     | \$1,300    | \$1,300   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 0 See Remarks
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5057028013

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold: \$599,000/\$670,000 ↑

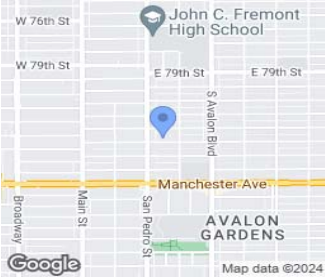
329 E 84th St • Los Angeles 90003

12 days on the market

2 units • \$299,500/unit • 1,226 sqft • 5,202 sqft lot • \$546.49/sqft • Built in 1925

Listing ID: DW24075004

On 84th st and San Pedro st



Great opportunity for owner user, and investor to live in one and get income from the other unit.Front unit has 2 bedroom 1 bath and the back unit is 1 bedroom 1 bath.Property has enough parking space and is great to live in. It won't last long in this market.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$599,000
- 3 Buildings
- Levels: One
- 1 Total parking spaces
- \$308 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, See Remarks
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

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

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 6030023011

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:  
**\$1,290,000/\$1,290,000** ↓  
175 days on the market  
Listing ID: 23337735

**1015 S Plymouth Blvd** • Los Angeles 90019  
**2 units** • **\$645,000/unit** • **2,452 sqft** • **6,602 sqft lot** • **\$526.10/sqft** •  
**Built in 1924**  
**WEST OF CRENSHAW BLVD & NORTH OF OLYMPIC BLVD.**



Beautiful Duplex in a Tranquil Residential Neighborhood. This property presents an excellent investment opportunity or is ideal for owner occupancy, conveniently located near Hancock Park, the Mid Wilshire area, and Korea Town. Each unit boasts its own laundry facilities and storage units. The first unit features 3 bedrooms and 3 bathrooms. The second unit offers 2 bedrooms and 2 bathrooms.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,430,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Kitchen, Inside
- \$50680 Net Operating Income

Interior

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

Exterior

- Security Features: Smoke Detector(s)

Annual Expenses

- Total Operating Expense: \$1,320
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01881589
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 3.000%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5090022009

Michael Lembeck

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

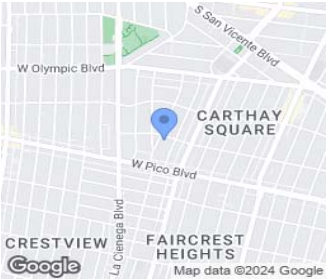
Citivest Realty Services, Inc

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

Closed •

**1206 S La Jolla Ave • Los Angeles 90035**  
**2 units • \$1,099,500/unit • 4,536 sqft • 7,301 sqft lot • \$513.67/sqft •**  
**Built in 1935**  
**North of Pico, South of Olympic, East of La Cienega, West of Fairfax**

List / Sold:  
**\$2,199,000/\$2,330,000**   
**70 days on the market**  
**Listing ID: 24366447**



Nestled in South Carthay HPOZ, this 1935 Art Deco Mediterranean fully vacant duplex exudes charm and character. The upper unit boasts 3 beds 3.5 baths while the lower unit offers 3 beds 2 baths. Upstairs the bathrooms have been tastefully added and remodeled where each bedroom is an en-suite plus powder. Both units feature elegant details, including crown moldings, unique geometric arches, bright living spaces with beamed ceilings, fireplaces, and leaded stained glass windows which evoke a sense of timeless sophistication. Complete with Deco kitchens, formal dining rooms, breakfast nooks, this property epitomizes authentic character with modern day living in a prime location. The layout has a great flow and all the rooms are a great size! The backyard is extremely spacious with a great mix of concrete and grassy yard. The Carthay neighborhood is just minutes away from Beverly Hills, Beverlywood, Hancock Park, Wilshire Blvd walking distance to great restaurants and centrally located, West Hollywood, and Downtown. This is a great opportunity for a homeowner who is looking to move in with a family member and occupy both or to rent one and generates great income. An investor who loves trophy properties will be intrigued as well! Looking forward to showing this romantic beauty in person!

Facts & Features

- Sold On 06/07/2024
  - Original List Price of \$2,199,000
  - 2 Buildings
  - Levels: One
  - 4 Total parking spaces
  - Cooling: Central Air
  - Heating: Central
  - SellerConsiderConcessionYN:
- Laundry: Dryer Included, In Kitchen, Individual Room, Inside, Washer Included

Interior

- Floor: Wood
- Appliances: Dishwasher, Gas Cooktop, Oven, Refrigerator
  - Other Interior Features: Crown Molding, Recessed Lighting

Exterior

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 3     |        | Unfurnished | \$0         | \$0        | \$7,000   |
| 2: | 1     | 3    | 2     |        | Unfurnished | \$0         | \$0        | \$6,200   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.500%
- C19 - Beverly Center-Miracle Mile area
  - Los Angeles County
  - Parcel # 5087010012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

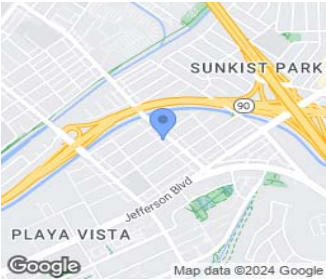
List / Sold:

\$1,099,000/\$1,099,000

54 days on the market

Listing ID: 24376639

**5409 Inglewood Blvd • Culver City 90230**  
**2 units • \$549,500/unit • 1,216 sqft • 3,244 sqft lot • \$903.78/sqft •**  
**Built in 1953**  
**West of 405, and North of Jefferson blvd - use google maps**



Nestled in a vibrant neighborhood just a stone's throw away from the shimmering coastline and the excitement of SoFi Stadium, this exceptional duplex offers the perfect blend of coastal living and urban convenience. Boasting a prime location within walking distance to Whole Foods, restaurants, and shopping at the Playa Vista City Center, this property epitomizes the epitome of modern convenience and lifestyle. The property has been updated with granite counter tops, hardwood floors and tile for kitchens and baths. Enjoy the convenience close proximity to shopping, schools, a variety of restaurants, and shopping options at the nearby Del Rey Plaza. From grabbing your morning coffee to stocking up on groceries or dining out at your favorite restaurant, everything you need is just moments away from your doorstep. Featuring two separate units, this duplex offers versatility and potential. The one bedroom unit is full upgraded to a modern kitchen. The two bedroom kitchen has granite counter tops. The interiors are thoughtfully designed to maximize space and functionality, creating a comfortable and inviting atmosphere for residents. Escape to your private outdoor oasis, where you can unwind and entertain in a lovely outdoor patio with a lemon tree. soaking up the California sun in the backyard, these outdoor spaces offer the perfect retreat for relaxation and enjoyment. Residence have access to the Balona Creek bike path, only a 25 minute ride to the beach. As you approach the front of the property, you're greeted by tall hedges that envelop the front yard, creating a secluded oasis for the front unit. Enjoy the luxury of privacy as you relax or entertain in this serene outdoor space, shielded from the hustle and bustle of the neighborhood. Each unit is equipped with convenient amenities such as in-unit laundry facilities, dedicated parking, and storage space, ensuring comfort and convenience for residents.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 4
- \$43573 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Wood
- Appliances: Refrigerator, Vented Exhaust Fan

Exterior

- Lot Features: Front Yard, Yard

Annual Expenses

- Total Operating Expense: \$12,959
- Electric: \$1,109.00
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527644
- Gardener:
- Licenses:
- Insurance: \$734
- Maintenance: \$2,010
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     |        | Unfurnished | \$2,500     | \$2,500    | \$3,000   |
| 2: | 1     | 2    | 2     |        | Unfurnished | \$2,212     | \$2,212    | \$2,400   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C28 - Culver City area
- Los Angeles County
- Parcel # 4220013035

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,499,000/\$1,400,000 ↓

23 days on the market

Listing ID: 224001346

10782 Galvin St • Culver City 90230

2 units • \$749,500/unit • sqft • 7,400 sqft lot • No \$/Sqft data •

Built in 1948



Come visit this charming duplex on a tree lined street in the Culver Crest neighborhood, in the heart of coveted Culver City. Recently painted inside and out, each unit is a little over 800 sqft and has 2 bedrooms and 1 bath, dual pane windows throughout, original hardwood flooring and both share a generously sized yard and a 2 car detached garage, (with ADU potential). Each unit also has it's own laundry area and separate utilities. Drought-tolerant front yard landscaping makes maintenance a breeze! This duplex is a great opportunity to live in one and rent the other, or use both as rentals. Close to award winning Blue Ribbon schools, parks, Downtown Culver City shopping and dining, Marine Del Rey, and Santa Monica and commuting is a breeze with easy access to major highways and transportation routes. Don't miss this opportunity!

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$1,549,900
  - Levels: One
  - 2 Total parking spaces
  - Heating: Wall Furnace
  - SellerConsiderConcessionYN:
- 2 electric meters available
  - 2 gas meters available
  - 2 water meters available

Interior

- Floor: Carpet, Wood

Exterior

- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense:
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01456101
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 2     | 2    | 1     |        | Unfurnished |             |            |           |
| 2: | 2     | 2    | 1     |        | Unfurnished |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.500%
- C28 - Culver City area
  - Los Angeles County
  - Parcel # 4203001055

Michael Lembeck

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

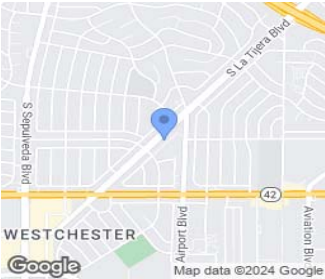
Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:  
**\$1,250,000/\$1,210,000** ↓  
8 days on the market  
Listing ID: OC24071922

**8313 Kittyhawk Ave** • Los Angeles 90045  
2 units • \$625,000/unit • 1,780 sqft • 6,844 sqft lot • \$679.78/sqft •  
Built in 1944  
North of Manchester Ave, between La Tijera & Airport Blvd.



8313 Kittyhawk Ave is located within the highly desirable Westchester neighborhood of Los Angeles. This fully vacant duplex consists of a front 2bed 1 bath unit with a front yard, dedicated driveway, and a nice layout with real hardwood flooring throughout, a full sized kitchen and bathroom,nice built in closets in each bedroom, and a its own laundry area with hookups. Built in 1943, the rear 2 bedroom unit is attached with a similarspacious layout with its own private backyard and covered driveway space. Both units offer tons of potential to remodel, live, or maximize rents.The two car detached garage is perfect to convert into an ADU, and the extended driveway provides ample parking. Located on a nice cul de sacstreet in a popular neighborhood near Silicon Beach, Playa Vista, Marina Del Rey, Inglewood, LMU, LAX, 405 Freeway, and close to tons ofrestaurants & shops. This one will go fast!

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$307 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- Cap Rate: 4.8
- \$84000 Gross Scheduled Income
- \$59391 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, See Remarks
- Floor: Tile, Wood
- Appliances: Dishwasher, Disposal, Gas Range, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$22,929
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01906449
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C29 - Westchester area
- Los Angeles County
- Parcel # 4107015006

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Duplex

List / Sold:  
**\$2,050,000/\$2,025,000** ↓  
102 days on the market  
Listing ID: SB24024305

**6617 Vista Del Mar** • Playa del Rey 90293  
2 units • \$1,025,000/unit • 2,621 sqft • 2,700 sqft lot • \$772.61/sqft •  
Built in 1969  
Culver Blvd to the beach, turn right on Vista del Mar



It is a must see! Beautiful Duplex that is walking distance to the Beach! Incredible Opportunity to live in one unit and rent the other! This Duplex was remodeled between 2008-2009, and there is room for you to improve it to your own tastes. Recently painted the outside. New garage door and new light fixtures. It has amazing views in front of the Ballona Creek Wetlands, with the hills of Playa dal Rey to the right, and a view of Marina Del Rey to the left. The downstairs unit is currently rented and has 2 Bedrooms and 2 Baths, and large deck to enjoy the views. The upstairs unit is available for you to immediately move in, or find your own new tenant, and it has 3 Bedrooms and 2 Baths. It has two balconies, one in the Master Bedroom and the other in the Living room. Both units have their own Laundry room that includes the Clothes Washers & Dryers. Brand new Furnace in each unit. The one car garage is for the use of the downstairs unit, and the upstairs unit has 2-car tandem style carport on the side. Property is Located within Walking distance to Coffee Shops, Post Office, Cleaners, etc. and just a short drive to Parks, Shopping, Restaurants, more Beaches, the Marina, LAX, Space X, SoFi Stadium, the Forum, & the 405, 110, & 105 Fwys! DO NOT MISS THIS OPPORTUNITY TO LIVE/OWN AT THE BEACH!

