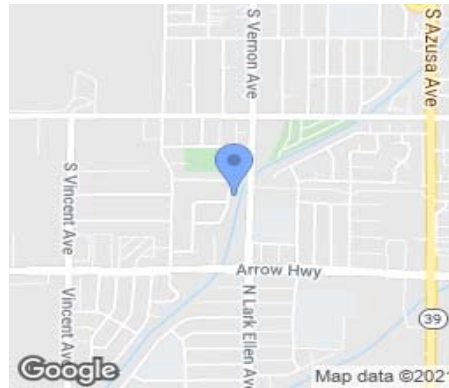


Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grg_Spcs	Date	DOM/CDOM
1	CV21083747	S	5350 N Roxburgh AVE	AZU	607	STD	2	\$21,000		\$705,000	\$416.67	1692	1961/ASR	11,788/0.2706	0	06/23/21	21/21
2	DW21075045	S	4133 La Rica AVE	BDPK	699	STD	2	\$12,000		\$815,000	\$389.02	2095	1948/ASR	10,613/0.2436	2	06/22/21	1/81
3	PW21113107	S	7310 Dinwiddie ST	DOW	D3	STD	2	\$9,900		\$700,000		2	1939/ASR	14,539/0.3338	0	06/25/21	6/6
4	CV21028843	S	4400 Richwood AVE	ELM	D19	STD	2	\$2,000		\$870,000	\$432.62	2011	1941/SEE	24,046/0.552	0	06/21/21	13/13
5	WS21075650	S	2527 Potrero AVE	ELM	619	STD	2	\$0		\$1,630,000	\$429.40	3796	2021/BLD	11,413/0.262	4	06/23/21	54/54
6	AR21134872	S	1029 W 160th ST	GR	119	STD	2	\$6,400		\$1,060,000	\$485.35	2184	1948/ASR	5,401/0.124	2	06/22/21	0/0
7	IN21060726	S	12304 Birch AVE	HAWT	109	STD	2	\$34,500		\$645,000	\$628.65	1026	1957/ASR	3,188/0.0732	2	06/23/21	47/47
8	SB21087589	S	918 Manhattan AVE	HMB	148	STD	2	\$120,000		\$2,850,000	\$919.95	3098	1986/ASR	2,507/0.0576	4	06/25/21	21/21
9	21706368	S	10405 104 Truro AVE	ING	102	STD	2			\$1,480,000	\$389.47	3800	2021	5,838/0.13	3	06/23/21	70/70
10	21730078	S	4457 W 162Nd ST	LAWN	113	STD	2			\$600,000	\$657.89	912	1949	2,904/0.06	2	06/25/21	12/12
11	SB21097036	S	4708 W 161st ST	LAWN	113	STD	2	\$0		\$902,000	\$355.12	2540	1964/ASR	5,857/0.1345	2	06/22/21	12/12
12	21723594	S	212 W Avenue 43	LA		STD	2			\$1,312,500	\$580.50	2261	1907	5,798/0.13	2	06/21/21	11/11
13	21703940	S	6172 St Albans ST	LA	632	STD	2			\$1,110,000	\$670.29	1656	1924	5,173/0.11	2	06/24/21	10/10
14	21726302	S	1542 1544 Westerly TER	LA	671	PRO	2			\$952,000	\$735.14	1295	1926	2,148/0.04	0	06/24/21	10/76
15	21731392	S	2201 India ST	LA	671	STD	2			\$1,258,000	\$787.23	1598	1955	4,219/0.09	2	06/23/21	11/11
16	21696218	S	706 Tularosa DR	LA	671	STD	2			\$1,400,000			1912	7,740/0.17	0	06/22/21	69/69
17	21715674	S	10713 Tabor ST	LA	C13	PRO	2			\$1,287,800	\$591.55	2177	1941	5,200/0.12		06/24/21	18/18
18	21731870	S	4618 W 21st ST	LA	C16	STD	2			\$1,251,000	\$511.87	2444	1923	6,375/0.14	2	06/24/21	8/8
19	CV21081756	S	749 N Wilton PL	LA	C20	STD	2	\$300,000		\$1,200,000	\$666.67	1800	1921/ASR	6,074/0.1394	2	06/23/21	24/48
20	DW21088107	S	1544 1546 49th ST	LA	C34	STD	2	\$13,200		\$580,000	\$398.90	1454	1922/ASR	5,400/0.124	1	06/22/21	8/8
21	PW21092097	S	4308 S Hobart BLVD	LA	C34	STD	2	\$0		\$655,000	\$471.90	1388	1912/ASR	5,850/0.1343	2	06/22/21	11/11
22	DW20254158	S	3936 3938 Wisconsin ST	LA	C34	STD	2	\$22,800		\$850,000	\$429.29	1980	1914/ASR	5,650/0.1297	0	06/22/21	62/62
23	21689734	S	531 W 93Rd ST	LA	C36	PRO	2			\$530,000	\$679.49	780	1947	7,760/0.17	2	06/21/21	109/109
24	21706682	S	1304 W 91st ST	LA	C36	STD	2			\$930,000	\$247.34	3760	2012	6,077/0.13	3	06/22/21	22/22
25	DW21094407	S	172 - 174 Colden AVE	LA	C37	STD	2	\$0		\$710,000	\$447.95	1585	1924/ASR	5,200/0.1194	2	06/23/21	2/2
26	DW21102349	S	1634 E 27th ST	LA	C42	STD	2	\$0		\$540,000	\$340.48	1586	1903/ASR	4,991/0.1146	0	06/24/21	14/26
27	21729148	S	5101 Edgewood PL	LA	HPK	STD	2			\$1,100,000	\$414.78	2652	1924	5,029/0.11	2	06/23/21	1/1
28	DW21073104	S	222 E 69th ST	LA	699	STD	2	\$41,232		\$775,000	\$360.13	2152	1929/ASR	5,410/0.1242	0	06/20/21	32/32
29	DW21088989	S	1307 W 40th PL	LA	699	STD	2	\$0		\$799,999	\$384.25	2082	1952/PUB	6,222/0.1428	0	06/24/21	17/17
30	WS21057210	S	71 Palmetto DR	PAS	647	STD	2	\$13,200		\$1,112,500	\$737.24	1509	1930/ASR	7,114/0.1633	1	06/23/21	28/28
31	SB21107723	S	1216 W 23rd ST	SP	183	STD	2	\$50,400		\$778,000	\$466.71	1667	1950/ASR	5,398/0.1239	1.5	06/21/21	7/7
32	PV21090490	S	2419 2421 Gramercy AVE	TORR	134	STD	2	\$29,400		\$1,240,000	\$523.21	2370	1943/ASR	6,206/0.1425	4	06/22/21	7/7
33	PW20249371	S	8146 Bright AVE	WH	670	STD,TRUS	2	\$22,200		\$620,000	\$356.53	1739	1936/ASR	9,333/0.2143	2	06/22/21	106/106
34	PW21074707	S	12105 Painter AVE	WH	670	STD	2	\$43,200		\$745,000	\$436.18	1708	1933/ASR	17,289/0.3969	0	06/21/21	0/0
35	DW21055873	S	6545 Newlin AVE	WH	670	STD	2	\$0		\$1,400,000	\$393.92	3554	2021/BLD	7,025/0.1613	4	06/21/21	4/4
36	CV21136898	S	231 W 10th ST	CLAR	683	STD	3	\$70,080	4	\$1,180,000	\$428.93	2751	1908/ASR	10,570/0.2427	0	06/22/21	0/0
37	RS21077383	S	6561 Ferguson DR	COM	T3	STD,TRUS	3	\$0		\$600,000	\$400.00	1500	1949/ASR	4,529/0.104	1	06/25/21	23/23
38	PW21091568	S	950 Hanover AVE	ELA	ELA	TRUS	3	\$32,400		\$735,000	\$372.72	1972	1947/ASR	5,143/0.1181	3	06/23/21	14/14
39	IN21084045	S	4451 W Rosecrans AVE	HAWT	699	STD	3	\$61,380		\$1,030,000	\$445.31	2313	1949/PUB	4,632/0.1063	3	06/25/21	5/63
40	21718320	S	3815 Tracy ST	LA	637	STD	3			\$1,400,000	\$485.61	2883	1931	6,107/0.14		06/24/21	36/36
41	DW21081930	S	2814 Cincinnati ST	LA	BOYH	STD	3	\$1,600		\$800,000	\$292.93	2731	1957/PUB	5,939/0.1363	0	06/22/21	7/7
42	20661132	S	2388 W 23Rd ST	LA	C16	STD	3			\$1,000,000	\$294.12	3400	1947	7,241/0.16	0	06/23/21	94/94
43	MB21083203	S	5424 Smiley DR	LA	C16	STD	3	\$141,000		\$2,075,000	\$451.09	4600	2021/BLD	4,801/0.1102	6	06/23/21	20/69
44	21731852	S	8330 - 8331 Lilienthal AVE	LA	C29	STD	3			\$1,499,000	\$624.58	2400	1943	7,795/0.17	0	06/23/21	25/25
45	RS21078835	S	1165 E 55th ST	LA	C37	STD	3	\$0		\$660,000	\$388.24	1700	1913/ASR	5,111/0.1173	0	06/23/21	16/16
46	DW21121640	S	1133 E 28th ST	LA	C37	STD	3	\$112,800		\$1,600,000	\$292.83	5464	2021/BLD	6,487/0.1489	3	06/25/21	0/0
47	AR20263177	S	128 E Emerson AVE	MP	641	STD	3	\$65,400		\$1,048,888	\$413.11	2539	1959/ASR	5,498/0.1262	0	06/22/21	30/30
48	BB21057429	S	11685 Oxnard ST	NHLW	NHO	STD	3	\$48,000		\$1,200,000	\$367.65	3264	1928/ASR	7,250/0.1664	0	06/22/21	55/55
49	AR21080417	S	545 N Oakland AVE	PAS	645	STD	3	\$62,400	4	\$1,091,000	\$545.77	1999	1908/ASR	11,796/0.2708	1	06/24/21	17/17
50	SB21081543	S	1002 W 9th St.	SP	183	STD	3	\$41,844		\$830,000	\$429.16	1934	1950/ASR	6,565/0.1507	3	06/21/21	29/29
51	SB21099221	S	2325 S Cabrillo AVE	SP	183	STD	3	\$88,200		\$1,388,000	\$262.13	5295	1981/ASR	4,501/0.1033	6	06/25/21	0/0
52	BB21071947	S	4557 Colfax AVE	STUD	STUD	STD	3	\$82,140	4	\$1,425,000	\$465.23	3063	1940/ASR	5,574/0.128	0	06/22/21	7/7
53	SR21100452	S	14152 Friar ST	VNS	VN	STD	3	\$46,860		\$870,000	\$444.10	1959	1942/OTH	6,524/0.1498	4	06/21/21	6/6
54	320005175	S	16804 Saticoy ST		LKBL	STD	4	\$0	0	\$1,000,000	\$324.04	3086	1948	6,500/0.14	0	06/23/21	84/211
55	BB21117198	S	417 Irving AVE	GD	626	STD,TRUS	4	\$46,800		\$1,100,000	\$546.72	2012	1952/ASR	9,656/0.2217	4	06/23/21	1/1
56	CV21044318	S	2807 Griffin AVE	LHTS	677	STD	4	\$63,432	4	\$1,050,000	\$317.60	3306	1925/ASR	10,796/0.2478	0	06/22/21	43/98
57	21721416	S	2325 LAVERNA AVE	LA	618	STD	4			\$1,266,525	\$633.26	2000	1924	7,204		06/23/21	12/12
58	PW21090399	S	4706 Catalpa ST #B	LA	621	STD	4	\$36,600		\$905,000	\$354.48	2553	1957/ASR	6,171/0.1417	3	06/25/21	21/21
59	SR19224579	S	1108 Manzanita ST	LA	671	STD,TRUS	4	\$56,496		\$1,100,000	\$451.56	2436	1920/ASR	7,688/0.1765	0	06/25/21	530/530
60	21676946	S	10752 Woodbine ST	LA	C13	STD	4			\$1,550,000	\$371.08	4177	1960	5,341/0.12	3	06/25/21	44/44
61	SR21014443	S	2317 S Congress AVE	LA	C16	STD	4	\$46,884		\$840,000	\$355.03	2366	1939/PUB	6,655/0.1528	4	06/24/21	61/61
62	21705820	S	2414 Clyde AVE	LA	C16	STD	4			\$1,500,000	\$512.30	2928	1964	4,734/0.1		06/21/21	7/7
63	20669846	S	1004 N Ardmore AVE	LA	C20	STD	4			\$1,500,000	\$284.63	5270	1912	7,758/0.17		06/22/21	153/153
64	20597902	S	8807 Reading AVE	LA	C29	STD	4			\$1,625,000	\$557.27	2916	1949	7,006/0.16	4	06/23/21	6/6
65	DW21077180	S	10712 S Broadway	LA	C34	STD	4	\$43,368		\$400,000	\$213.90	1870	1924/ASR	6,161/0.1414	0	06/25/21</	