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$2,300,000
- 1 Buildings
- 3 Total parking spaces
- 2 Total carport spaces
- Heating: Central
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$49680 Gross Scheduled Income
- \$42480 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Walk-In Closet
- Floor: Carpet, Vinyl
- Appliances: Dishwasher, Disposal, Gas Oven, Gas Cooktop, Microwave, Tankless Water Heater
- Other Interior Features: Balcony, Crown Molding, Granite Counters, Living Room Balcony, Living Room Deck Attached, Pantry

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01527644
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      | Unfurnished | \$4,140     | \$4,140    | \$4,200   |
| 2: | 1     | 3    | 2     | 2      | Unfurnished | \$0         | \$0        | \$4,500   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C31 - Playa Del Rey area
- Los Angeles County
- Parcel # 4116006071

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Duplex

4700 S Gramercy Pl • Los Angeles 90062

2 units • \$333,500/unit • 1,948 sqft • 6,502 sqft lot • \$287.83/sqft • Built in 1907

Western and 48th St

List / Sold: \$667,000/\$560,700 ↓

71 days on the market

Listing ID: PW24036771



Investor s Dream This duplex, boasting 2 units, each featuring 2 bedrooms and 1 bathroom, offers a total of 1948 sq ft of prime real estate. Built in 1907, this property stands proudly on a corner lot with a generous 6500 sq ft of space. Zoned LA R2-1 Tier 2 TOC, this duplex provides a fantastic investment opportunity, allowing for potential growth and development. With a combination of historic charm and strategic location, this property is a promising venture for those looking to expand their real estate portfolio or generate steady rental income. This is an exclusive listing period for purchase by owner-occupant buyers, select nonprofits, governmental entities, and other approved entities. All offers from these purchases should be submitted as pre-auction offers. If a pre-auction offer was not accepted by the seller during the First Look period, the auction will begin for all bidders on 03/22/2024.

Facts & Features

- Sold On 06/07/2024
  - Original List Price of \$740,000
  - 1 Buildings
  - Levels: Two
  - 4 Total parking spaces
  - 4 Total carport spaces
  - \$406 (Estimated)
  - SellerConsiderConcessionYN:
- Cap Rate: 0
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement: \$0
  - Trash: \$0
  - Cable TV: 00514652
  - Gardener:
  - Licenses: 0
- Insurance: \$0
  - Maintenance: \$0
  - Workman's Comp: \$0
  - Professional Management: 0
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Real Estate Owned sale
  - Rent Controlled
  - Buyer Agency Compensation: 1%
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 5015004024

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold: **\$589,999/\$660,000** ⬆

**2017 E 112th St** • Los Angeles 90059

7 days on the market

**2 units** • **\$295,000/unit** • **1,418 sqft** • **6,389 sqft lot** • **\$465.44/sqft** •  
**Built in 1929**

Listing ID: 24380381

Property located between E 112th and Grape St. Lot: 383,384. Subd: Crystal Springs Lot 383 and 384



DUPLEX in Los Angeles area will be delivered VACANT at closing. Incredible opportunity closed to Imperial Courts. Property will be delivered vacant. Why rent when you can own a home that can also generate income? Situated on a large 6,389 sqft lot allowing room to expand, a unit consist of 3 bedroom/1 bath and the second one 2 bedroom/1 bath, laundry room, driveway and space for ADU potential. Current property owner will provide blueprints for two ADUs he was planning to built in the back side of the lot. The property has a nice long driveway and space for about 6 cars. Units also include separate entries with a private front and backyard, and separate electric and gas meters. Property has alley access. Current landlord has been responsible for all utilities. Located within minutes from DTLA, LAX, Sofi Stadium, Shopping Centers, Parks and more. This duplex is a lovely starter property for first-time buyers who want to live in one unit or investors looking to earn cash flow.

Facts & Features

- Sold On 06/06/2024
  - Original List Price of \$589,999
  - 1 Buildings
  - Levels: One
  - 6 Total parking spaces
  - Heating: Wall Furnace
  - SellerConsiderConcessionYN:
- Laundry: Outside

Interior

Exterior

- Sewer: Other, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 02211662
  - 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        | \$3,100   |
| 2: | 2     | 2    | 1     |        | Unfurnished | \$0         | \$0        | \$2,200   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.000%
- C37 - Metropolitan South area
  - Los Angeles County
  - Parcel # 6067010004

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

List / Sold: \$600,000/\$682,000

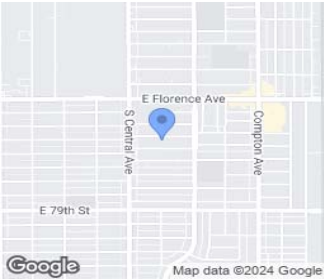
1202 E 75th St • Los Angeles 90001

89 days on the market

2 units • \$300,000/unit • 1,592 sqft • 4,901 sqft lot • \$428.39/sqft • Built in 1965

Listing ID: 23335703

In between: S Central Ave and Hooper Ave on E 75th St



Unveiling an outstanding investment prospect at 1202 E. 75th Street in the vibrant heart of Los Angeles. This duplex, featuring 4 bedrooms and 2 bathrooms, offers a total of 1,592 square feet of living space on a generously sized 4,901 square foot lot. Each unit comprises 2 bedrooms and 1 bathroom, providing comfortable living spaces filled with abundant natural light. This property is a hidden gem awaiting your creative touch to unlock its full potential. Take the opportunity to reimagine and transform this property into a lucrative investment.

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01841615
  - 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 | \$1,350     | \$1,350    | \$1,800   |
| 2:  | 1     | 2    | 1     |        | Unfurnished | \$1,500     | \$1,500    | \$1,800   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
  - Los Angeles County
  - Parcel # 6024007021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

1531 E 46th St

• Los Angeles 90011

2 units

• \$420,000/unit

• 1,767 sqft

• 5,204 sqft lot

• \$452.74/sqft

• Built in 1920

South of the 10fwy and East of 110fwy

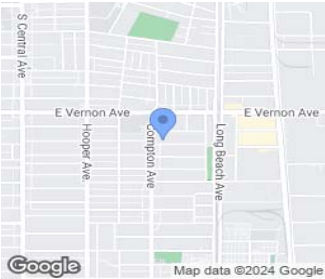
List / Sold:

\$840,000/\$800,000

↓

222 days on the market

Listing ID: DW23166247



Location, Location, Location...Prime Income Properties With the possibility of an Additional Income unit. Don't Miss this Exceptional Opportunity!!! This income property is good for an investor who will appreciate the potential for rental income or for a first time home buyer who was to live in one unit while getting extra income to help with the mortgage payment The Duplex is strategically located just 3 miles from USC, LA Memorial Coliseum, 2 miles from 110FWY and 10FWY. It offers easy access to Metro stations, shopping centers and all amenities that Down Town LA has to offer like restaurants, night life, schools, fashion district, Alleys, and sightseeing. Property consist of 3 buildings, the main house is all the way in the back of the lot and it's a two stories house with 4 Bedrooms, 1 Bath, separate living room and small front porch, the Other unit is a single floor and consist of 1 Bedroom, 1 Bath, and there is a 1 car garage (potential for ADU), plus huge open parking space. Owners recently did some work to the property by changing all Windows which are like new, they were installed at the beginning of 2023, A New Roof was also installed back in 2021 and a new front gate done in 2021 too.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$840,000
  - 2 Buildings
  - Levels: Two
  - 7 Total parking spaces
  - \$0 (Unknown)
  - SellerConsiderConcessionYN:
- Laundry: Outside
  - \$45600 Gross Scheduled Income
  - \$40600 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: 2-5 Units/Acre, Level with Street, Rectangular Lot, Near Public Transit, Paved, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,100
  - Electric: \$1,500.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 00905345
  - Gardener:
  - Licenses:
- Insurance: \$1,500
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$2,100
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 1     | 0      | Unfurnished | \$0         | \$0        | \$2,600   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$1,300     | \$1,300    | \$1,350   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
  - Los Angeles County
  - Parcel # 5106012019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

868 W 21st St

• Los Angeles 90007

2 units

• \$349,950/unit

• 1,528 sqft

• 1,615 sqft lot

• \$458.12/sqft

• Built in 1923

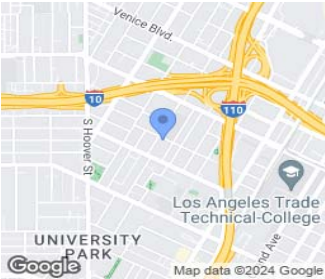
West of 110 FWY and south of 10 FWY

List / Sold:

\$699,900/\$700,000

99 days on the market

Listing ID: DW24031915



BACK ON THE MARKET, BACK ON THE MARKET, BUYERS DID NOT PERFORM Location, location, cash flow, cash flow, Welcome to this charming duplex nestled in a highly sought-after area, just minutes away from downtown LA, close to USC, Los Angeles memorial coliseum, Los Angeles Convention center, crypto.com Arena and major freeways. This property features two units, each offering 1 bedroom and 1 bathroom, meticulously maintained, check comps, property is under value because is being sold with tenants, 868 W - 1 br/ 1 bath tenant paying \$1,311, 870 W - 1 br/ 1 bath tenant section 8 paying \$1,316. Actual rents proforma on section 8 ,on this neighborhood Pays for 1 br \$2,407. The units boast a clean and updated interior, perfect for modern living, This property also offers the lowest list price in the area, making it a great investment opportunity in a prime location. Don't miss out on this rare chance to own a piece of real estate in this desirable neighborhood! THIS PROPERTY WILL NOT LAST. Properties are under Los Angeles RENT CONTROL one of the tenant are on SECTION 8

Facts & Features

- Sold On 06/07/2024
  - Original List Price of \$700,000
  - 1 Buildings
  - 0 Total parking spaces
  - \$196 (Estimated)
  - SellerConsiderConcessionYN:
- \$57768 Gross Scheduled Income
  - \$54408 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,360
  - Electric: \$1,565.00
  - Gas: \$595
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 00000001
  - Gardener:
  - Licenses:
- Insurance: \$1,200
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 0      | Unfurnished | \$1,316     |            | \$2,407   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,311     |            | \$2,407   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 1%
- C42 - Downtown L.A. area
  - Los Angeles County
  - Parcel # 5124022002

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

1545 E 56th St • Los Angeles 90011  
2 units • \$625,000/unit • 2,236 sqft • 5,333 sqft lot • \$469.59/sqft •  
Built in 2009  
North of Slauson East of Hooper

List / Sold:  
\$1,250,000/\$1,050,000 ↓  
99 days on the market  
Listing ID: 24362437



1 Unit vacant. Can deliver vacant or occupied. This impeccable duplex offers a fantastic opportunity for investors and homeowners alike, featuring four bedrooms and two full bathrooms in each unit, complete with modern amenities including AC systems and water softeners. Enjoy energy-efficient living with ceiling fans and double pane windows throughout, alongside elegant hardwood floors. Inside laundry facilities in each unit add convenience, while outside, a long driveway with an electric gate provides secure parking for four vehicles. Built in 2009, with a potential rental income of up to \$9,000 per month, and one unit delivered vacant, flexibility for owners or investors is ensured. Showings are subject to inspection, maintaining transparency and efficiency. Central heating and A/C guarantee year-round comfort, and with no rent control, there's ample room for rental pricing adjustments. This duplex is a solid investment opportunity not to be missed.

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$1,099,900
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01939139
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 4    | 2     |        | Unfurnished | \$3,950     | \$3,950    | \$4,320   |
| 2: | 1     | 4    | 2     |        | Unfurnished | \$4,320     | \$0        | \$4,320   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5105016025

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed • Duplex

List / Sold:  
**\$1,350,000/\$1,350,000**  
0 days on the market  
Listing ID: OC24110747

**3839 3839 1/2 Woodlawn Ave • Los Angeles 90011**  
**2 units • \$675,000/unit • 3,715 sqft • 5,411 sqft lot • \$363.39/sqft •**  
**Built in 2024**  
**Woodlawn & MLK**



New construction duplex.

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- \$309 (Estimated)
- SellerConsiderConcessionYN: No
- Laundry: Individual Room
- \$108000 Gross Scheduled Income
- \$88625 Net Operating Income
- 3 electric meters available
- 1 gas meters available
- 3 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,375
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02063235
- Gardener:
- Licenses:
- Insurance: \$2,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5121029016

Michael Lembeck

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Citivest Realty Services, Inc

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

Closed

6301 S Harcourt Ave • Los Angeles 90043

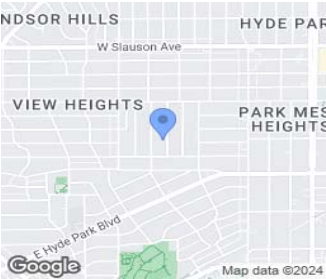
2 units • \$497,500/unit • 1,526 sqft • 5,441 sqft lot • \$652.03/sqft • Built in 1925

Mid-block between W 60th St. and W 64th St.

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

39 days on the market

Listing ID: 24384467



Recently renovated 2/2 home and fully permitted 1/1 ADU on one of the quietest streets in View Heights -- delivered fully vacant! Behind a breezy covered porch, the main home features a welcoming open floor plan, a generously sized primary bedroom with an en-suite bathroom, walk-in closets in both bedrooms, a bonus laundry room/flex space, and central air controlled by a Wifi-enabled thermostat. The private backyard, with plenty of room to play on the grass, also features a covered outdoor entertaining space. The newly built one-bedroom ADU features its own laundry, a walk-in closet, a full bathroom, a mini split air conditioning system, and a private patio for outdoor living. And did we mention stainless steel appliances, stone countertops, tankless water heaters, and automatic irrigation systems for the yards? This turnkey, low-maintenance investment has it all!

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$995,000
  - 1 Buildings
  - Levels: One
  - 4 Total parking spaces
  - 0 Total carport spaces
  - Cooling: Central Air
  - Heating: Central
  - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
  - \$56400 Net Operating Income
  - 2 electric meters available

Interior

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

Exterior

- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System, Smoke Detector(s)
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$12,000
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 01390111
  - Gardener:
  - Licenses:
- Insurance:
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer:
  - Other Expense:
  - Other Expense Description:

Unit Details

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

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2.500%
- PHHT - Park Hills Heights area
  - Los Angeles County
  - Parcel # 4004026023

Michael Lembeck

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Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:

\$1,199,000/\$1,157,500 ↓

54 days on the market

Listing ID: SB24044521

11941 York Ave • Hawthorne 90250

3 units • \$399,667/unit • 0 sqft • 8,810 sqft lot • No \$/Sqft data •

Built in 1951

Off of York



Welcome to 11941 York, a fantastic investment opportunity in the heart of Hawthorne! This well-maintained triplex boasts an additional fourth unit, currently utilized as a studio for storage, offering versatility and potential for various uses. Each of the three units features the added convenience of a dedicated parking space. The last area, though currently serving as storage, presents a blank canvas for future adaptation. With a total monthly rental income of \$5,430, this property offers immediate revenue generation. Investors will appreciate the stable income stream and potential for further optimization. Located in a nice pocket of Hawthorne, this property is a short distance from The SpaceX headquarters and offers easy access to the extensive retail and restaurants that Hawthorne has to offer. Please note Unit 2 is currently vacant and ready for your new tenant!

Facts & Features

- Sold On 06/07/2024
  - Original List Price of \$1,199,000
  - 3 Buildings
  - Levels: One
  - 3 Total parking spaces
  - Heating: Wall Furnace
  - \$1,100 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - \$65130 Gross Scheduled Income
  - \$18924 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$18,924
  - Electric: \$1.00
  - Gas: \$1
  - Furniture Replacement:
  - Trash: \$840
  - Cable TV: 01879720
  - Gardener:
  - Licenses:
- Insurance: \$1,452
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$660
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      | Unfurnished | \$1,930     | \$1,930    | \$2,500   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$0         | \$0        | \$1,795   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$1,400     | \$1,400    | \$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
  - Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
  - Los Angeles County
  - Parcel # 4047023030

Michael Lembeck

State License #: 01019397  
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Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold:

\$1,335,000/\$1,186,455 ↓

19 days on the market

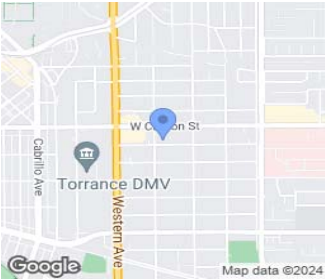
Listing ID: PW24066991

1557 W 218th St • Torrance 90501

3 units • \$445,000/unit • 2,906 sqft • 10,801 sqft lot • \$408.28/sqft •

Built in 1962

1557 W 218th St



Welcome to this incredible triplex in the city of Torrance! This property features a 10,800 sqft lot and three units! The front house has three bedrooms and two bathrooms with a large kitchen and dining area, a spacious living room and a primary suite. The middle unit is a studio with a kitchen and bathroom with shower. The back house is two bedrooms and 1.5 bathrooms, the primary suite has a walk-in closet and attached half bath and is complete with its own private backyard space. Each unit has an assigned private garage and plenty of driveway parking. Located in the heart of the Southbay close to freeways, dining, shopping and LA, you won't want to miss this opportunity!

Facts & Features

- Sold On 06/06/2024
  - Original List Price of \$1,335,000
  - 3 Buildings
  - Levels: One
  - 10 Total parking spaces
  - 1 Total carport spaces
  - Heating: Wall Furnace
  - \$0 (Unknown)
  - SellerConsiderConcessionYN:
- Laundry: In Carport, In Garage
  - \$72000 Gross Scheduled Income
  - \$60312 Net Operating Income
  - 2 electric meters available
  - 2 gas meters available
  - 1 water meters available

Interior

- Rooms: All Bedrooms Down
  - Floor: Carpet, Laminate, Vinyl
- Appliances: Dishwasher, Electric Oven, Refrigerator, Water Heater
  - Other Interior Features: Block Walls

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,688
  - Electric: \$964.50
  - Gas: \$1,293
  - Furniture Replacement:
  - Trash: \$965
  - Cable TV: 01878277
  - Gardener:
  - Licenses: 320
- Insurance: \$1,637
  - Maintenance:
  - Workman's Comp:
  - Professional Management: 2400
  - Water/Sewer: \$1,368
  - Other Expense: \$1,541
  - Other Expense Description: pump

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     | 1      | Unfurnished | \$2,300     | \$2,300    | \$3,000   |
| 2: | 1     | 0    | 1     | 1      | Unfurnished | \$1,200     | \$1,200    | \$1,200   |
| 3: | 1     | 2    | 2     | 2      | Unfurnished | \$2,500     | \$2,500    | \$2,500   |

# Of Units With:

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

Additional Information

- Trust sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- 122 - Harbor Gateway area
  - Los Angeles County
  - Parcel # 7346002024

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold:  
**\$1,290,000/\$1,300,000**   
9 days on the market  
Listing ID: CV24075724

**1525 S 9th St** • Alhambra 91803  
**3 units** • **\$430,000/unit** • **2,860 sqft** • **8,018 sqft lot** • **\$454.55/sqft** •  
**Built in 1948**  
**Corner of 9th Street and Norwood Pl (South of Valley Blvd)**



This triplex property is conveniently located in Alhambra (close by Atlantic Avenue and Valley Blvd.) within walking distance to markets, restaurants, and shops. Property consists of 2860 sq ft living area and sits on an 8016 sq ft lot. 1525 9th St (1 Bed, 1 Bath), 901 Norwood Pl (2 Bed, 1 Bath), 903 Norwood Pl (2 Bed, 1 Bath). Some recent upgrades include electrical panels for 1525 9th Street and 901 Norwood Pl (August 2018), replaced with copper plumbing for all 3 units (February 2013), replaced all the rain gutters (August 2018), replaced all 3 units water heaters within the past few years, repainted the apartment (August 2018). Each unit has their own electric and gas meters, a garage space and additional parking spot in front of the garage.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$1,290,000
  - 2 Buildings
  - 3 Total parking spaces
  - \$1,075 (Estimated)
  - SellerConsiderConcessionYN:
- \$50760 Gross Scheduled Income
  - \$44433 Net Operating Income
  - 3 electric meters available
  - 3 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,327
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$1,440
  - Cable TV: 01918023
  - Gardener:
  - Licenses:
- Insurance: \$1,647
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$2,040
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$1,320     | \$1,320    | \$1,320   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$1,530     | \$1,530    | \$1,530   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$1,380     | \$1,380    | \$1,380   |

# Of Units With:

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

Additional Information

- Standard sale
  - Buyer Agency Compensation: 2%
- 601 - Alhambra area
  - Los Angeles County
  - Parcel # 5357001020

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Triplex

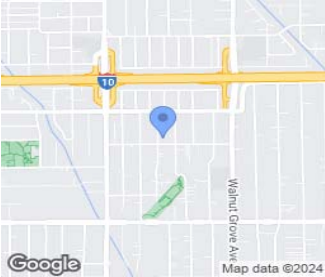
List / Sold:

\$1,198,000/\$1,218,000

12 days on the market

Listing ID: WS24074026

**3310 Angelus** • Rosemead 91770  
**3 units** • \$399,333/unit • 2,733 sqft • 7,480 sqft lot • \$445.66/sqft •  
**Built in 1960**  
**N Of Garvey / East of San Gabriel**



Beautiful Triplex Located in Super Location, Front Unit : 2 Bedrooms,1 Bathroom, Middle Unit : 2 Bedrooms, 1 Bathroom, Rear unit : 3 Bedrooms, 1 Bathroom, 2 Car Detached Garage And Side Yard Room To Build ADU, Close to Supermarkets, Shopping Center, Restaurants, Bus Lines, Elementary School, Easy Access To 10 /60 Freeways.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$1,198,000
  - 2 Buildings
  - 2 Total parking spaces
  - \$0 (Assessor)
  - SellerConsiderConcessionYN:
- \$54960 Gross Scheduled Income
  - \$35360 Net Operating Income
  - 3 electric meters available
  - 3 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,300
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$1,200
  - Cable TV: 01918023
  - Gardener:
  - Licenses:
- Insurance: \$3,600
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$1,500
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     |        | Unfurnished | \$1,155     |            | \$2,350   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$1,045     |            | \$2,350   |
| 3: | 1     | 3    | 1     | 2      | Unfurnished | \$1,375     |            | \$2,700   |

# 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
  - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
  - Los Angeles County
  - Parcel # 5288019019

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Triplex

List / Sold: \$649,999/\$620,000 ↓

3747 Ruthelen St • Los Angeles 90018

275 days on the market

3 units • \$216,666/unit • 2,100 sqft • 3,349 sqft lot • \$295.24/sqft •

Built in 1927

Listing ID: OC23134530

freeway 10, exit Western go south bound, right on W 37th Pl, left on Ruthelen



Back on market, buyer could not perform. No FHA offers due to self sufficiency test. Prime investment opportunity in the heart of Los Angeles! This vibrant triplex is a hidden gem nestled in a clean and quiet neighborhood, offering a great rental opportunity. Short distance away, you'll find the vibrant downtown area with its trendy restaurants, and exciting entertainment options. Additionally, the triplex is in close proximity to the iconic Coliseum/USC and Exposition Park, where you can enjoy sporting events & concerts with easy access to the 10 & 110 freeways, these units provide convenience for tenants. Situated in a safe area, this property is surrounded by other great places to explore. The first unit has been nicely remodeled, the second is in decent condition, and the third unit features new floors and some upgrades. With 2 units offering 1 bedroom and 1 bath, and 1 unit offering 2 bedrooms and 1 bath, this triplex provides a variety of options for tenants. Don't miss out on this fantastic opportunity to invest in a triplex that combines comfort, convenience, and potential for great returns!"