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	Grp_Spcs	Date	DOM/CDOM
68	P1-4474	S	144 S Sycamore AVE	LA	HPK	PRO	4	\$75,192		\$2,718,000			1927/ASR	7,813/0.18	6	06/21/21	6/6
69	P1-4399	S	4114 Ocean View BLVD	MTR		STD	4	\$6,711		\$1,750,000			1953/ASR	8,462/0.19	4	06/23/21	24/24
70	SR20120944	S	1068 N Allen AVE	PAS	646	STD	4	\$61,800	4	\$940,000	\$335.71	2800	1927/PUB	4,407/0.1012	0	06/25/21	275/275
71	SB21092337	S	950 W Sepulveda ST #1-4	SP	187	STD	4	\$100,200		\$1,474,000	\$294.80	5000	1990/PUB	5,937/0.1363	8	06/21/21	5/5
72	AR21049854	S	5737 Baldwin AVE	TMPL	661	STD	4	\$47,376		\$1,225,000	\$402.96	3040	1948/ASR	8,852/0.2032	4	06/22/21	5/5
73	AR21088668	S	403 S Garfield AVE	ALH	601	STD	5	\$178,080		\$3,600,000	\$448.99	8018	1925/ASR	31,732/0.7285	6	06/25/21	8/8
74	CV21105213	S	1316 N Kingsley DR	LA	C20	TRUS	5	\$25,800		\$1,450,000	\$348.81	4157	1913/PUB	8,566/0.1966	0	06/22/21	1/1
75	21724492	S	7051 3rd AVE	LA	PHHT	STD	5			\$1,120,000	\$232.95	4808	1951	8,087/0.18		06/21/21	15/39
76	21730374	S	4327 Don Tomaso DR	LA	PHHT	STD	5			\$1,125,000	\$232.73	4834	1959	9,475/0.21		06/22/21	17/17
77	DW21079762	S	4216 E Imperial	LNWD	RM	STD	6	\$94,620		\$1,279,000	\$300.23	4260	1954/ASR	10,007/0.2297	3	06/24/21	7/7
78	21686778	S	11445 Oxnard ST	NHLW	NHO	STD	6			\$1,410,000	\$362.65	3888	1952	10,115/0.23		06/24/21	92/92
79	21675372	S	1422 E Maple ST	GD	628	STD	7			\$2,967,000	\$448.80	6611	1964	8,712/0.2		06/25/21	111/111
80	CV20082796	S	3301 Eagle Rock BLVD	LA	618	STD	7	\$4,858		\$1,200,000	\$274.60	4370	1924/SEE	13,161/0.3021	2	06/23/21	334/334
81	DW21092190	S	7322 Newlin AVE	WH	670	STD	7	\$107,950		\$1,700,000	\$285.00	5965	1965/ASR	7,001/0.1607	2	06/21/21	25/229
82	SR21119989	S	1421 E Broadway	GD	628	STD	8	\$203,540		\$3,205,000	\$436.95	7335	1986/ASR	7,516/0.1725	8	06/22/21	0/0
83	21692236	S	240 3rd AVE	VEN	C11	STD	8			\$2,600,000	\$790.75	3288	1956	6,187/0.14		06/21/21	115/115
84	21714018	S	944 N San Vicente BLVD	WHO	C10	STD	9			\$2,650,000	\$371.36	7136	1956	6,450/0.14		06/22/21	40/194
85	OC21028666	S	11133 Cumpston ST	NHLW	NHO	STD	15	\$290,340		\$3,800,000	\$450.34	8438	1986/ASR	11,895/0.2731	0	06/25/21	64/64
86	21718362	S	10949 Palms BLVD	LA	C13	STD	20			\$6,900,000	\$389.26	17726	1969	14,424/0.33		06/22/21	29/29

Closed • DuplexList / Sold: **\$675,688/\$705,000** ↑**21 days on the market****5350 N Roxburgh Ave** • Azusa 91702**2 units** • **\$337,844/unit** • **1,692 sqft** • **11,788 sqft lot** • **\$416.67/sqft** • **Built in 1961****Listing ID: CV21083747****W/Azusa, S/Gladstone**

GREAT OPPORTUNITY FOR THE SAVY HOME BUYER OR INVESTOR! Two single story homes, no adjoining walls, on a large lot (over 10,000 square feet) with extensive landscaping and multiple yards/lawns for your or your tenants' enjoyment. The front unit (5250 Roxburgh) – is a charming three bedroom, two full bathroom cottage with a bay window overlooking a large expanse of lawn with a paved driveway that leads up to the front door. Just inside, you're greeted by a dining area and full kitchen. To the right, relax in a spacious living room that easily fits a sectional sofa set. Down the hall to the left, a two full bathrooms and two bedrooms lead to the master bedroom complete with a walk-in closet. From that bedroom, a door leads out to the fenced grassy backyard and, around the corner, a laundry nook is accessed at the side of the building. On the other side of the building, there is a side yard, perfect for a private garden or storage. The back unit (5356 Roxburgh) has three bedrooms and two full bathrooms along with a master suite and its own walk-in closet. Two sets of French doors and a sliding glass door illuminate the open floor plan of the kitchen and living room. The kitchen boasts a large stainless steel sink and new stainless steel range hood. The hallway bathtub is newly refinished. An enormous side yard and a fenced back yard belong to this unit. Both buildings have tile floors for a cooling effect. Each unit has its own laundry nook (front unit) or separate laundry room (back unit). Although currently each unit offers privacy, with each unit separated by yard space, you can easily fence off the back unit to maximize privacy. Convenient location, with a short drive to Costco and 210/605 freeways. Click on the link to view the virtual tour of the rear unit. Interior photos of the front unit available upon request. No City of Azusa presale inspection - this is located in unincorporated Los Angeles County. Live in one and collect rent on the other, or rent both, as neighborhood market rents are high. Hurry, this property will not last long on the market! Agents, please read Agent Remarks before showing/submitting offers. Thank you!