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$669,999
  - 2 Buildings
  - Levels: One
  - 0 Total parking spaces
  - Heating: Wall Furnace
  - \$0 (Assessor)
  - SellerConsiderConcessionYN:
- \$43620 Gross Scheduled Income
  - 3 electric meters available
  - 3 gas meters available
  - 3 water meters available

Interior

- Rooms: All Bedrooms Down
  - Floor: Carpet, Laminate
- Appliances: Disposal, Range Hood

Exterior

- Lot Features: Rectangular Lot, No Landscaping, Park Nearby
- Fencing: Wrought Iron
  - Sewer: Public Sewer

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,118     | \$1,118    | \$1,825   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$1,500     | \$1,500    | \$1,600   |
| 3: | 1     | 1    | 1     | 0      | Unfurnished | \$1,017     | \$1,017    | \$1,600   |

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

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed

• Duplex

2932 S Victoria Ave

• Los Angeles 90016

3 units

• \$283,333/unit

• 1,627 sqft

• 5,403 sqft lot

• \$537.80/sqft

• Built in 1931

Drive N. up S. Victoria. The property is on the right hand side.

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

19 days on the market

Listing ID: CV23230623



Discover the perfect blend of urban living and coastal charm with this exceptional duplex for sale in Los Angeles, Ca. Enjoy the convenience of city living with close proximity to Downtown LA, home to iconic landmarks, entertainment venues, and the thriving energy of urban life. Additionally, relish the luxury of being minutes away from the famous beaches that define the Southern California lifestyle. This property is ideal for Investors and Developers: This duplex, is in need of minor cosmetic work, and represents a golden opportunity for both seasoned investors and ambitious developers. With the potential for modern updates and enhancements, this property is a canvas awaiting transformation. The duplex features a versatile layout, offering flexibility for various investment strategies. Whether you're considering renting out both units for passive income or exploring the potential for a thoughtful redevelopment project, the possibilities are endless. In addition this is a strong rental market as Los Angeles remains one of the most sought-after rental markets in the country. Leverage the strong demand for housing in the area and capitalize on the opportunity to secure a steady stream of rental income. But wait there's more! This property has great investment potential: as property values continue to appreciate in Los Angeles, seize the chance to make a strategic investment that promises potential appreciation and long-term financial growth. Now is the time to turn this diamond in the rough into a gem of a property. Don't miss your chance to own a piece of Los Angeles real estate that combines location, potential, and investment allure.

Facts & Features

- Sold On 06/04/2024
  - Original List Price of \$850,000
  - 2 Buildings
  - 2 Total parking spaces
  - \$3,381 (Assessor)
  - SellerConsiderConcessionYN:
- Laundry: Inside
  - \$4500 Gross Scheduled Income
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

- Lot Features: 0-1 Unit/Acre, Landscaped, Level, Paved
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,052
  - Electric: \$200.00
  - Gas: \$55
  - Furniture Replacement:
  - Trash: \$90
  - Cable TV: 01428775
  - Gardener:
  - Licenses:
- Insurance: \$507
  - 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     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$3,000   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished | \$0         | \$0        | \$2,035   |
| 3: | 1     | 0    | 1     | 0      | Unfurnished | \$0         | \$500      | \$1,500   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
  - Los Angeles County
  - Parcel # 5050018019

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Triplex

List / Sold: \$669,000/\$750,000

1406 E 108th St • Los Angeles 90059

7 days on the market

3 units • \$223,000/unit • 1,452 sqft • 7,695 sqft lot • \$516.53/sqft •

Built in 1925

Listing ID: DW24071291

FROM THE 105 W, EXIT CENTRAL AVE, TURN RIGHT ON CENTRAL AVE, TURN RIGHT ON 108TH ST, HOME IS ON THE RIGHT HAND SIDE Cross Streets: CENTRAL AVE/WILMINGTON AVE



This CASH COW property with R2 ZONING and HUGE lot offers versatile living options with three units, ideal for multi-generational living or rental income. The main house is split into two units, featuring a spacious 2-bed/1-bath front unit and a 1-bed/1-bath back unit. Additionally, a detached studio that comes equipped with bathroom, kitchenette, a subpanel and tankless water heater, making it SMART-enabled for efficient living. This fully renovated property boasts over \$150k in upgrades, including a 2-year-old roof and updated sewer and water lines. Enjoy modern amenities such as central AC with a smart thermostat, recessed LED lighting throughout, and automatic sprinklers for easy lawn maintenance. The property also features BIG ALUMINUM PATIO COVER with fans and lights perfect for entertainment, new cement on the driveway, a wood fence for privacy, and vinyl double-pane windows for energy efficiency. Experience peace of mind with a security system (just need internet connection) and an earthquake shut-off valve installed. Situated in a prime location, near an array of amenities at Freedom Plaza, Blink Fitness, Starbucks, Ross, Smart & Final. Enjoy seamless access to major freeways (105, 91, 110 and 710) for easy commuting and be mere minutes from DTLA, SOFI Stadium, Kia Forum, and LAX. An added bonus: ALL UNITS WILL BE DELIVERED VACANT, offering flexibility for your next move or investment endeavor.

Facts & Features

- Sold On 06/06/2024
  - Original List Price of \$669,000
  - 2 Buildings
  - Levels: One
  - 0 Total parking spaces
  - Cooling: Central Air
  - Heating: Central
  - \$569 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: In Carport
  - 1 electric meters available
  - 1 gas meters available
  - 1 water meters available

Interior

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

Exterior

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

Annual Expenses

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

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,900     |            | \$2,800   |
| 2: | 1     | 1    | 1     | 0      | Unfurnished |             |            | \$1,900   |
| 3: | 1     | 0    | 1     | 0      | Unfurnished |             |            | \$1,600   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 6070002009

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed

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

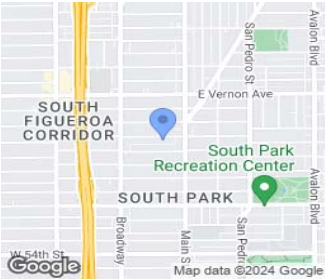
140 W 47TH St • Los Angeles 90037

159 days on the market

3 units • \$241,667/unit • 1,740 sqft • 5,648 sqft lot • \$459.77/sqft • Built in 1922

Listing ID: 23341917

Follow the I-110 Freeway towards Vernon Ave. Head East towards Broadway. Make a right on Broadway then a left on 140 W. 47th St.



This Triplex totaling approximately 1,740 SF on 5,648 SF LA-R2 zoned land. The Triplex consists of 2- 2 bedroom / 1 bathroom units in the front and a 1 bedroom / 1 bathroom unit in the rear. There is on-site parking in the rear in addition to ample street parking. This offering will attract an investor looking for an income producing multi-family property in a densely populated area, just south of Downtown Los Angeles. The Offering is located at the south side of W. 47th St., between Broadway & Main St. The site is approximately 1.25 miles from of Banc of California Soccer Stadium & the Los Angeles Memorial Coliseum and 1.5 miles south of the University of Southern California Campus. It is also just south of Exposition Park; which consists of the California Science Center, Natural History Museum, California African American Museum, and the future George Lucas Museum. The area has a good walking score of 79!It is easily accessible, being just east of the 110 Freeway onramp and 2 miles south of Downtown Los Angeles. The demographics in the immediate area offer over 70,000 people residing within a 1-mile radius and approx. 475,000 people residing within a 3-mile radius.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$725,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$33193 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$16,835
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01913081
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 2     | 2    | 1     |        | Unfurnished | \$1,185     | \$2,369    | \$3,500   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,800     | \$1,800    | \$1,800   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5110012010

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

**3714 S St Andrews Pl** • Los Angeles 90018  
**3 units** • **\$366,333/unit** • **2,006 sqft** • **5,869 sqft lot** • **\$525.92/sqft** •  
**Built in 1921**  
**St Andrews Pl in between Jefferson Blvd and Exposition Blvd**

List / Sold:  
**\$1,099,000/\$1,055,000** ↓  
29 days on the market  
Listing ID: 24384075



Welcome to 3714 St Andrews Pl, a charming trio of bungalows in Jefferson park. This opportunity offers a perfect live in one and rent the others scenario, or a great addition to your real estate portfolio. The property consists of 3 separate bungalows that have each been remodeled allowing stable rental income from day one (approx. \$7,628 month), with additional upside in rents. One of the 2 bedroom units can be delivered VACANT. There are (2) two bedroom units and (1) one bedroom unit with detached garage. All 3 bungalows have their own private outdoor spaces, in unit laundry, gated parking, and renovated kitchens & bathrooms. Located in the desirable 90018 zip code with close proximity to USC campus, Expo/Western Metro Station, and new restaurants / coffee shops down W Jefferson and Adams Blvd including CAFE5 and Highly Likely.

Facts & Features

- Sold On 06/04/2024
- Original List Price of \$1,099,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Disposal, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02128396
- 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        | \$3,200   |
| 2: | 1     | 2    | 2     |        | Unfurnished | \$2,556     | \$2,556    | \$3,000   |
| 3: | 1     | 1    | 2     |        | Unfurnished | \$1,872     | \$1,872    | \$2,200   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5041024054

Michael Lembeck

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

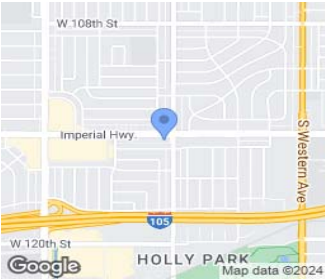
Citivest Realty Services, Inc

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

Closed • Quadruplex

List / Sold:  
**\$1,200,000/\$1,152,200** ↓  
78 days on the market  
Listing ID: SB24050143

**2218 W Imperial** • Hawthorne 90250  
4 units • \$300,000/unit • 2,892 sqft • 6,591 sqft lot • \$398.41/sqft •  
Built in 1957  
On Imperial Hwy and Van Ness Ave



2218 W Imperial Hwy is a fully vacant and renovation ready 4plex located in Hawthorne. Property will need full interior remodel and roof. No need to deal with in-place tenants! Once units are renovated, the property will operate at a 6.10% CAP and 11.49 GRM with the opportunity to add additional income from the potential ADU conversions. The property is comprised of (1) 2Bed+1Bath and (3) 1Bed+1Bath units averaging about 723 square feet each. There are 4 garage parking spaces with alleyway access as well as a laundry room on-site for tenants. 2218 W Imperial Hwy is just minutes away from major employers and new developments such as SpaceX, Boeing, Hollywood Park, SoFi Stadium, Intuit Dome, etc. The city of Hawthorne features top local schools including Hawthorne Math & Science Academy, Kornblum School, Bud Carson and Leuzinger High School.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,200,000
- 1 Buildings
- 4 Total parking spaces
- \$867 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 6.1
- \$104400 Gross Scheduled Income
- \$73248 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$25,932
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01972083
- 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     |        |            | \$2,700     | \$2,700    | \$2,700   |
| 2: | 1     | 1    | 1     |        |            | \$2,000     | \$2,000    | \$2,000   |
| 3: | 1     | 1    | 1     |        |            | \$2,000     | \$2,000    | \$2,000   |
| 4: | 1     | 1    | 1     |        |            | \$2,000     | \$2,000    | \$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
- Buyer Agency Compensation: 2.5%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4056005012

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,440,000/\$1,440,000 ↓

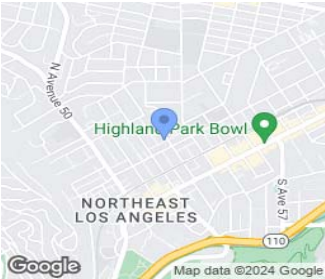
82 days on the market

Listing ID: 24368703

314 N Avenue 53 • Los Angeles 90042

4 units • \$360,000/unit • 3,647 sqft • 7,770 sqft lot • \$394.85/sqft • Built in 1911

From North Figueroa Street, North on Avenue 53, past Monte Vista Street - Property located on left.



HIGHLAND PARK- FIVE BEDROOM HOME + THREE 1BD, 1BA UNITS! Searching for a comfortable haven that includes an excellent investment opportunity? Fantastic level street-to-alley lot, this incredible 2-building property is one you'll want to check out!

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,649,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Inside
- Cap Rate: 6.5
- \$94788 Net Operating Income

Interior

- Rooms: Attic, Basement, Living Room, Office, Sun, Utility Room
- Floor: Carpet, Wood
- Appliances: Gas Oven
- Other Interior Features: Block Walls, Ceiling Fan(s), High Ceilings

Exterior

- Lot Features: Front Yard
- Security Features: Carbon Monoxide Detector(s), Fire and Smoke Detection System
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$5,676
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,676
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 5    | 2     |        | Unfurnished | \$4,900     | \$4,900    | \$6,300   |
| 2: | 1     | 1    | 1     |        | Unfurnished | \$1,850     | \$1,850    | \$1,950   |
| 3: | 1     | 1    | 1     |        | Unfurnished | \$946       | \$946      | \$1,950   |
| 4: | 1     | 1    | 1     |        | Unfurnished | \$676       | \$676      | \$1,950   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5469019020

Michael Lembeck

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

Citivest Realty Services, Inc

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

CUSTOMER FULL: Residential Income LISTING ID: 24368703

Printed: 06/09/2024 9:53:23 AM

Closed • Commercial/Residential

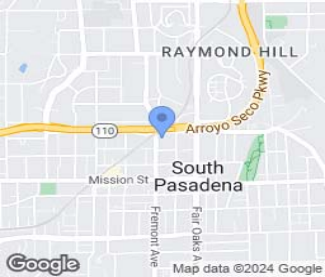
List / Sold:

\$2,200,000/\$2,200,000

14 days on the market

Listing ID: P1-17443

604 Fremont Ave • South Pasadena 91030  
4 units • \$550,000/unit • 4,584 sqft • 8,275 sqft lot • \$479.93/sqft •  
Built in 1969  
West of Fair Oaks Ave, North of Magnolia St,South of the Arroyo Seco Freeway



Welcome to 604 Fremont Ave, a stunning Fourplex in the highly desirable city of South Pasadena. This multi-unit property offers four uniquely designed units, each with its own distinct charm and character, and all with easy access to popular downtown sites. Unit 1 is a spacious 3-bedroom, 2-bathroom unit, perfect for those seeking extra space. It features a fireplace, breakfast bar, large kitchen, a separate laundry room off the primary bedroom, and a front patio space. Units 2, 3, and 4 each feature updated two bedrooms and 1.75 bathrooms. All units boast an open floor plan flooded with ample natural light, modern fixtures and countertops that blend style and functionality, and updated appliances for your convenience. The property also includes private carport spaces, a community laundry, and a large storage room for unit 1. Strategically situated near shopping and dining, with easy access to several freeways and the top-rated South Pasadena schools, this Fourplex presents a fantastic investment opportunity. With its exceptional income-generating potential, this property in a prime location is a smart financial move you don't want to miss. All rentals are month to month.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$2,200,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Electric Dryer Hookup, In Closet, Individual List Room, Inside, Outside, Washer Hookup, Washer Included
- \$131700 Gross Scheduled Income
- \$106700 Net Operating Income
- 4 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom, Primary Bedroom, Primary Suite
- Floor: Carpet, Laminate, Tile
- Appliances: Built-In Range, Dishwasher, Electric Oven, Refrigerator
- Other Interior Features: Ceiling Fan(s), Granite Counters, Recessed Lighting, Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$52,000
- Electric: \$295.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,262
- Cable TV: 01704583
- Gardener:
- Licenses:
- Insurance: \$3,178
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$959
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 3     | 2    | 2     | 0      | Unfurnished | \$40,200    | \$3,350    | \$0       |
| 2: | 2     | 2    | 2     |        | Unfurnished | \$29,700    | \$2,475    |           |
| 3: | 2     | 2    | 2     |        | Unfurnished | \$32,400    | \$2,700    |           |
| 4: | 2     | 2    | 2     |        |             | \$29,400    | \$2,450    |           |

# Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5315001035

Michael Lembeck

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

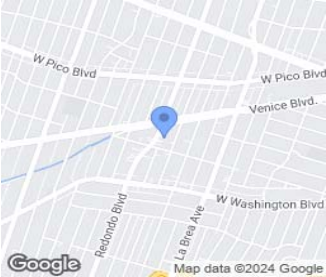
Citivist Realty Services, Inc

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

Closed • Quadruplex

List / Sold:  
**\$3,350,000/\$3,235,000** ↓  
44 days on the market  
Listing ID: BB24042309

**1700 S Redondo Blvd** • Los Angeles 90019  
4 units • **\$837,500/unit** • **7,504 sqft** • **8,048 sqft lot** • **\$431.10/sqft** •  
Built in 2024  
Near the corner of Redondo Blvd & Venice Blvd



1700 S Redondo Blvd is a massive, architecturally striking brand new construction fourplex in prime Mid-City! This highly elevated, multi-dimensional "double duplex" was constructed with ample steel, making it more structurally sound than your everyday fourplex. With huge rooftop decks with awe-inspiring views of Los Angeles, the nicest curb appeal in Mid-City, an unbeatable unit mix of two 5 beds, one 4 bed and one 3 bed, and designer finishes, we project an outstanding 5.85% cap rate. In addition to the high return and top-tier construction, it's also important to note that the property falls in an opportunity zone- a major tax benefit to buyers (consult with your CPA). The property boasts separate meters for all utilities, minimal expenses, and a 1-year builder's warranty! 1700 S Redondo is situated 3 minutes from the convenient Midtown Shopping Center (Target, Sprouts, Five Guys, & more) and 10 minutes from Culver City and the countless local hotspots and conveniences in the area, including the trendy Helms Bakery District! This neighborhood has rapidly transformed into the hottest rental market in Los Angeles, with several of the most exciting mixed-use developments a short drive from this property: the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), Platform, and the Cumulus District (Whole Foods). Thanks to the huge supply of entertainment, tech and creative jobs in Mid-City, 1700 S Redondo will attract high quality professional tenants. Cap rates haven't been this high for several years- now is your time to lock up unheard of good deals! There is no safer investment than Los Angeles new construction multi-family.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$3,550,000
- 2 Buildings
- Levels: Three Or More
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$510 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Inside, Washer Included
- Cap Rate: 5.85
- \$2544000 Gross Scheduled Income
- \$193743 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Vinyl
- Appliances: Dishwasher, Electric Oven, Freezer, Gas Range, Range Hood, Refrigerator
- Other Interior Features: Balcony, Living Room Balcony

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$50,481
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01921425
- Gardener:
- Licenses:
- Insurance: \$4,502
- Maintenance: \$1,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 5    | 4     | 0      | Unfurnished | \$0         | \$0        | \$6,250   |
| 2: | 1     | 5    | 4     | 0      | Unfurnished | \$0         | \$0        | \$6,250   |
| 3: | 1     | 4    | 3     | 2      | Unfurnished | \$0         | \$0        | \$4,700   |
| 4: | 1     | 3    | 3     | 2      | Unfurnished | \$0         | \$0        | \$4,000   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5067002050

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • **Quadruplex**

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

**1560 E 60th St** • Los Angeles 90001

**25 days on the market**

**4 units** • **\$212,500/unit** • **2,717 sqft** • **7,932 sqft lot** • **\$322.05/sqft** •

**Built in 1914**

**Listing ID: DW24041542**

Go north on Compton Blvd make a right on 60th St property will be on your right side.



Welcome to this fabulous investment opportunity. Whether you're seeking a stable rental income stream or looking to expand your investment portfolio, this property offers immense potential and value. This Quadruplex is Nestled in the heart of Los Angeles near Downtown. The Quadruplex consist of four separate buildings, each unit features 2 spacious bedrooms, providing an ideal living space for tenants. Unit 1554 2bed 2bath Unit 1558 2bed 1bath Unit 1560 2bed 1bath and Unit 1566 2bed 1bath. The strategic location ensures a high demand for rental units, making it a valuable asset for any owner or investor. Schedule a viewing and explore the endless possibilities that await with this prime investment opportunity!

Facts & Features

- Sold On 06/05/2024
  - Original List Price of \$850,000
  - 4 Buildings
  - Levels: One
  - 8 Total parking spaces
  - \$2,014 (Estimated)
  - SellerConsiderConcessionYN:
- 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: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 01917184
  - Gardener:
  - Licenses:
- Insurance: \$0
  - Maintenance:
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$0
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,382     | \$1,382    | \$2,200   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,772     | \$1,772    | \$2,100   |
| 3: | 1     | 2    | 1     | 0      | Unfurnished | \$1,486     | \$1,486    | \$2,100   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$1,668     | \$1,668    | \$2,100   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- C42 - Downtown L.A. area
  - Los Angeles County
  - Parcel # 6008041001

Michael Lembeck

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

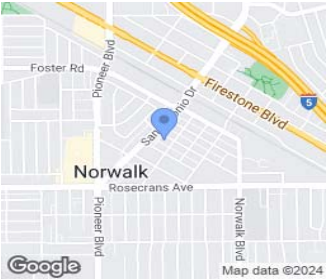
Citivest Realty Services, Inc

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

Closed • **Quadruplex**

List / Sold:  
**\$1,350,000/\$1,300,000** ↓  
13 days on the market  
Listing ID: PW24089944

**11972 Walnut St** • Norwalk 90650  
**4 units** • **\$337,500/unit** • **3,840 sqft** • **6,951 sqft lot** • **\$338.54/sqft** •  
**Built in 1977**  
**San Antonio Dr. / Rosecrans Ave.**



Great INVESTMENT Opportunity! 4 UNIT Property in the High in Demand City of NORWALK! Nestled in a PRIME location this property is ONE of a KIND! Great CURB APPEAL w/attached 3 CAR GARAGE & GATED 5 additional CARPORTS! Each unit is two stories & offers 2Beds & 1.5Baths, each with own PRIVATTE PATIO! Step into the main level w/an OPEN FLOOR PLAN. Spacious living room w/access to your PRIVATE PATIO, Nicely sized breakfast nook & Kitchen, half bath & PRIVATE INDOOR LAUNDRY! Make your way upstairs an find 2 generously sized bedrooms each with a WALK-IN CLOSET and convenient hallway FULL BATH! Towards the rear of the property you have 5 CARPORT SPACES securely GATED, plus private community trash bin for residents. THIS IS A TRUE GEM & AMAZING INVESTMENT OPPORTUNITY. LIVE IN ONE AND RENT OUT THE REST & MORE! Current Rent is below market value - Upside Rental Potential \$\$\$\$ BONUS FEATURES: Two of the units have been RENOVATED - New Counter tops, New Refinished cabinets, Repainted interior throughout, New Vinyl flooring & New window shades. NEW Wrought Iron Gate in the rear of the property! Tons of extra parking available outside. Centrally located near shopping: Costco, Target, Walmart, parks, grocery stores, dining, entertainment, schools & easy 5/105/605 freeway commute! Don't miss this once in a lifetime opportunity! THIS ONE WILL NOT LAST!

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$1,350,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, Stackable
- \$78540 Gross Scheduled Income
- \$65110 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up, Kitchen, Living Room, Walk-In Closet
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Lot 6500-9999, Patio Home
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,430
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,640
- Cable TV: 01842164
- Gardener:
- Licenses:
- Insurance: \$1,929
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,500
- Other Expense: \$6,881
- Other Expense Description: Prop Tax

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 2     | 1      | Unfurnished | \$1,550     | \$1,550    | \$2,100   |
| 2: | 1     | 2    | 2     | 1      | Unfurnished | \$1,600     | \$1,600    | \$2,100   |
| 3: | 1     | 2    | 2     | 1      | Unfurnished | \$1,860     | \$1,860    | \$2,100   |
| 4: | 1     | 2    | 2     | 0      | Unfurnished | \$1,535     | \$1,535    | \$2,100   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.5%
- M1 - Norwalk area
- Los Angeles County
- Parcel # 8056022029

Michael Lembeck

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Citivest Realty Services, Inc

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Newport Beach, 92660

Closed

• **Quadruplex**

11464 Copeland St • Lynwood 90262

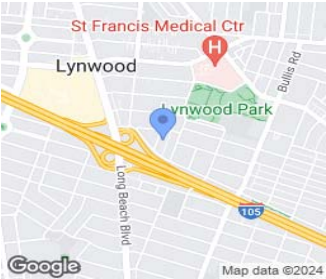
4 units • \$224,750/unit • 2,936 sqft • 9,110 sqft lot • \$279.29/sqft • Built in 1910

exit 105 at Long Beach Blvd and go north, immed R on Platt, Platt becomes Fernwood, L on Copeland

List / Sold: **\$899,000/\$820,000** ↓

561 days on the market

Listing ID: OC22198409



Legacy units have not been on the market since 1977! Over 9100 SQFT OF LAND in great residential neighborhood near freeway and shopping. Property is a single story craftsman SFR in front, another single story detached behind that, and then a single story duplex behind with a long driveway and yard. Plus: attached to the duplex are 4 garages facing the alley not included in tenant's rents so available to lease out! Each unit is 2 bedrooms and 1 bath and price reflects all in fixer condition. Here's your chance to own like a legacy investor and earn some sweat equity. or Looking for a detached home to buy and live in? Why not get this one with 3 more units for income?! There is an opportunity to clean up and update these units and get this bargain to yield a great upside month after month. Please confirm with City of Lynwood that with approved permits for substantial renovation, City may approve 60 days' notice and only ONE month's rent relocation assistance for tenants!