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$675,688
- 2 Buildings
- Levels: One
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, Individual Room, Outside, See Remarks, Washer Hookup
- \$21000 Gross Scheduled Income
- \$11942 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Suite, Walk-In Closet
- Appliances: Gas Range
- Other Interior Features: Ceiling Fan(s), Recessed Lighting, Unfurnished
- Floor: Tile

Exterior

- Lot Features: Back Yard, Front Yard, Landscaped, Lawn, Lot 10000-19999 Sqft, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$9,058
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01008773
- Gardener:
- Licenses:
- Insurance: \$1,035
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,258
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,750	\$1,750	\$1,980
2:	1	3	2	0	Unfurnished	\$0	\$0	\$1,845

Of Units With:

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

Additional Information

- Standard sale
- 607 - Azusa area
- Los Angeles County
- Parcel # 8619011020

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$825,000/\$815,000 ↓****1 days on the market****4133 La Rica Ave • Baldwin Park 91706****2 units • \$412,500/unit • 2,095 sqft • 10,613 sqft lot • \$389.02/sqft •
Built in 1948****Listing ID: DW21075045****Baldwin Park blvd/Ramona blvd**

Incredible opportunity to acquire income property, consisting of two separate homes front unit is 4 bedroom 2 bath second unit is a cozy 1 bedroom 1 bath currently tenant occupied. Back unit has its own yard and plenty of parking space Each building has its separate electric and gas meters, property sits on a large lot of 10,613 sf on R3 zoning with possibility of adding a third unit or expanding back unit buyers and or agent to verify with city ordinance . Property is gated and also has a two car garage long driveway ,fruit trees and other amenities, located near by schools and shopping.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$825,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Inside
- \$12000 Gross Scheduled Income
- \$12000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01818693
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- 699 - Not Defined area
- Los Angeles County
- Parcel # 8544026019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21075045

Printed: 06/27/2021 1:54:56 PM

Closed •

List / Sold: **\$698,500/\$700,000** ↑

7310 Dinwiddie St • Downey 90241

6 days on the market

2 units • \$349,250/unit • 2 sqft • 14,539 sqft lot • No \$/Sqft data • Built in 1939

Listing ID: PW21113107

West Of Old River School Rd, North of Firestone



Incredible Opportunity to build on a Large Lot! Approximately 14,539 sq ft, includes 2 Units, both are 1 Bedroom 1 Bath. A Dream project for an Investor/Owner wanting to create that next beautiful Custom Home or Income Property. Located within the Downey Unified School District, close to Shopping, Restaurants, Parks and Freeways. Be sure to contact the City of Downey Planning Department to verify zoning and future plans. Call to schedule an appointment Today!

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$698,500
- 2 Buildings
- 0 Total parking spaces
- Laundry: Inside
- \$9900 Gross Scheduled Income
- \$8700 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: \$2,420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$720
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$700
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- D3 - Southwest Downey, S of Firestone, W of Downey area
- Los Angeles County
- Parcel # 6229020014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21113107

Printed: 06/27/2021 1:54:56 PM

Closed •List / Sold: **\$799,000/\$870,000** ↑**13 days on the market****4400 Richwood Ave • El Monte 91732****2 units • \$399,500/unit • 2,011 sqft • 24,046 sqft lot • \$432.62/sqft • Built in 1941****Listing ID: CV21028843****go north on peck rd and make a right on lambert**

LARGE LOT Duplex OVER 24,000 sqft; in Desirable area of North El Monte, with much potential to build or remodel. Horse Property with stables. The property has 2 gas meters, 2 electric meters, and 2 water meters; is currently running off of 1 water meter. Just minutes from the El Monte metro link station, major transportation bus route with all major routes including Downtown Los Angeles, El Monte Station, Santa Anita Race Track, Huntington Library, Los Angeles Arboretum, Santa Anita shopping plaza and fine dining, 10 and 210 frwys, and plenty more. Minutes from hiking trails and national park Los Angeles forest. Highly Desirable area!

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$799,000
- 2 Buildings
- 0 Total parking spaces
- \$2000 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01247521
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 619 - El Monte area
- Los Angeles County
- Parcel # 8548003011

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: CV21028843

Printed: 06/27/2021 1:54:56 PM

List / Sold:

Closed •

\$1,750,000/\$1,630,000 ↓

54 days on the market

Listing ID: WS21075650

2527 Potrero Ave • El Monte 91733
2 units • \$875,000/unit • 3,796 sqft • 11,413 sqft lot • \$429.40/sqft •
Built in 2021
South of Garvey Ave



Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,750,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Inside
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01157119
- 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	0	0	0	Unfurnished	\$0	\$0	\$0
2:	1	0	0	0	Unfurnished	\$0	\$0	\$0

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 619 - El Monte area
- Los Angeles County
- Parcel # 8102026007

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21075650

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List / Sold:

Closed •

\$1,075,000/\$1,060,000 ↓

0 days on the market

Listing ID: AR21134872

1029 W 160th St • Gardena 90247
2 units • \$537,500/unit • 2,184 sqft • 5,401 sqft lot • \$485.35/sqft •
Built in 1948
Vermont at 160th



WELCOME TO THIS BEAUTIFUL DUPLEX – FRONT UNIT IS 1,248 SQ FT COMPLETELY REMODELED FEATURING 3 BEDROOMS 2 BATHS OPEN LIVING SPACE, PLENTY OF NATURAL LIGHT GOURMET KITCHEN, OVERSIZE ISLAND, WASHER & DRYER HOOK UPS. BACK HOUSE IS 936 SQ FT BRAND NEW -- BUILT FEBRUARY 2021, CURRENTLY BEING LEASED FOR \$2,700 FEATURING 2 BEDROOMS AND 2 BATHS, COMPLETE WITH WASHER DRYER HOOK UPS, 2 STORY WITH LARGE PATIO, 2 CAR GARAGE BRAND NEW BUILT - EQUIPPED WITH EV CHARGER.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,075,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: See Remarks
- \$6400 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01276047
- 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	\$3,700	\$3,700	\$0
2:	1	2	2	1	Unfurnished	\$2,700	\$2,700	\$0

Of Units With:

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

Additional Information

- Standard sale
- 119 - Central Gardena area
- Los Angeles County
- Parcel # 6113027010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR21134872

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Closed • Single Family Residence**12304 Birch Ave • Hawthorne 90250****2 units • \$322,500/unit • 1,026 sqft • 3,188 sqft lot • \$628.65/sqft • Built in 1957****Hawthorne - North of El Segundo & Just east of Hawthorne Blvd.**List / Sold: **\$645,000/\$645,000 ↓****47 days on the market****Listing ID: IN21060726**

Affordable Home / Duplex in central Hawthorne. Live in Rear 1 bedroom 1 bath home with patio and large yard. Keep the front tenant help you pay the mortgage ! OR use the 2- 1 bed 1 bath units as a single home. Could easily be a 3 bed 2 bath home. Your choice. Comes complete with a big yard, a patio and 2 to 4 parking ! Plenty of street parking as well. Entire building was FULLY UPDATED in 2013 by present owner. New Copper plumbing, New drain lines, Both new water heaters, Both new kitchens with new cabinets, Corian like countertops & appliances, new flooring. Both Remodeled Bathrooms. Hardwood floors. Light and bright place with all around windows. plus other upgrades. 3 sides open and just 1 common wall. Mirror plan. Great opportunity knocks. Grab it and run. Both Occupants not aware of sale. Please do not walk the property or talk to them. Thank you. Please make offer subject to interior inspection with proof of funds, loan approval and FICO scores. Subject to seller's 1031 exchange, seller has already identified the Upleg property and in escrow now. Short contingency offer preferred. Property is tenant occupied. Pictures shown are from the time when units were not occupied. Thank you.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$649,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: Dryer Included, In Kitchen, Inside, Washer Included
- \$34500 Gross Scheduled Income
- \$25388 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Living Room, Master Bathroom, Master Bedroom, Master Suite
- Floor: Vinyl, Wood
- Appliances: Free-Standing Range, Disposal, Gas Range, Range Hood, Water Heater
- Other Interior Features: Built-in Features, Ceiling Fan(s), Copper Plumbing Partial, Open Floorplan

Exterior

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

Annual Expenses

- Total Operating Expense: \$9,112
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Insurance: \$400
- Maintenance:
- Workman's Comp:
- Professional Management: 0

- Trash: \$0
 - Cable TV: 01091997
 - Gardener:
 - Licenses:
- Water/Sewer: \$600
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,400	\$16,800	\$1,650
2:	1	1	1	1	Unfurnished	\$1,475	\$17,700	\$1,750

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 109 - Ramona/Burleigh area
 - Los Angeles County
 - Parcel # 4046014022

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Duplex

\$2,850,000/\$2,850,000 ↓

21 days on the market

Listing ID: SB21087589

918 Manhattan Ave • Hermosa Beach 90254
2 units • \$1,425,000/unit • 3,098 sqft • 2,507 sqft lot • \$919.95/sqft •
Built in 1986
Just East of Hermosa Ave, West of PCH



A+++ Hermosa Beach Sand Section duplex... Close to everything.... Restaurants, shops, Pier Avenue, and of course....the BEACH!. The updated front unit has great ocean views, 3 bedrooms and 2.75 baths, 2 car garage (plus 2 additional spaces). Hardwood floors and overall a clean and amazing home...The rear unit is also updated with 2 bedrooms and 2.5 baths and its own 2 car garage..Must see.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$2,875,000
- 2 Buildings
- Levels: Three Or More
- 4 Total parking spaces
- Heating: Forced Air
- Laundry: Washer Hookup
- \$120000 Gross Scheduled Income
- \$114500 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$33,740
- Electric: \$300.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 02014153
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$340
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$6,000	\$6,000	\$6,600
2:	1	2	2	2	Unfurnished	\$4,000	\$4,000	\$4,400

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
- 148 - Hermosa Bch Sand area
- Los Angeles County
- Parcel # 4187008033

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21087589

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List / Sold:

Closed •**\$1,548,000/\$1,480,000 ↓****70 days on the market****Listing ID: 21706368****10405 10407 S Truro Ave • Inglewood 90304****2 units • \$774,000/unit • 3,800 sqft • 5,838 sqft lot • \$389.47/sqft • Built in 2021****South of Century Blvd and East of Hawthorne Blvd**