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$1,160,000
  - 2 Buildings
  - 8 Total parking spaces
  - \$1,137 (Estimated)
  - SellerConsiderConcessionYN:
- \$34910 Gross Scheduled Income
  - \$21315 Net Operating Income
  - 4 electric meters available
  - 4 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Lot 6500-9999, Rectangular Lot, Treed Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$13,594
  - Electric: \$2,114.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$2,350
  - Cable TV: 02038346
  - Gardener:
  - Licenses:
- Insurance: \$2,722
  - Maintenance: \$648
  - Workman's Comp:
  - Professional Management:
  - Water/Sewer: \$2,349
  - Other Expense: \$94
  - Other Expense Description: ads

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,650     | \$1,650    | \$2,500   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,400   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,200   |
| 4: | 1     | 2    | 1     | 1      | Unfurnished | \$0         | \$0        | \$2,200   |

# Of Units With:

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

Additional Information

- Standard, Trust sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- RM - Lynwood area
  - Los Angeles County
  - Parcel # 6173006007

Michael Lembeck

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

Closed • Commercial/Residential

List / Sold:

\$1,985,000/\$1,895,000 ↓

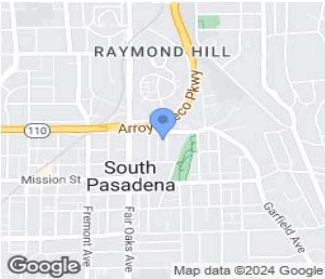
633 Park Ave • South Pasadena 91030

116 days on the market

5 units • \$397,000/unit • 3,805 sqft • 8,251 sqft lot • \$521.68/sqft • Built in 1941

Listing ID: P1-16479

East of Fair Oaks, due east of Bristol Farms and south of Grevelia.



633 Park, constructed in the 1940's, features wonderful architectural detail that is often not seen in apartment construction. Some of the units have elaborate wood cathedral ceilings, scalloped custom wood detail with cabinetry and doors, and built in bunk beds. See pictures. This property is located in an excellent rental area close to Garfield Park and Bristol Farms. There are four one BR apartments on first floor, and the rear upstairs unit is a 2 bedroom plus den/office. Each unit has a private garage located on the alley at the rear of the property. The gross sch. inc is 133,083, with cap of 4.1 and GRM of 14.9.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$2,250,000
- 2 Buildings
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Natural Gas, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 3.9
- \$133076 Gross Scheduled Income
- \$88298 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

- Floor: Wood
- Appliances: None

Exterior

- Lot Features: Landscaped, Lawn, Sprinkler System, Sprinklers In Front, Yard
- Fencing: None
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$52,270
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$2,856
- Cable TV: 01893839
- Gardener:
- Licenses:
- Insurance: \$1,662
- Maintenance: \$3,600
- Workman's Comp:
- Professional Management: 6654
- Water/Sewer: \$3,761
- Other Expense: \$900
- Other Expense Description: Janitorial

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     | 1      | Unfurnished | \$2,062     | \$2,062    | \$2,195   |
| 2: | 1     | 1    | 1     |        |             | \$2,062     | \$2,062    | \$2,195   |
| 3: | 1     | 1    | 1     | 1      |             | \$2,026     | \$2,026    | \$2,195   |
| 4: | 1     | 1    | 1     | 1      |             | \$2,195     | \$2,195    | \$2,195   |
| 5: | 2     | 1    | 1     | 1      |             | \$2,743     | \$2,743    | \$3,000   |

# Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.250%
- 658 - So. Pasadena area
- Los Angeles County
- Parcel # 5318005023

Michael Lembeck

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Citivest Realty Services, Inc

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4340 Von Karman Ave, #200  
Newport Beach, 92660

Closed • Apartment

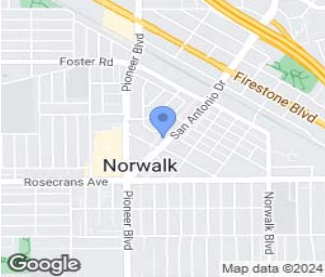
List / Sold:

\$1,375,000/\$1,350,000 ↓

49 days on the market

Listing ID: AR24004081

**13917 San Antonio Dr • Norwalk 90650**  
**5 units • \$275,000/unit • 3,199 sqft • 7,026 sqft lot • \$422.01/sqft •**  
**Built in 1949**  
**North of Rosecrans and East of San Antonio Dr**



13917-13919 San Antonio Dr, a 5-unit multifamily property located in Norwalk, CA. The property was built in 1949 and features a 2bed/1bath house and four 1 bed/1 bath units. This property borders Downey and is centrally located minutes from the 5, 105 and 605 freeways. Residents enjoy being minutes from retailers such as Costco, Walmart, and Target, as well as schools and parks. Given the rental upside potential, this is an excellent addition to any real estate investor's portfolio.

Facts & Features

- Sold On 06/06/2024
  - Original List Price of \$1,375,000
  - 2 Buildings
  - 5 Total parking spaces
  - \$1,194 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: See Remarks
  - \$110844 Gross Scheduled Income
  - \$73702 Net Operating Income
  - 6 electric meters available
  - 6 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,817
  - Electric: \$540.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$1,560
  - Cable TV: 00801306
  - Gardener:
  - Licenses:
- Insurance: \$2,250
  - Maintenance:
  - Workman's Comp:
  - Professional Management: 0
  - Water/Sewer: \$2,520
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$2,257     | \$2,257    | \$2,450   |
| 2: | 4     | 1    | 1     | 1      | Unfurnished | \$1,745     | \$6,980    | \$1,850   |

# 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
  - Buyer Agency Compensation: 2%
- M1 - Norwalk area
  - Los Angeles County

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

11460 Copeland St • Lynwood 90262

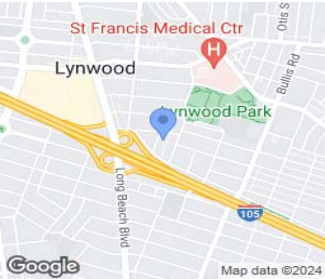
5 units • \$179,800/unit • 2,852 sqft • 9,091 sqft lot • \$287.52/sqft • Built in 1953

exit 105 at Long Beach Blvd and go north, immed R on Platt, Platt becomes Fernwood, L on Copeland

List / Sold: \$899,000/\$820,000 ↓

588 days on the market

Listing ID: OC22198381



In a pride of ownership neighborhood with easy freeway access is this amazing opportunity that hasn't been available for decades, featuring a single-family residence in the front of the large lot, and a fourplex behind! Front house is 2/1 detached home with a fenced yard. Fourplex is all 1/1's with two upstairs and two down. Attached to the 4-plex are 4 garages facing the alley none of which are included in current month-to-month tenant agreements. Over 9000 SQFT OF LAND with a large lawn between the front house and back building makes for a peaceful lifestyle. Needs-work condition is an opportunity for upside. High demand rental area. Check with City of Lynwood to confirm that with approved permits for "substantial renovation", they will allow 60 days' notice and ONLY ONE month's rent for relocation assistance! Seller prefers to sell this parcel with the one next door but will hear offers on each separately as well.

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$1,550,000
  - 2 Buildings
  - 7 Total parking spaces
  - \$1,580 (Estimated)
  - SellerConsiderConcessionYN:
- \$58680 Gross Scheduled Income
  - \$40280 Net Operating Income
  - 5 electric meters available
  - 5 gas meters available
  - 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 6500-9999, Rectangular Lot, Level, Park Nearby, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,400
  - Electric: \$2,767.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$2,000
  - Cable TV: 02038346
  - Gardener:
  - Licenses: 430
- Insurance: \$2,655
  - Maintenance: \$2,312
  - Workman's Comp:
  - Professional Management: 706
  - Water/Sewer: \$2,567
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$1,650     | \$1,650    | \$2,500   |
| 2: | 1     | 1    | 1     | 1      | Unfurnished | \$850       | \$850      | \$2,200   |
| 3: | 1     | 1    | 1     | 1      | Unfurnished | \$905       | \$905      | \$2,200   |
| 4: | 1     | 1    | 1     | 1      | Unfurnished | \$850       | \$850      | \$2,200   |
| 5: | 1     | 1    | 1     | 1      | Unfurnished | \$980       | \$980      | \$2,200   |

# Of Units With:

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

Additional Information

- Standard, Trust sale
  - Rent Controlled
  - Buyer Agency Compensation: 2%
- RM - Lynwood area
  - Los Angeles County
  - Parcel # 6173006006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$1,900,000/\$1,750,000 ↓

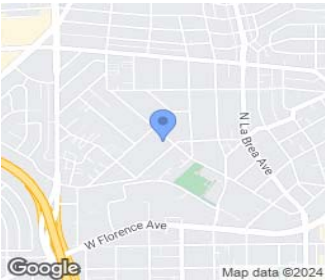
3 days on the market

Listing ID: 24374545

712 W Beach Ave • Inglewood 90302

6 units • \$316,667/unit • 5,891 sqft • 7,907 sqft lot • \$297.06/sqft • Built in 1960

South on Beach Ave. from Centinela Ave. | North of Florence | South of Centinela | East of La Cienega | West of La Brea



INVEST IN INGLEWOOD'S RENAISSANCE! We are pleased to present this 6-unit apartment building near the KIA Forum, SoFi Stadium, YouTube Theater, Hollywood Park, and the soon-to-be-completed Intuit Dome. Located in Inglewood's Art District, this property presents an excellent investment opportunity for new and experienced real estate investors and exchange buyers alike. Its convenient location in the heart of Inglewood's growth puts it in high demand, offering the potential for steadily increasing rental income and future appreciation. The building features a mix of one 3+2 unit and five 2+1 units, maximizing rental income. The property is well-maintained, with nearly 50% of the units being partially or fully renovated, and attracts a diverse tenant base and caters to a wide range of tenant preferences. Well-qualified buyers can take advantage of favorable financing terms with an assumable loan (approximate balance of \$1.115M, fixed at 4.01% until January 2027), subject to lender fees and approval. Unit #4 is currently vacant, with a conservatively projected rent of \$2,100 per month included in the provided rent roll. This represents an immediate opportunity to increase the property's cash flow upon acquisition. Annual parking income is \$4,500 for 6+ spaces. Don't miss out on this exceptional investment opportunity in Inglewood's thriving market.