BRAND NEW 2021 CONSTRUCTION BUILDING. ** NO RENT CONTROL! ** This fabulous ground up, all NEW modern Duplex with its designer look and feel is ideally located, Inglewood a remarkably high demand rental market. Welcome to this newly built incredible modern and gated Duplex, Each unit contains of 4 bedroom + 4 bath town houses. Both units have a fabulous open floor plan with an abundance of natural light, top of the line 9 inch 100% waterproof vinyl flooring, custom designer closets, every room pre wired with Cat-6 Internet and HDMI TV-cabling, HD Camera system included for each unit, central A/C & Heater, all bathrooms have stylish sliding glass doors. In unit washer/dryer. 3 Detached garage and 1 uncovered parking spot and large front and rear yard offers plenty of parking space in the property. Very desirable neighborhood approximately 1 mile away from the SoFi Stadium, Hollywood Park developments, the Forum, and the future Inglewood Basketball and Entertainment Center where the Los Angeles Clippers will be playing. Close proximity to LAX airport, shopping, schools, parks, and other necessary services. Conveniently close to the 405 and 105 Freeways

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,548,000
- 2 Buildings
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$86374 Net Operating Income

Interior

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

Exterior

- Lot Features: Back Yard
- Security Features: Gated Community, Smoke Detector(s), Fire Sprinkler System
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$21,626
- Electric:
- Gas:
- Furniture Replacement:
- Insurance: \$1,500
- Maintenance: \$1,000
- Workman's Comp:
- Professional Management:

- Trash:
 - Cable TV:
 - Gardener:
 - Licenses:
- Water/Sewer: \$250
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 102 - South Inglewood area
 - Los Angeles County
 - Parcel # 4036026003

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

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

Closed •**4457 W 162Nd St • Lawndale 90260****2 units • \$234,500/unit • 912 sqft • 2,904 sqft lot • \$657.89/sqft •
Built in 1949****Please use your phone navigation application.**List / Sold: **\$469,000/\$600,000** ↑**12 days on the market****Listing ID: 21730078**

Cute, corner lot duplex with fenced yard; each unit has 1 BR / 1 BA and a 1 car garage! Unit 4457 faces south and has kitchen / dining / living combo and a private bedroom with attached bath. Unit 4457-1/2 faces west and has a great, big kitchen with indoor washer and dryer hookups; a direct entrance from the garage; and a private bedroom with attached bath. The entire yard is fenced with breezy, concrete block walls and wrought iron gates. Each unit has separate electricity and gas meters; separate water heaters; garage door opener in each garage and the owner pays water. With a current monthly gross income of \$2,385; this property has an estimated cap rate of 4.46%+/- based on the offered purchase price. Only minutes to El Centro College; Alondra Park; South Bay Galleria and Manhattan Beach! Please do not disturb tenants! Property only to be viewed after an accepted offer.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$469,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- 0 Total carport spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- \$20914 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

- Rooms: Living Room
- Floor: Laminate, Tile
- Appliances: Range, Oven
- Other Interior Features: Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,706
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,105	\$1,105	\$1,500
2:	1	1	1		Unfurnished	\$1,280	\$1,280	\$1,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4080028014

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

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

Closed •List / Sold: **\$910,000/\$902,000 ↓****12 days on the market****4708 W 161st St • Lawndale 90260****2 units • \$455,000/unit • 2,540 sqft • 5,857 sqft lot • \$355.12/sqft • Built in 1964****Listing ID: SB21097036****1 block east of Inglewood Avenue, 3 blocks south of Manhattan Beach Blvd**

Large duplex with 3 bedrooms and 2 bathrooms in each unit. Built 1964 and this is the first time on the market since 1964. Great south west Lawndale location one block from Redondo Beach. Both units are the same size and have the same floor-plan though reversed. 2 car garage.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$910,000
- 2 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: In Kitchen
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Appliances: Gas Oven, Gas Range, Gas Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01967052
- 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	\$2,700
2:	1	3	2	1	Unfurnished	\$1,725	\$1,725	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- 113 - South Lawndale area
 - Los Angeles County
 - Parcel # 4080008030

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,199,000/\$1,312,500 ↑****11 days on the market****Listing ID: 21723594****212 W Avenue 43 • Los Angeles 90065****2 units • \$599,500/unit • 2,261 sqft • 5,798 sqft lot • \$580.50/sqft • Built in 1907****Cross Street Marmion Way and Glenalbyn**

So many options! So many possibilities! Come see how you will use this rare find...2 vacant units, 2 single garages and additional off-street parking for still more parking! Will you move right into the unit of your choice and generate income from the other? Give extended family the pleasure of being close but enjoying privacy for all? Or will you add this to your investment portfolio with an eye to the future? It's all here, freshly painted and ready for whatever is on your property buying checklist. Both units are ready for the occupancy of your choice, freshly painted & offer abundant storage. The Ave 43 facing unit has a sweet patio and unique tower room perfect for meditation, yoga, writing, or just enjoying some peace and privacy. You'll be just up the hill from the Gold Line, close to the wooded trail up Carling G Smith canyon, across from Debs Park hiking and all the delights of NELAs great restaurants, coffee and shopping. And the handy 110 will whisk you to Pasadena, DTLA and beyond. This could just be your perfect opportunity.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,199,000
- 1 Buildings
- 2 Total parking spaces
- Laundry: Stackable, Individual Room
- 2 electric meters available
- 2 gas meters available

Interior

- Rooms: Basement, Office, Living Room
- Floor: Wood, Laminate
- Appliances: Refrigerator, Range

Exterior

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

Annual Expenses

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

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$4,000	\$0	\$4,000
2:	2	1	1		Unfurnished	\$3,500	\$0	\$3,500
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Los Angeles County
 - Parcel # 5465015001

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21723594

Printed: 06/27/2021 1:54:56 PM

List / Sold:

Closed •

\$1,050,000/\$1,110,000 ↑

10 days on the market

Listing ID: 21703940

6172 St Albans St • Los Angeles 90042
2 units • \$525,000/unit • 1,656 sqft • 5,173 sqft lot • \$670.29/sqft •
Built in 1924
Figueroa to St. Albans



Once upon a time in Highland Park an opportunity comes along to own an exquisite Craftsman Bungalow, circa 1924, with a separate income producing unit. The main house is full of vintage charm featuring light filled spaces with 2 bedrooms, a remodeled bath and gorgeous floors. The elegant living room displays barrel ceilings, a vintage front door and original windows that look out onto an enclosed garden. The dining room is the center of the house, with French doors that open up to a balcony with views. The spacious kitchen has rare marble Rainforest countertops, plenty of storage and an enclosed sun porch. The Tree House like guest unit came in 1947 and is traditional in style, featuring 1 bedroom, 1 bath, an eat in kitchen, a large living room and wood floors. Additionally, there is a separate creative space (back unit). The front and rear yard are fenced and have been professionally landscaped over the span of the last 15+ years. Enjoy the classic Craftsman front porch, the rear deck or the garden, which offer versatility for lounging and gardening. There are 2 garages, additional parking for several cars and a stand up basement. So close, but yet so removed from everything that is happening in NELA.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,050,000
- 2 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air

Interior

- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- | | |
|--|---|
| <ul style="list-style-type: none">• Total Operating Expense: \$0• Electric:• Gas:• Furniture Replacement:• Trash:• Cable TV: 01873088• Gardener: | <ul style="list-style-type: none">• Insurance:• Maintenance:• Workman's Comp:• Professional Management:• Water/Sewer:• Other Expense:• Other Expense Description: |
|--|---|

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,800	\$0	\$3,800
2:	1	1	1		Unfurnished	\$2,000	\$1,112	\$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
- 632 - Highland Park area
 - Los Angeles County
 - Parcel # 5483015005

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

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

CUSTOMER FULL: Residential Income LISTING ID: 21703940

Printed: 06/27/2021 1:54:56 PM

Closed •List / Sold: **\$915,000/\$952,000** ↑**10 days on the market****1542 1544 Westerly Ter • Los Angeles 90026****2 units • \$457,500/unit • 1,295 sqft • 2,148 sqft lot • \$735.14/sqft •****Listing ID: 21726302****Built in 1926****Silver Lake Blvd. to Berkeley, Rt. on Westerly Terr. Property address shows 1544 Westerly Terr.**

CALLING ALL INVESTORS/CONTRACTORS! Great investment or Owner-user opportunity with this Lovely Spanish duplex fixer circa 1926 in prime Silver Lake. Property address is 1542-1544 Westerly Terr. Potential Galore. Both units are 1BR/1BA. Upstairs unit features arched ceilings and windows, Hardwood floors, sun room/office, upgraded kitchen and a bonus room/studio. Lots of natural light flows through. Nice treetop views. Lower unit features Hardwood floors, upgraded kitchen and bathroom, expansive east facing patio with peaceful ambiance and nice view. Walking distance to the Dog Park/Reservoir/meadows, trendy eateries & shops, Sunset Junction + more. Laundry/storage room with New Washer & Dryer. NEEDS WORK. Downstairs unit is now vacant. Upstrs. Tenant could likely vacate before C/E. Please Do Not Disturb occupant nor walk on the property.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$915,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace
- Laundry: Inside, Individual Room

Interior

- Rooms: Sun, Living Room, Workshop, Bonus Room
- Floor: Wood, Tile
- Appliances: Disposal, Microwave, Oven
- Other Interior Features: Storage

Exterior

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

Annual Expenses

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

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,835	\$1,835	\$2,800
2:	1	1	1		Unfurnished	\$0	\$0	\$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

- Probate Listing sale
 - Rent Controlled
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5425018019

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,185,000/\$1,258,000 ↑****11 days on the market****Listing ID: 21731392****2201 India St • Los Angeles 90039****2 units • \$592,500/unit • 1,598 sqft • 4,219 sqft lot • \$787.23/sqft • Built in 1955****Silver Lake blvd North, Cross Glendale Blvd, Left on Silver Lake Blvd, Right on India St.**

Light and bright mid-century duplex in the heart of Silver Lake with one unit VACANT. This special property circa 1955 is sited on a corner lot with gorgeous mature landscaping and privacy hedging. The larger 2BR/1BA unit is currently vacant and features stylish finishes and a spacious layout along with fireplace and built-ins. A character-filled kitchen provides easy flow out to a private courtyard perfect for entertaining and outdoor dining. The second 1BR/1BA unit is tenant occupied and generating \$2,000/month in rent. Each unit comes with its own laundry and 1-car garage. Located close to all the best of Silver Lake including Whole Foods, the Silver Lake Reservoir and Meadow and many shops and restaurants such as Red Lion, Blair's and more. Live in one unit and rent out the other - a smart and savvy investment with great upside potential in one of LA's most popular neighborhoods.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,185,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- \$49460 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$5,740
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$3,000
2:	2	1	1		Unfurnished	\$2,000	\$2,000	\$2,200
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5438010008

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,475,000/\$1,400,000 ↓****69 days on the market****Listing ID: 21696218****706 Tularosa Dr • Los Angeles 90026****2 units • \$737,500/unit • sqft • 7,740 sqft lot • No \$/Sqft data • Built in 1912****Between Bellevue Ave / Marathon Street**

Charming Duplex "Silver Lake Bungalows" walking distance to Sunset Junction. The front house is a 2 bed 1 -1/2 bath with master having the -1/2 bath. This home has the original Oak / Douglas fir floors, fireplace, original doors, hardware and other period elements. The back home is 2/1. Both homes have been tastefully renovated within the last 10 years and have been well maintained. Both residences have laundry in the unit, central AC/heat, private enclosed yards and their own garage. There is a bright sunroom in the front of the back unit which can be used as an office, or plant nursery, as it gets lots of natural light. All the landscaping on the property is well established including several trees such as apple, orange, lemon and a plentiful avocado tree. There is space for gardens for each house as well. Each home has two side by side parking spots in addition to the garage. Both units are currently occupied and are being sold as is conditions. Please Do Not Disturb the tenants. Landlord pays water and the gardener. Rents are at or close to market.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,500,000
- 2 Buildings
- Levels: One
- Cooling: Central Air
- Heating: Central
- \$5191 Net Operating Income
- 2 electric meters available
- 2 gas meters available

Interior

- Floor: Wood

Exterior

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

Annual Expenses

- Total Operating Expense: \$1,843
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01385866
- Insurance: \$300
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,635	\$3,634	\$3,635
2:	1	2	1		Unfurnished	\$3,350	\$3,350	\$3,350
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5401007012

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,287,800/\$1,287,800 ↑****18 days on the market****Listing ID: 21715674****10713 Tabor St • Los Angeles 90034****2 units • \$643,900/unit • 2,177 sqft • 5,200 sqft lot • \$591.55/sqft • Built in 1941****South of Palms Blvd, West of Overland Avenue**

Court date is set. The list price is the minimum acceptable bid price. Agents please see private remarks for additional information. Income property located in Palms. Ideal investment for an owner user or investor. Front house is 2 bedrooms, den and 1 bathroom and currently vacant. Unit above garage is occupied and consists of 2 bedrooms and 1 bathroom. Possible third unit is a 1+1 and currently vacant. There is also a two car garage. Trust Sale, Court Confirmation is required.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,199,000
- 1 Buildings
- \$25540 Net Operating Income

Interior**Exterior****Annual Expenses**

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$0
2:	1	2	1		Unfurnished	\$2,045	\$2,045	\$2,045
3:								
4:								
5:								
6:								

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4252035003

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

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

List / Sold:

Closed •**\$1,149,000/\$1,251,000** ↑**8 days on the market****Listing ID: 21731870****4618 W 21St St • Los Angeles 90016****2 units • \$574,500/unit • 2,444 sqft • 6,375 sqft lot • \$511.87/sqft •****Built in 1923****Google Maps**

Picture-perfect Spanish duplex in the heart of vibrant Mid City - both units can be delivered VACANT. Recently rehabbed top to bottom with incredible style and attention to detail, these huge 1,200+ sq ft side-by-side 2BR/1BA units are move-in ready. With rents projected at \$2,995 per month, live in one and rent the other for less than renting! Enter the living rooms off the front porch filled with warmth and light which flows seamlessly to the dining area with coved ceilings and oversized windows. The updated eat-in kitchen features stainless steel appliances and newer cabinetry. The primary bedrooms feature 2 closets including a huge walk-in that could be a perfect 2nd (and primary) bath. Freshly tiled newer baths & hardwood flooring complete the great layout. Each unit includes a private, fenced backyard and inside laundry room. Separately metered for gas and electric. Off street parking for 6+ cars and 2 car detached garage. Potential for ADU with city views in the back yard. Close to restaurants + FWY access, minutes to Culver City, 15 min to DTLA!

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,149,000
- 1 Buildings
- 2 Total parking spaces
- Heating: Wall Furnace
- \$53192 Net Operating Income

Interior

- Floor: Wood, Tile
- Appliances: Dishwasher, Disposal, Microwave, Gas Range

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$18,688
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$2,995
2:	1	2	1		Unfurnished	\$0	\$0	\$2,995
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5061024007

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,199,999/\$1,200,000** ↑**24 days on the market****Listing ID: CV21081756****749 N Wilton Pl • Los Angeles 90038****2 units • \$600,000/unit • 1,800 sqft • 6,074 sqft lot • \$666.67/sqft • Built in 1921****Sunset to Wilton Place, between Santa Monica and Melrose**

A fully renovated DUPLEX in the Hollywood area - delivered VACANT! Live in one unit, and rent the other! It's been used as a high incoming producing Airbnb, but is an ideal owner/user opportunity. It will also fetch extraordinary market rent. Two beautiful side by side units, one 2 bed, 2 bath unit and one 2 bed, 1 and a quarter bath unit. Excellent finishes, all new electrical, plumbing, roof, windows, HVAC, newly built large 2 car garage, and a lovely yard. Laundry inside both units and it's just steps from the CIM proposed 275,000 sqft of retail project, Columbia Square, Larchmont Village, Paramount and Raleigh Studios, The Edmon, and Hancock Park. Close to great restaurants, freeways, transportation, and shopping. There's also the ability to add 2 more units per new ADU law.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,199,999
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, Individual Room, Washer Hookup
- \$300000 Gross Scheduled Income
- \$267000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Appliances: Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater

Exterior

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

Annual Expenses

- Total Operating Expense: \$33,000
- Electric: \$9,600.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,400
- Insurance: \$4,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$6,000

- Cable TV: 01520327
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$12,500	\$12,500	\$12,500
2:	1	2	2	2	Unfurnished	\$12,500	\$12,500	\$12,500

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
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5535003011

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$570,000/\$580,000** ↑**8 days on the market****1544 1546 E 49th St • Los Angeles 90011****2 units • \$285,000/unit • 1,454 sqft • 5,400 sqft lot • \$398.90/sqft •****Built in 1922****Listing ID: DW21088107****Compston ave and 49th st / near Vernon ave.**

Property counts with two units / one of them is a 2B / 1B and the other one is a 1B/1B that is subdivided as a 2B/and 1B.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$570,000
- 1 Buildings
- Levels: One
- 1 Total parking spaces
- Laundry: Electric Dryer Hookup, Washer Hookup
- \$13200 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$2,250
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00000001
- Gardener:
- Licenses:
- Insurance: \$1,200
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$345
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,350
2:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

- Carpet:
 - Dishwasher:
 - Disposal:
- Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5106022011

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$655,000/\$655,000** ↑**11 days on the market****Listing ID: PW21092097****4308 S Hobart Blvd • Los Angeles 90062****2 units • \$327,500/unit • 1,388 sqft • 5,850 sqft lot • \$471.90/sqft • Built in 1912****E/Wester; N/Vermont; W/Normandie; S/MLK**

You've been waiting for this one...a charming California Bungalow styled 2-unit property in Vermont Square. As you approach from the curb, you can see what a lovely home this is. This property features 1) a 2-Bedroom/1-Bath home with fireplace, PLUS 2) an additional spacious 1-Bedroom/1-Bath home. Well maintained, this property offers a shared Laundry Room, large enclosed rear yard, very long driveway...enough to accommodate 3 cars, a 2-car garage, with additional storage room in back.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$619,000
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Heating: Wall Furnace, Natural Gas
- Laundry: Individual Room
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Gas Range

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01937239
- 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
-------	------	-------	--------	------------	-------------	------------	-----------

6/27/2021

Matrix

1:	1	2	1	1	Unfurnished	\$1,473	\$1,473	\$1,850
2:	1	1	1	1	Unfurnished	\$0	\$0	\$1,650

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 5021023019

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PW21092097

Printed: 06/27/2021 1:54:57 PM

Closed • DuplexList / Sold: **\$675,000/\$850,000** ↑**62 days on the market****3936 3938 Wisconsin St • Los Angeles 90037****2 units • \$337,500/unit • 1,980 sqft • 5,650 sqft lot • \$429.29/sqft • Built in 1914****Listing ID: DW20254158****North of Martin Luther King JR Blvd, South of Exposition Blvd and West of Vermont Ave**