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$1,900,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.14
- \$97700 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$52,607
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 3    | 2     |        | Unfurnished | \$2,590     | \$31,075   | \$3,100   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$1,946     | \$23,355   | \$2,100   |
| 3: | 1     | 2    | 1     |        | Unfurnished | \$1,946     | \$23,355   | \$2,100   |
| 4: | 1     | 2    | 1     |        | Unfurnished | \$2,100     | \$25,200   | \$2,100   |
| 5: | 1     | 2    | 1     |        | Unfurnished | \$1,972     | \$23,666   | \$2,100   |
| 6: | 1     | 2    | 1     |        | Unfurnished | \$1,972     | \$23,666   | \$2,100   |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4017025006

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$2,295,000/\$2,605,000

13 days on the market

Listing ID: GD24048655

2104 N Verdugo Rd • Glendale 91208

6 units • \$382,500/unit • 4,600 sqft • 8,610 sqft lot • \$566.30/sqft •

Built in 1956

N Verdugo Pass Glendale Community College Near Opechee



6 units North of Glendale community College in the prestigious Verdugo Woodland community with all-star's schools. All units are remodeled, have 2 bedrooms, one bathroom with laminate flooring and ceramic tile and granite countertops in the kitchen with energy efficient dual pane windows and sliding doors. The second-floor units have high ceilings with exposed beams. One unit has a private backyard, one has a covered patio serving as a third room and the other 4 units have open patios. The building has 6 covered parking spots with storage bins behind and a laundry facility on premises. One unit will be delivered vacant. Property will have at least 15% upside potential. There might be possibility based on new rules and regulation to add one or 2 ADU where the garages are (Buyer to check with city and satisfy itself)

Facts & Features

- Sold On 06/05/2024
  - Original List Price of \$2,295,000
  - 1 Buildings
  - Levels: Two
  - 6 Total parking spaces
  - \$902 (Estimated)
  - SellerConsiderConcessionYN:
- Laundry: Individual Room
  - Cap Rate: 5.04
  - \$162000 Gross Scheduled Income
  - \$162000 Net Operating Income
  - 6 electric meters available
  - 6 gas meters available
  - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,415
  - Electric: \$0.00
  - Gas: \$0
  - Furniture Replacement:
  - Trash: \$3,400
  - Cable TV: 01038441
  - Gardener:
  - Licenses:
- Insurance: \$5,400
  - Maintenance: \$2,700
  - Workman's Comp:
  - Professional Management: 0
  - Water/Sewer: \$3,900
  - Other Expense:
  - Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 1      | Unfurnished | \$2,750     | \$2,750    | \$2,750   |
| 2: | 1     | 2    | 1     | 1      | Unfurnished | \$2,500     | \$2,500    | \$2,750   |
| 3: | 1     | 2    | 1     | 1      | Unfurnished | \$2,200     | \$2,200    | \$2,750   |
| 4: | 3     | 2    | 1     | 1      | Unfurnished | \$2,000     | \$6,000    | \$2,750   |

# Of Units With:

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

Additional Information

- Standard sale
  - Rent Controlled
  - Buyer Agency Compensation: 2.5%
- 627 - Rossmoyne & Verdu Woodlands area
  - Los Angeles County
  - Parcel # 5653020010

Michael Lembeck

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

Citivest Realty Services, Inc

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

Closed •

List / Sold:

\$3,625,000/\$3,625,000

40 days on the market

Listing ID: 24376737

**556 Via De La Paz • Pacific Palisades 90272**  
**6 units • \$604,167/unit • 4,620 sqft • 7,502 sqft lot • \$784.63/sqft •**  
**Built in 1924**  
**556 Via De La Paz, Pacific Palisades 90272**



We are pleased to offer for sale this six (6) unit multifamily investment opportunity located in the prestigious and sought-after neighborhood within the Pacific Palisades, perfectly perched between the ocean bluffs and Palisades Village. This beautiful Spanish architecture, consisting of two separate structures, was constructed of wood frame and stucco on a raised foundation built in 1924 with a square footage of 4,620 on a 7,500-square foot lot. The building has been reinforced and upgraded in compliance with the latest city codes and regulations, and is comprised of a remarkable unit mix, consisting of three (3) 1+1 units, two (2) studio units, and one (1) 2+1 unit (legal 1+1 unit). Three (3) units will be delivered vacant, and two (2) of the 6 units are not subject to City of Los Angeles rent control regulations. The investment boasts spacious floor plans, in-unit washer & dryers for the four front units, four (4) on-site private garages, five tankless water heaters, private balconies for the two front upstairs units, recently painted, and individually metered for gas and electricity. Approximately \$165,000 was put into capital improvements updating and remodeling three of the units extensively. New sewer line, new roof, updated copper plumbing, new carpeting, HVAC, and refinished/ polished hardwood floors. The possibilities are endless; excellent for an owner user investment, or the value-add component of potential rental upside, and adding ADU's to further increase cash-flow. The charming and lively Palisades Village has many world-renowned cafes and restaurants, premier shops like Yves Saint Laurent, Chanel, Erewhon, Alfred's Coffee, Diptique, and many more. This is an incredible and rare opportunity in the supply constrained Pacific Palisades.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$3,625,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community, Dryer Included, Washer Included
- Cap Rate: 5
- \$181217 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$49,363
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02200006
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     |        | Unfurnished | \$1,940     | \$1,940    | \$3,995   |
| 2: | 1     | 2    | 1     |        | Unfurnished | \$4,995     | \$4,995    | \$4,995   |
| 3: | 1     | 1    | 1     |        | Unfurnished | \$3,995     | \$2,438    | \$3,995   |
| 4: | 1     | 1    | 1     |        | Unfurnished | \$3,995     | \$3,995    | \$3,995   |
| 5: | 1     | 0    | 1     |        | Unfurnished | \$1,040     | \$1,040    | \$3,250   |
| 6: | 1     | 0    | 1     |        | Unfurnished | \$3,250     | \$3,250    | \$3,250   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.250%
- C15 - Pacific Palisades area
- Los Angeles County
- Parcel # 4412018007

Michael Lembeck

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

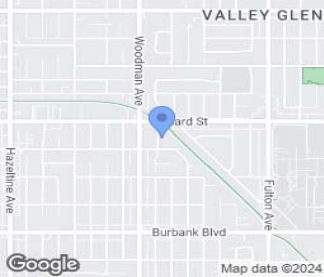
Citivist Realty Services, Inc

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

Closed •

**5920 Buffalo Ave • Valley Glen 91401**  
**6 units • \$399,667/unit • sqft • 14,112 sqft lot • No \$/Sqft data •**  
**Built in 1954**  
**South of Oxnard and East of Woodman**

List / Sold:  
**\$2,398,000/\$2,255,000 ↓**  
**32 days on the market**  
**Listing ID: 24387071**



Incredible investment opportunity, two triplex buildings with separate APN's, ( 5920 Buffalo, [units 5920, 5922, 5924] #1 triplex APN: 2343-001-021 & 5926 Buffalo, [units 5926, 5928, 5930] #2 triplex APN: 2343-001-020 ) each triplex 2 one bedroom and 1 two bedroom. Shared garages, shared long driveway with some outdoor parking. Each unit has a small outdoor sitting area by their front door. Close to the Orange Line and in a central Valley location. Invest in these adorable units. Buyer is to do their own Due Diligence.

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$2,398,000
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- SellerConsiderConcessionYN:
- Cap Rate: 3
- \$114312 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$35,688
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 1    | 1     |        | Unfurnished | \$1,205     | \$1,205    | \$1,700   |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- VG - Valley Glen area
- Los Angeles County
- Parcel # 2343001021

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed •

List / Sold:

\$1,495,000/\$1,350,000 ↓

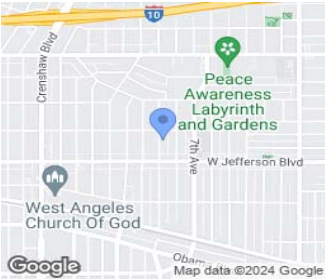
98 days on the market

Listing ID: 23330143

3018 9th Ave • Los Angeles 90018

8 units • \$186,875/unit • 4,524 sqft • 10,789 sqft lot • \$298.41/sqft • Built in 1947

Jefferson Blvd & Crenshaw Blvd Major Cross Streets.



LOW LOW RENTS. 2 UNITS VACANT & 1 MORE IN PROCESS OF EVICTION. This remarkable and distinctive real estate offering at 3018 9th Ave, located in the heart of Mid City, Los Angeles. This unique property encompasses three separate structures designed in an elegant garden-style, with the two front structures each housing three units, while the rear structure currently stands vacant and contains two units. All units are conveniently single-story, providing tenants with ease of access. Each of the eight units in this complex features a functional 1 bedroom and 1 bathroom layout, striking a perfect balance between space and privacy for residents. Notably, one of the vacant units in the rear structure has been recently renovated, boasting updated bathrooms, kitchens, and appliances, making it an appealing option for prospective tenants. Moreover, the units include washer/dryer hookups, adding to their desirability and convenience. Additionally, the property encompasses an underutilized detached garage with eight single-car parking spots. While presently used for tenant storage, this space holds great potential for conversion into an Accessory Dwelling Unit (ADU), which could significantly enhance your return on investment (Buyer to Verify). With a generous 4,524 sq. ft. of interior space situated on a spacious 10,789 sq. ft. lot, this property not only exudes visual charm but also serves as a robust income generator. Currently, two units are vacant, providing an immediate opportunity for increased rental income. Furthermore, there exists a substantial 46% rental upside, waiting to be realized, which promises an exceptional chance to maximize your return on investment. The financial track record of 3018 9th Ave speaks to its ability to generate strong cash flow, making it an attractive addition to your investment portfolio. This property stands as a strategically positioned asset in the thriving Mid City real estate market, making it an enticing prospect for seasoned investors seeking a reliable source of income and newcomers looking to enter the market. Please do not disturb any of the tenants. All showings will be subject to an accepted offer.

Facts & Features

- Sold On 06/03/2024
- Original List Price of \$1,625,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Stackable
- Cap Rate: 4.74
- \$69282 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$52,232
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00965994
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 1    | 1     |        | Unfurnished | \$1,013     | \$1,013    | \$1,900   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$995       | \$995      | \$1,900   |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$588       | \$588      | \$1,900   |
| 4:  | 1     | 1    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$1,900   |
| 5:  | 1     | 1    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$1,900   |
| 6:  | 1     | 1    | 1     |        | Unfurnished | \$982       | \$982      | \$1,900   |
| 7:  | 1     | 1    | 1     |        | Unfurnished | \$1,161     | \$1,162    | \$1,900   |
| 8:  | 1     | 1    | 1     |        | Unfurnished | \$1,900     | \$1,900    | \$1,900   |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5051036041

Michael Lembeck

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

Citivest Realty Services, Inc

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



Closed •

List / Sold:

\$1,500,000/\$1,450,000 ↓

945 W 62nd Pl • Los Angeles 90044

191 days on the market

8 units • \$187,500/unit • 4,096 sqft • 12,388 sqft lot • \$354.00/sqft • Built in 1925

Listing ID: 23334595

Florence to Vermont to W. 62nd Pl.



Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,600,000
- 8 Buildings
- Levels: One
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.9
- \$68033 Net Operating Income
- 8 electric meters available
- 8 gas meters available

Interior

- Floor: Carpet
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$58,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$375
- Maintenance: \$300
- Workman's Comp:
- Professional Management: 1000
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

|     | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|-----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1:  | 1     | 2    | 1     |        | Unfurnished | \$1,312     | \$1,312    | \$2,222   |
| 2:  | 2     | 2    | 2     |        | Unfurnished | \$2,000     | \$2,000    | \$2,222   |
| 3:  | 3     | 1    | 1     |        | Unfurnished | \$1,695     | \$1,695    | \$1,729   |
| 4:  | 4     | 2    | 1     |        | Unfurnished | \$1,605     | \$1,605    | \$2,222   |
| 5:  | 5     | 1    | 1     |        | Unfurnished | \$1,061     | \$1,061    | \$1,729   |
| 6:  | 6     | 2    | 1     |        | Unfurnished | \$1,898     | \$1,898    | \$2,222   |
| 7:  | 7     | 1    | 1     |        | Unfurnished | \$619       | \$619      | \$1,729   |
| 8:  | 8     | 2    | 1     |        | Unfurnished | \$1,898     | \$1,898    | \$2,222   |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6004014012

Michael Lembeck

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

Citivest Realty Services, Inc

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

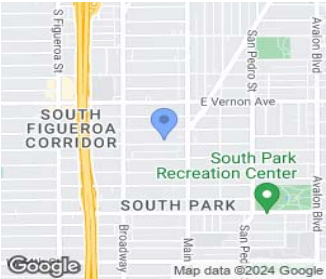
CUSTOMER FULL: Residential Income LISTING ID: 23334595

Printed: 06/09/2024 9:53:24 AM

Closed • Commercial/Residential

List / Sold:  
**\$1,750,000/\$1,600,000** ↓  
44 days on the market  
Listing ID: MB24053170

**145 W 47 St W • Los Angeles 90037**  
**8 units • \$218,750/unit • 4,524 sqft • 7,128 sqft lot • \$353.67/sqft •**  
**Built in 1910**  
**Broadway/Vernon**



This is a very good investment opportunity in south Los Angeles, 8 Unit 2 bedrooms 1 bathroom each unit, there is ample parking ,sufficient parking for all residents.