Investor's dream opportunity! Live in one unit rent the other or live/rent both units. Build additional units, etc. Near commerce in Downtown Los Angeles and Convention Center, LA Live, Staples Center and entertainment areas like Exposition Park (California Science Center, California African American Museum, Natural History Museum, Expo Center and Pool)! Near schools (USC campus), Los Angeles Coliseum and the Banc of California Stadium.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$650,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- Laundry: Individual Room
- \$22800 Gross Scheduled Income
- \$21600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$13,315
- Electric: \$1,560.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$510
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$900
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,220
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,800
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 5037019020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW20254158

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Closed •List / Sold: **\$599,500/\$530,000 ↓****109 days on the market****Listing ID: 21689734****531 W 93Rd St • Los Angeles 90044****2 units • \$299,750/unit • 780 sqft • 7,760 sqft lot • \$679.49/sqft • Built in 1947****West of Figueroa Blvd and just North from Century Blvd.**

Cul-De-Sac 2 on a lot property sits on over 7,000 lot size and zoned to build multiple units. Currently 2 bedrooms + 1 bath each unit with a 2 car garage. Easy access to Hwy's. Property next door is also selling which can be an ideal purchase for investors. Seller will NOT vacate tenants from the property. Probate Sale does not required court approval.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$599,500
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Central
- \$16800 Net Operating Income

Interior

- Rooms: Living Room

Exterior

- Sewer: Other

Annual Expenses

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

Unit Details

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

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

Of Units With:

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

Additional Information

- Probate Listing sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6039012034

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$875,000/\$930,000** ↑**22 days on the market****Listing ID: 21706682****1304 W 91St St • Los Angeles 90044****2 units • \$437,500/unit • 3,760 sqft • 6,077 sqft lot • \$247.34/sqft •****Built in 2012****East of Normandie, South of Manchester, North of Century**

Large DUPLEX great for owner occupied or investment. Owner's unit #1306 VACANT @ COE. Tenant in Unit #1304 pays \$2500 & will stay with property. Each unit 5 bedrooms & 3 full bathrooms. 1BD & 1BA located DOWNSTAIRS, remaining 4BD & 2 BA UPSTAIRS in each unit. SS Appliances included, Laundry area large enough for side by side washer/dryer (washer/dryer not included). Beautiful wood flooring downstairs, carpet upstairs. Kitchen has granite counter tops and breakfast bar. Each unit has a Balcony, units separately metered for Gas & Electric, 1car & 2 car garage. Centrally located, minutes from Rams SoFi Stadium, LAX, DTLA, & Beach areas. Interior pictures to follow with Showing dates starting March 23.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$875,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Heating: Central
- Laundry: Upper Level
- \$22800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Master Bathroom
- Floor: Carpet, Laminate
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Gas Oven, Range
- Other Interior Features: Cathedral Ceiling(s), Storage

Exterior

- Lot Features: Front Yard, Lawn, Rectangular Lot
- Security Features: Automatic Gate, Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$48,480
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	3		Unfurnished	\$2,500	\$2,500	\$4,000
2:	2	5	3		Unfurnished	\$3,440	\$3,440	\$4,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C36 - Metropolitan Southwest area
 - Los Angeles County
 - Parcel # 6047018001

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

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

Closed • Duplex

List / Sold: \$699,900/\$710,000 ↑

172 - 174 W Colden Ave • Los Angeles 90003

2 days on the market

2 units • \$349,950/unit • 1,585 sqft • 5,200 sqft lot • \$447.95/sqft • Built in 1924

Listing ID: DW21094407

Broadway / Colden Ave



Recently Remodeled Duplex ~ 3Bed/2Bath & 2Bed/2Bath. Property shows 4 bed/2 baths on title. Beautiful kitchens with granite countertops, updated bathrooms, Tile flooring in Living Rooms, Kitchens, Hallway's and Baths, New Carpet in Bedrooms. Freshly painted interior and exterior. Uncovered driveway parking & 2 car detached garage with automatic/remote controlled gate. This is a must see!

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$699,900
- 1 Buildings
- Levels: One
- 5 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$9,438
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01292954
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6053010021

Michael Lembeck

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

Re/Max Property Connection

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

Closed • DuplexList / Sold: **\$549,900/\$540,000** ↓**14 days on the market****1634 E 27th St • Los Angeles 90011****2 units • \$274,950/unit • 1,586 sqft • 4,991 sqft lot • \$340.48/sqft • Built in 1903****Listing ID: DW21102349****Long Beach Ave / Nevin Ave**

Attention Investors...Fixer Fixer Fixer. 2 Units with approved plans and paid permits for an ADU, ready to start construction today! Property located 15 minutes from USC and Downtown LA. See supplements for copy of prelim, substandard violations and permits/plans. Please refer to the showings instructions for available dates to show.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$549,900
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: No Landscaping
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$753
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01299446
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 2
- Drapes:

6/27/2021

Matrix

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

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

Additional Information

- Standard sale

- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5117004020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21102349

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List / Sold:

Closed •**\$1,290,000/\$1,100,000 ↓****1 days on the market****Listing ID: 21729148****5101 Edgewood Pl • Los Angeles 90019****2 units • \$645,000/unit • 2,652 sqft • 5,029 sqft lot • \$414.78/sqft •****Built in 1924****Corner of Citrus Ave and Edgewood Ave, South of Olympic Blvd & East of La Brea**

Nice Spanish style Duplex located in a high-demand rental area. Each unit is over 1,300 sf, Upper unit tenant has lived over 10 years. Both unit has a spacious living room, dining room, 2 bedrooms and 1 bathroom, kitchen with breakfast nook and pantry, laundry room with washer and dryer hookups. Ceiling Fans, lots of closets for storage, and 2 car detached garage, new silicone roof coating with 10 years warranty. Great location close to Hancock Park, Larchmont Village, Mid Wilshire, DTLA, and nearby shopping at the Grove + Met Her At a Bar, All-Season Brewing Co., Commerson, Lassens Natural Foods + Target.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,290,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Baseboard
- \$53352 Net Operating Income

Interior

- Rooms: Family Room
- Floor: Wood, Carpet
- Appliances: Disposal, Refrigerator, Gas Cooktop

Exterior

Annual Expenses

- Total Operating Expense: \$3,900
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02074529
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,600	\$2,600	\$3,000
2:	2	2	1		Unfurnished	\$2,171	\$2,171	\$3,000
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5084010014

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

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

Closed •**222 E 69th St • Los Angeles 90003****2 units • \$387,500/unit • 2,152 sqft • 5,410 sqft lot • \$360.13/sqft • Built in 1929****Cross street San Pedro and 69 th st.**List / Sold: **\$775,000/\$775,000****32 days on the market****Listing ID: DW21073104**

Great 2 UNIT investment property in Los Angeles, Live in one and rent the other. Front house in 3 bedroom with 2 bath , back House is 4 bedroom 2 bath. Properties are in great condition remodeled a couple years ago. Property includes a long driveway a huge back yard for plenty of parking. Property is fenced all around and shows nicely. Great for owner occupied or investment.

Facts & Features

- Sold On 06/20/2021
- Original List Price of \$775,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Inside
- \$41232 Gross Scheduled Income
- \$1800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Front Yard, Yard
- Security Features: Security Lights, Smoke Detector(s)
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,800
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914184
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$1,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$1,688	\$1,688	\$2,500
2:	1	4	2	0	Unfurnished	\$1,748	\$1,748	\$2,900

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
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6011005021

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21073104

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Closed • Duplex**1307 W 40th Pl • Los Angeles 90037****2 units • \$400,000/unit • 2,082 sqft • 6,222 sqft lot • \$384.25/sqft • Built in 1952****Closest Main streets are Normandie and Martin Luther King Blvd.**List / Sold: **\$799,999/\$799,999****17 days on the market****Listing ID: DW21088989**

LOCATION LOCATION!! This amazing Duplex is now on the market for the first time after 25 years!! This craftsman style home is in a desirable area in the city of Los Angeles just minutes away from Downtown LA, LA live, Staples Center, Convention Center, USC, Exposition Park, Banc of California Stadium, home of the famous LAFC soccer team, LA Memorial Coliseum, museums, shopping, restaurants, great schools and much more. Front unit is a spacious 3 bedrooms and 2 bathrooms, well maintained with wood floors. The kitchen is equipped with granite counters and stainless steal appliances, formal dinning room and living room. Back unit is a cozy 1 bedroom 1 bathroom. IT WILL SELL FAST, MUST SEE!

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$799,999
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Central
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Near Public Transit
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$2,900
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,400
- 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	3	2	0	Unfurnished	\$0	\$0	\$3,330
2:	1	1	1	0	Unfurnished	\$0	\$0	\$1,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 5020001022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21088989

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List / Sold:

Closed •**\$1,197,000/\$1,112,500 ↓****28 days on the market****Listing ID: WS21057210****71 Palmetto Dr • Pasadena 91105****2 units • \$598,500/unit • 1,509 sqft • 7,114 sqft lot • \$737.24/sqft • Built in 1930****North of California BLVD, West of Fair Oaks Ave**

Within distance from the Huntington Memorial Hospital, Lab Corp, the Hernia Center, pulmonary , orthopedics, holistic health, medical spa, and healthcare office in the corridors of downtown Pasadena. Current building is a detached residential duplex on a lot, zoned for PSC- commercial for business, office, medical and other opportunities for highest and best use. The property falls under the City of Pasadena planning and community development's, Central District next to South Fair Oaks Specific Plan. Close by commercial properties, such as medical office, gym, storage, restaurants, church, dance school, office, schools, industrial, auto shop, and supermarkets. Can you imagine?

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,197,000
- 2 Buildings
- 1 Total parking spaces
- Laundry: Inside
- \$13200 Gross Scheduled Income
- \$10740 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,514
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$554
- Cable TV: 02073054
- Gardener:
- Licenses:
- Insurance: \$0
- 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	Unfurnished	\$0	\$0	\$2,000
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,600

Of Units With:

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

Additional Information

- Standard sale
- 647 - Pasadena (SW) area
 - Los Angeles County
 - Parcel # 5713035024

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: WS21057210

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Closed • DuplexList / Sold: **\$767,000/\$778,000** ↑**7 days on the market****1216 W 23rd St • San Pedro 90731****2 units • \$383,500/unit • 1,667 sqft • 5,398 sqft lot • \$466.71/sqft • Built in 1950****Listing ID: SB21107723****23 rd and Walker**

This is a Great opportunity to get into a low maintenance Duplex in a highly sought after area of San Pedro! Two individual homes connected only by a stretch of roofing. Both units very well maintained, very comfortable, and ready to move into or rent. Large driveway and 1 and 1/2 car garage. Only 2 miles to Cabrillo Beach and Aquarium and even less to the breathtaking coastline of San Pedro and Palos Verdes. Easy access to the Harbor Freeway and the Waterfront restoration all along the historic Port of Los Angeles. Whether this is a first home and rental or solely an investment opportunity, this property surely will not diasappoint. B

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$767,000
- 2 Buildings
- Levels: One
- 1.5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Wall Furnace
- Laundry: Inside
- \$50400 Gross Scheduled Income
- \$48000 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Laundry, Living Room
- Floor: Carpet, Vinyl
- Appliances: Gas Range
- Other Interior Features: Tile Counters

Exterior

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

Annual Expenses

- Total Operating Expense: \$12,787
- Electric: \$600.00
- Gas:
- Furniture Replacement:
- Trash: \$420
- Cable TV: 02055351
- Gardener:
- Licenses:
- Insurance: \$1,100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,080
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,276	\$1,276	\$2,100
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,100

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7460019018

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21107723

Printed: 06/27/2021 1:54:57 PM

List / Sold:

Closed •**\$1,218,000/\$1,240,000** ↑**7 days on the market****Listing ID: PV21090490****2419 2421 Gramercy Ave • Torrance 90501****2 units • \$609,000/unit • 2,370 sqft • 6,206 sqft lot • \$523.21/sqft • Built in 1943****Cabrillo to Del Amo to Gramercy**

This two on a lot (2419 & 2421) with separate yards and walls, each with a two car garage, is a GEM! Situated on a tree-lined cul-de-sac street, both residences exude charm and meticulous care. Front unit is two bedrooms and one bath, inside laundry area and private grass yard, while the back unit shows like a home with private gated entry, direct access to garage from residence, three bedrooms and two bathrooms. Do not disturb occupants!

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,198,000
- 2 Buildings
- Levels: One, Two
- 4 Total parking spaces
- Laundry: In Garage, Individual Room, Inside
- \$29400 Gross Scheduled Income
- \$24275 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Lawn, Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,167
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$795
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$984
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$2,450	\$2,450	\$2,450
2:	1	3	2	2	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
- 134 - Old Torrance area
- Los Angeles County
- Parcel # 7357005005

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: PV21090490

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Closed • Duplex**8146 Bright Ave • Whittier 90602****2 units • \$319,000/unit • 1,739 sqft • 9,333 sqft lot • \$356.53/sqft • Built in 1936****Whittier BLVD and head North on Bright**List / Sold: **\$638,000/\$620,000 ↓****106 days on the market****Listing ID: PW20249371**

Fix, flip or invest with this rare "Two On A Lot" income opportunity in prime location above Whittier Blvd. Largest unit is a 2 bed 1 bath with attached garage. The 2nd detached unit is a 1 bed 1 bath with privacy on a separate part of the lot. This detached duplex property is within close proximity to shopping, schools and the 605 freeway. Fixer/Investment Opportunity.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$738,888
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Laundry: In Garage
- \$22200 Gross Scheduled Income
- \$17172 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: \$3,177
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$592
- Cable TV: 02088571
- Gardener:
- Licenses:
- Insurance: \$1,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,040	\$1,040	\$1,800
2:	1	1	1	0	Unfurnished	\$810	\$810	\$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, Trust sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8141033022

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

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

Closed •List / Sold: **\$725,000/\$745,000** ↑**0 days on the market****12105 Painter Ave • Whittier 90605****2 units • \$362,500/unit • 1,708 sqft • 17,289 sqft lot • \$436.18/sqft • Built in 1933****Listing ID: PW21074707****Main cross street: Sunshine Ave.**

Solid Whittier Duplex with tremendous upside potential. 2 separate structures on a large 17,000+ SQFT lot (Based on County Records). Each unit is 2 Bedroom and 1 Bath. Current tenants are on month to month. Call today for details and schedule your showing.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$725,000
- 2 Buildings
- 4 Total parking spaces
- Laundry: Washer Hookup
- \$43200 Gross Scheduled Income
- \$32400 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior**Exterior**

- Lot Features: 2-5 Units/Acre, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01391478
- 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	Unfurnished	\$1,800	\$1,800	\$2,100
2:	1	2	1	2	Unfurnished	\$1,800	\$1,800	\$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
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8026022017

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

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

Closed •List / Sold: **\$1,400,000/\$1,400,000****6545 Newlin Ave • Whittier 90601****4 days on the market****2 units • \$700,000/unit • 3,554 sqft • 7,025 sqft lot • \$393.92/sqft • Built in 2021****Listing ID: DW21055873****South of Hadley St., North of Bailey St.**

BRAND NEW CONSTRUCTION FROM THE GROUND UP!!! Two newly built single family homes in the beautiful city of Whittier. Perfect to rent one and live in the other. Both homes feature laminate flooring throughout, recessed lighting throughout, wood kitchen cabinetry and quartz counter tops. Each home has 4 bedrooms, 3 full bathrooms and its own 2-car garage. Walk into the home to a huge living room, dining area and kitchen as well as a bedroom, full bathroom, and laundry area on the first floor. The second floor is composed of 2 bedrooms and another full bathroom and the master bedroom with its own full bathroom. Each 2-car garage is accessible through the ally and both homes also have separate water, gas and electrical meters so you don't have to worry about splitting the bill. Don't miss out on this great opportunity to own a newly built homes in they city of Whittier.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,400,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00994662
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8139008010

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: DW21055873

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Closed • DuplexList / Sold: **\$1,180,000/\$1,180,000****231 W 10th St • Claremont 91711****0 days on the market****3 units • \$393,333/unit • 2,751 sqft • 10,570 sqft lot • \$428.93/sqft • Built in 1908****Listing ID: CV21136898****S/Foothill, E/Indian Hill**

3-Unit Residential Income Property in the Historic Claremont Village. Zoned as a duplex, this property sits on over 10,500 square feet of land and features three units, all currently tenant-occupied. The main house was built in 1908, has 3 beds and 2 baths, is approx 1,697 square feet and is listed on the Claremont historic houses inventory. It features hardwood floors, a stone fireplace, indoor laundry, two bedrooms downstairs, and many original built-ins. The back house was built in 1983 and is approx 1,054 square feet with 2 beds and 1 bath. It has vaulted ceilings in the living and dining rooms, newly updated flooring, an updated bathroom, and indoor laundry. Built above the back house is a 379 square foot studio unit (not permitted) with a ¾ bathroom and a kitchenette. Spacious backyard with brick patio, tree-shaded lawn and large storage units and an indoor workshop area. Carport parking for 4 cars. All refrigerators, washers, dryers, and stoves included. Prime Village location close to schools, colleges, shopping and dining.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,180,000
- 2 Buildings
- Levels: Two
- 4 Total parking spaces
- 4 Total carport spaces
- Cooling: Central Air
- Heating: Central
- Laundry: In Kitchen, Individual Room, Inside
- Cap Rate: 4.19
- \$70080 Gross Scheduled Income
- \$48803 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: Entry, Kitchen, Laundry, Living Room, Main Floor Bedroom, Utility Room
- Floor: Tile, Vinyl, Wood
- Appliances: Dishwasher, Electric Oven, Electric Range, Free-Standing Range, Gas Oven, Gas Range, Range Hood, Refrigerator, Water Heater
- Other Interior Features: Built-in Features, Granite Counters, Tile Counters

Exterior

- Lot Features: 2-5 Units/Acre, Back Yard, Front Yard, Landscaped, Lawn, Level with Street, Lot 10000-19999 Sqft, Rectangular Lot, Park Nearby, Yard
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Wood
- Sewer: Public Sewer, Sewer Paid
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$20,677
 - Electric: \$780.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1,622
 - Cable TV: 01896421
 - Gardener:
 - Licenses:
- Insurance: \$1,275
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$420
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	2	2	Unfurnished	\$2,700	\$2,700	\$2,700
2:	1	2	1	1	Unfurnished	\$2,100	\$2,100	\$2,100
3:	1	0	1	1	Unfurnished	\$1,040	\$1,040	\$1,200

Of Units With:

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

Additional Information

- Standard sale
- 683 - Claremont area
 - Los Angeles County
 - Parcel # 8309012007

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$599,900/\$600,000** ↑**23 days on the market****6561 Ferguson Dr • Commerce 90022****3 units • \$199,967/unit • 1,500 sqft • 4,529 sqft lot • \$400.00/sqft •
Built in 1949****Listing ID: RS21077383****From 710, exit onto Olympic Blvd. heading towards Garfield Ave, turn right onto Garfield Ave, then right onto
Ferguson, property on right hand side**

Investors Delight! Highly desirable triplex property located near Montebello/Commerce city limits/areas with 2 long term tenants in front and 1 owners unit in the rear, perfect for the new owner/investor looking for their next value-add project/multi-family opportunity! Triplex consists of three attached units, each 1 bedroom 1 bath measuring approximately +/- 500 SF with owners unit at rear. Property has long driveway with plenty of parking for tenants as well as additional owner's garage in back. Property also has backyard areas with small garden/fruit trees, as well as enclosed storage areas and laundry room with potential to convert into common laundry facilities for extra investor income. Individually metered electric and gas units a big plus, helping keep owners operating costs low. This one wont last! Call to schedule your private showing today!