Facts & Features

- Sold On 06/03/2024
  - Original List Price of \$2,100,000
  - 1 Buildings
  - Levels: Two
  - 15 Total parking spaces
  - Cooling: See Remarks
  - Heating: Floor Furnace
  - \$0 (Assessor)
  - SellerConsiderConcessionYN:
- \$10800 Gross Scheduled 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: \$0
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash: \$0
  - Cable TV: 02078334
  - 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: | 8     | 16   | 8     | 0      | Unfurnished | \$0         | \$0        | \$0       |

# 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
  - Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
  - Los Angeles County
  - Parcel # 5110007014

Michael Lembeck

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

Citivist Realty Services, Inc

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

Closed • Apartment

List / Sold:

\$1,700,000/\$1,700,000

16 days on the market

Listing ID: WS24093101

860 N Bunker Hill Ave • Los Angeles 90012  
9 units • \$188,889/unit • 8,550 sqft • 8,352 sqft lot • \$198.83/sqft •  
Built in 1977  
Cross streets are Alpine Street & New Depot Street



This nine-unit property, located in the heart of Chinatown, is hitting the market for the first time in over 45 years under single family ownership. Recent upgrades, including a Soft Story Seismic Retrofit in 2019, a new roof in 2020, new washer and dryer machines in the community laundry room, passed and approved City of LA quinquennial Systematic Code Enforcement Program/Inspection in January 2024, and recently remodeled unit #8 with new flooring, cabinetry, quartz countertops, fresh paint, and new light fixtures. Its strategic location offers unmatched accessibility within the vibrant Chinatown district, appealing to seasoned investors and newcomers alike. Positioned for consistent rental income and long-term appreciation, this property presents a unique opportunity to own a piece of Chinatown's heritage while securing a solid investment for the future.

Facts & Features

- Sold On 06/07/2024
- Original List Price of \$1,700,000
- 1 Buildings
- 0 Total parking spaces
- \$1,419 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, Individual Room, Inside
- \$134020 Gross Scheduled Income
- \$86085 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved, Walkstreet
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$30,555
- Electric: \$3,000.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$3,550
- Cable TV: 01141831
- Gardener:
- Licenses:
- Insurance: \$6,296
- Maintenance:
- Workman's Comp:
- Professional Management: 7126
- Water/Sewer: \$10,583
- Other Expense:
- Other Expense Description:

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 2    | 1     | 0      | Unfurnished | \$1,123     | \$1,123    | \$2,000   |
| 2: | 1     | 2    | 1     | 0      | Unfurnished | \$1,032     | \$1,032    | \$2,000   |
| 3: | 1     | 3    | 2     | 0      | Unfurnished | \$1,034     | \$1,034    | \$2,500   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$1,014     | \$1,014    | \$2,000   |
| 5: | 1     | 2    | 1     | 0      | Unfurnished | \$951       | \$951      | \$2,000   |
| 6: | 1     | 3    | 2     | 0      | Unfurnished | \$1,544     | \$1,544    | \$2,500   |
| 7: | 1     | 2    | 1     | 0      | Unfurnished | \$785       | \$785      | \$2,000   |
| 8: | 1     | 2    | 1     | 0      | Unfurnished | \$2,000     | \$2,000    | \$2,000   |
| 9: | 1     | 3    | 2     | 0      | Unfurnished | \$1,544     | \$1,544    | \$2,500   |

# Of Units With:

- Separate Electric: 10
- Gas Meters: 10
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- CHNA - Chinatown area
- Los Angeles County
- Parcel # 5407010014

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Newport Beach, 92660

Closed •

List / Sold: **\$975,000/\$1,426,000** ↓

**1225 N Genesee Ave** • West Hollywood 90046

111 days on the market

**10 units** • **\$97,500/unit** • **7,360 sqft** • **8,121 sqft lot** • **\$193.75/sqft** •  
**Built in 1958**

Listing ID: 23342058

On the west side of Genesee Avenue, north of Santa Monica Blvd, south of Fountain Ave and three blocks east of Fairfax Avenue.



Building rentals are subject to an in-place covenant agreement with the City of West Hollywood. Units are reserved exclusively for Very Low, Low & Moderate income tenants only. Covenant agreement remains in effect for the entire useful life of the improvements. Building is located east of Fairfax Avenue, north of Santa Monica Blvd and south of Fountain Avenue. Subject property is a 2 story, 10-unit apartment building built in the late 1950's with one & two bedroom units. There are separate electric and gas meters, dishwashers in 2 units and 10 parking spaces (uncovered). This densely populated residential area is in the center of one of the most diverse & concentrated employment centers in all of the United States. West Hollywood is known for its world famous night life, restaurants, shopping boutiques and its high concentration of entertainment professionals.

Facts & Features

- Sold On 06/07/2024
  - Original List Price of \$2,095,000
  - 1 Buildings
  - Levels: Two
  - 10 Total parking spaces
  - Heating: Wall Furnace
  - SellerConsiderConcessionYN:
- Laundry: Individual Room
  - \$50621 Net Operating Income
  - 10 electric meters available
  - 10 gas meters available

Interior

- Appliances: Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$65,683
  - Electric:
  - Gas:
  - Furniture Replacement:
  - Trash:
  - Cable TV: 02208853
  - 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 | \$1,526     | \$1,526    | \$1,526   |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,043     | \$1,043    | \$1,043   |
| 3:  | 1     | 1    | 1     |        | Unfurnished | \$973       | \$973      | \$973     |
| 4:  | 1     | 1    | 1     |        | Unfurnished | \$729       | \$729      | \$729     |
| 5:  | 1     | 1    | 1     |        | Unfurnished | \$748       | \$748      | \$748     |
| 6:  | 1     | 2    | 1     |        | Unfurnished | \$1,140     | \$1,140    | \$1,140   |
| 7:  | 1     | 1    | 1     |        | Unfurnished | \$1,059     | \$1,059    | \$1,059   |
| 8:  | 1     | 1    | 1     |        | Unfurnished | \$729       | \$729      | \$729     |
| 9:  | 1     | 1    | 1     |        | Unfurnished | \$1,013     | \$1,013    | \$1,013   |
| 10: | 1     | 1    | 1     |        | Unfurnished | \$729       | \$729      | \$729     |
| 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
  - Rent Controlled
  - Buyer Agency Compensation: 2.000%
- C10 - West Hollywood Vicinity area
  - Los Angeles County
  - Parcel # 5530003030

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Closed • Apartment

List / Sold:  
**\$3,750,000/\$3,500,000** ↓  
98 days on the market  
Listing ID: SR24023887

**217 221 Atlantic Blvd** • Alhambra 91801  
**12 units** • **\$312,500/unit** • **6,604 sqft** • **15,000 sqft lot** • **\$529.98/sqft** •  
**Built in 1949**  
**Atlantic Blvd**



Atlantic Apartments is an immaculately remodeled 12-unit apartment community located in Alhambra, California. Set amid lush surroundings on a 15,000 square foot lot, the 6,604 square foot property offers one- and two-bedroom apartment homes. Built in 1928 and 1949 respectively, the property offers an excellent community that offers you a wide variety of nearby attractions. \* 2019-2020 Renovations Completed \* Turn Key Investment Opportunity \* Safe Residential Neighborhood \* Excellent Tenant Base \* Highly Walkable Neighborhood

Facts & Features

- Sold On 06/05/2024
- Original List Price of \$3,750,000
- 2 Buildings
- 15 Total parking spaces
- 6 Total carport spaces
- \$1 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 4.86
- \$269100 Gross Scheduled Income
- \$182394 Net Operating Income
- 13 electric meters available
- 13 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$78,633
- Electric: \$2,400.00
- Gas: \$1,200
- Furniture Replacement:
- Trash: \$4,000
- Cable TV: 02035380
- Gardener:
- Licenses: 500
- Insurance: \$7,200
- Maintenance: \$6,231
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,186
- Other Expense: \$1,500
- Other Expense Description: Misc

Unit Details

|    | UNITS | BEDS | BATHS | GARAGE | FURNISHED?  | ACTUAL RENT | TOTAL RENT | PRO FORMA |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|
| 1: | 1     | 0    | 1     | 0      | Unfurnished | \$1,695     | \$1,695    | \$1,695   |
| 2: | 5     | 1    | 1     | 0      | Unfurnished | \$1,756     | \$8,780    | \$10,475  |
| 3: | 3     | 2    | 1     | 0      | Unfurnished | \$1,762     | \$5,285    | \$6,885   |
| 4: | 1     | 2    | 1     | 0      | Unfurnished | \$1,895     | \$1,895    | \$2,395   |
| 5: | 1     | 2    | 1     | 1      | Unfurnished | \$2,400     | \$2,400    | \$2,595   |
| 6: | 1     | 2    | 2     | 1      | Unfurnished | \$2,250     | \$2,250    | \$2,795   |

# Of Units With:

- Separate Electric: 13
- Gas Meters: 13
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 601 - Alhambra area
- Los Angeles County

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Closed •

List / Sold:

\$3,985,000/\$3,725,000 ↓

405 days on the market

821 S Wilton Pl • Los Angeles 90005

20 units • \$199,250/unit • 10,786 sqft • 8,999 sqft lot • \$345.36/sqft •  
Built in 1938

Listing ID: 23265294

821 S Wilton Place is ideally situated between Hancock Park and Koreatown 0.3 miles south of Wilshire Blvd and 0.3 miles west of Western Ave.



We are pleased to present 821 S Wilton Place, a Character French Normandy style 2-story, 20-unit value-add multi-family investment opportunity with 27%+ rental upside potential, located in the highly desirable Hancock Park adjacent submarket of Los Angeles, just west of Western Ave and south of Wilshire Blvd. Built in 1938, the building is comprised of 19 studios and 1 (1+1) units that average approximately 540+ gross square feet. Additionally, there are two non-conforming/bonus units in the basement, affording an investor the flexibility to capitalize on the potential addition of accessory dwelling units (ADU). The 10,786 square foot structure is situated on an 8,999 square foot LAR3 zoned lot. The property includes a rear backyard featuring mature pine trees, providing ample shade to this outdoor common area. There are 10 individual parking spots (with space to add bicycle and motorcycle parking) in the garage located below the building. The building's units feature large windows and include much of the original, colorful tile in the bathroom's stall showers and floor, and 11 of the units maintain hardwood flooring throughout. The property is separately metered for gas and electric, and there is a common area laundry room and master water heater in the basement. With a Walk Score of 84, the property's Hancock Park adjacent location, near the Wilshire Blvd and Western Ave intersection and 0.6 miles from the Wilshire/Western Metro Station, offers residents easy access to the countless shopping, dining, entertainment, and recreation options of Koreatown, Larchmont Village, Wilshire Center, Mid-Wilshire, and the revitalized Downtown Los Angeles less than 4 miles to the east. The building is 1.35 miles north of the 10 freeway, 2 miles south of the 2 and 101, and 3 miles northwest of the 110. 821 S Wilton Pl is well-positioned for a skilled value-add investor to implement a high-end unit/common area renovation program optimizing market rents, appreciation, and future returns.

Facts & Features

- Sold On 06/06/2024
- Original List Price of \$4,000,000
- 1 Buildings
- Levels: Two
- 10 Total parking spaces
- SellerConsiderConcessionYN:
- Laundry: Community, In Garage
- Cap Rate: 5.28
- \$210245 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$109,091
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- 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:  | 19    | 0    | 1     |        | Unfurnished | \$1,341     | \$25,475   | \$32,375  |
| 2:  | 1     | 1    | 1     |        | Unfurnished | \$1,315     | \$1,315    | \$2,000   |
| 3:  |       |      |       |        |             |             |            |           |
| 4:  |       |      |       |        |             |             |            |           |
| 5:  |       |      |       |        |             |             |            |           |
| 6:  |       |      |       |        |             |             |            |           |
| 7:  |       |      |       |        |             |             |            |           |
| 8:  |       |      |       |        |             |             |            |           |
| 9:  |       |      |       |        |             |             |            |           |
| 10: |       |      |       |        |             |             |            |           |
| 11: |       |      |       |        |             |             |            |           |
| 12: |       |      |       |        |             |             |            |           |
| 13: |       |      |       |        |             |             |            |           |

# Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.500%
- C18 - Hancock Park-Wilshire area
- Los Angeles County
- Parcel # 5092012004

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