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$599,900
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace
- Laundry: Individual Room, Outside
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Sprinklers In Front, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00338699
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$750	\$750	\$1,000
2:	1	1	1	0	Unfurnished	\$750	\$750	\$1,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
 - Los Angeles County
 - Parcel # 6351014022

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$769,000/\$735,000 ↓****14 days on the market**

Listing ID: PW21091568

950 Hanover Ave • East Los Angeles 90022**3 units • \$256,333/unit • 1,972 sqft • 5,143 sqft lot • \$372.72/sqft • Built in 1947****South of Whittier and East of Hendricks; corner of Hanover and Northside**

Nice and Very Clean East Los Angeles TRIPLEX. The Seller has invested over \$70,000 in recent upgrades on all 3 units; 3 remodeled kitchens, 3 remodeled bathrooms, new electrical, new plumbing, refinished hardwood floors, and new landscaping.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$769,000
- 3 Buildings
- Levels: One
- 3 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace, Natural Gas
- Laundry: Inside
- \$32400 Gross Scheduled Income
- \$32400 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level
- Sewer: Private Sewer, Sewer Paid

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01848416
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,600
2:	1	2	1	1	Unfurnished	\$1,550	\$1,550	\$2,000

6/27/2021

Matrix

3:	1	1	1	1	Unfurnished	\$0	\$0	\$1,600
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Of Units With:

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

Additional Information

- Trust sale
- ELA - East Los Angeles area
 - Los Angeles County
 - Parcel # 6339028001

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

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

Closed •List / Sold: **\$1,030,000/\$1,030,000****4451 W Rosecrans Ave • Hawthorne 90260****5 days on the market****3 units • \$343,333/unit • 2,313 sqft • 4,632 sqft lot • \$445.31/sqft •
Built in 1949****Listing ID: IN21084045****off the 405 Freeway exit Rosecrans head east, property is located on Rosecrans and Hawthorne Blvd**

Great opportunity to own a great triplex in a great location, near fwys, near the new NFL stadium, and SpaceX. All of the units are 2 bedrooms and 1 bath, including car garage, ceiling fans, refrigerator and stove and laundry and dryer. The property is sold as-is. the owner will not do any repairs or give credits. Buyer to verify all conditions no guarantees. 4451 Rosecrans front building is a two 2 bedroom 1 bath, both with garage attached and designated parking spaces, washer and dryer inside each unit and porch area to barbeque, ceiling fans. well kept , long tenancy community on a month to month. the building in the back is also a 2 bedroom 1 bath located upstairs, with washer and dryer inside the unit and ceiling fan, and downstairs below the unit there are 2 garages. One of the units is vacant first week of may, the other two are tenant occupied on a month to month and the 2 tenants are up to date with the rents. Gated community and long term tenancy, very well kept.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,030,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$61380 Gross Scheduled Income
- \$44604 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Carpet

Exterior

- Lot Features: 0-1 Unit/Acre
- Security Features: Gated Community
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,781
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$588
- Cable TV: 01934158
- Gardener:
- Licenses:
- Insurance: \$893
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$0	\$0	\$2,400
2:	1	2	1	0	Unfurnished	\$1,600	\$1,550	\$2,400
3:	1	2	1	1	Unfurnished	\$1,340	\$1,315	\$2,400

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
- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 4043032022

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: IN21084045

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List / Sold:

Closed •**\$1,550,000/\$1,400,000 ↓****36 days on the market****Listing ID: 21718320****3815 Tracy St • Los Angeles 90027****3 units • \$516,667/unit • 2,883 sqft • 6,107 sqft lot • \$485.61/sqft • Built in 1931****East of Hillhurst, north of hyperion**

Multi-family property in the Los Feliz area. Great location to all that Silver Lake and Los Feliz has to offer. Situated on a st. to st. lot (Tracy & Aloha) Property contains 3 units. Aloha unit is 3bd.+2 ba. hardwood flrs. Large front patio area. Middle unit 3bd.+2 ba. den and solarium. Fireplace in living room. Patio areas. 1bd.+1ba. unit is not permitted. patio areas. Property is currently operating as 3-units. All units contain stoves, refrigerators and wash,dryers. See private remarks.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,650,000
- 1 Buildings
- Levels: Multi/Split
- Heating: Gravity
- \$83834 Net Operating Income

Interior

- Appliances: Disposal

Exterior

- Security Features: Automatic Gate
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$9,646
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$2,875	\$2,875	\$4,000
2:	2	3	2		Unfurnished	\$3,215	\$3,215	\$5,000

6/27/2021

					Matrix		
3:	3	1	1	Unfurnished	\$3,215	\$1,700	\$1,700
4:							
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 637 - Los Feliz area
 - Los Angeles County
 - Parcel # 5433021012

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

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

Closed •List / Sold: **\$799,000/\$800,000** ↑**7 days on the market****Listing ID: DW21081930****2814 Cincinnati St • Los Angeles 90033****3 units • \$266,333/unit • 2,731 sqft • 5,939 sqft lot • \$292.93/sqft • Built in 1957****Cross Streets are Cincinnati and Evergreen**

Excellent income property in Boyle Heights highly desirable area. A rare find in today's market! This Amazing Triplex has two adjacent units, with an additional potential unit in the basement! The property features NEW ROOF, FULLY PAID SOLAR PANELS, NEW PLUMBING, NEW WINDOWS & APPLIANCES. Unit 1 (3) bedrooms, 2 bath, (FULLY REMODELED) w/driveway | Unit 2 (2) bedroom, 1 bath, w/driveway (REMODELED 2 YEARS AGO!) | Unit 3 Studio, 1 bath (TLC) This is a wonderful opportunity for two families to live side by side, or lease out one of the units and live in the other. Lastly, this Triplex is in a great quiet neighborhood, centrally located near schools, Regional Parks, 10/5/60/710/101 freeways. Don't miss out on this wonderful opportunity!

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$799,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks
- Heating: Wall Furnace
- Laundry: See Remarks
- \$1600 Gross Scheduled Income
- \$1600 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,000
2:	1	2	1	0	Unfurnished	\$1,600	\$1,600	\$2,000
3:	1	0	1	0	Unfurnished	\$0	\$0	\$1,000

Of Units With:

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

Additional Information

- Standard sale
- BOYH - Boyle Heights area
 - Los Angeles County
 - Parcel # 5178019026

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,000,000/\$1,000,000 ↓****94 days on the market****Listing ID: 20661132****2388 W 23Rd St • Los Angeles 90018****3 units • \$333,333/unit • 3,400 sqft • 7,241 sqft lot • \$294.12/sqft •****Built in 1947****Exit the 10 freeway heading south on Arlington. Make a left turn on 24th st going east. Make a left at the next street, Cimarron, and then another left on 23rd. Destination will be on your left side at the end of the block.**

Beautiful multi-unit investment property located in the City of Angels. This Triplex consists a total of 7 bedrooms! Property falls under historic zoning ordinance.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,090,000
- 2 Buildings
- Levels: Multi/Split
- Heating: Wall Furnace, Floor Furnace

Interior

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	5	2		Unfurnished	\$4,000	\$4,000	\$4,000
2:	1	2	1		Unfurnished	\$1,800	\$1,800	\$2,000
3:	1	0	1		Unfurnished	\$600	\$600	\$1,000
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5058002001

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

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

List / Sold:

Closed • Triplex**\$2,099,000/\$2,075,000 ↓****20 days on the market****Listing ID: MB21083203****5424 Smiley Dr • Los Angeles 90016****3 units • \$699,667/unit • 4,600 sqft • 4,801 sqft lot • \$451.09/sqft • Built in 2021****On Smiley, South of the 405**

Welcome to 5424 Smiley Dr: **1 UNIT IS NOW RENTED-SIGNED LEASE IN PLACE FOR \$4,750.00* PLUS UNIT #2 (3 BDR 3 BATH) IS NOW LEASED-SIGNED LEASE IN PLACE FOR \$3,500.00 You won't find a better condo living alternative than this Contemporary 3 Unit NEW CONSTRUCTION property built in 2020 consisting of 3-story Units situated in one of the most exciting neighborhoods: MID CITY-WEST ADAMS! Everywhere you look there are new ventures & growth, walking distance to the Culver City Arts District. This neighborhood is rapidly becoming the hottest rental market in Los Angeles, with several of the most highly anticipated mixed-use developments coming in within 5-7 minutes of this property: the Culver City Steps (Amazon Studios headquarters), Ivy Station (HBO headquarters), Apple's Culver City Campus, and the Cumulus District Residences ideal for live, work and play. With the influx of entertainment, tech and creative jobs coming to town, 5424 Smiley will attract high quality professional tenants or simply live in 1 and rent the other 2-endless possibilities. This property boasts an unbeatable setup: a free-standing 4 bedroom, 4.5 bathroom house in the front (\$4,750 projected-leased) and a duplex in the rear containing two 3 bedroom, 3 bathroom units with all the modern amenities, central ac/heat and appliances including washer and dryer hook ups inside each garage. This design choice is invaluable to Tenants who appreciate having their own separate outdoor space including the convenience of not having to share parking. Centrally located to public transportation & major freeways! We welcome your 1031 exchange here, this property offers investors the freedom of NO RENT CONTROL, SEPARATE METERS for all utilities, minimal expenses, a 1 year fit-and-finish warranty & the ease of owning a hassle-free 2020 construction with the Certificate of Occupancy issued 4/2021. Do not miss out on this opportunity: instant cash flow at close of escrow!

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$2,099,000
- 2 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Gas Dryer Hookup, In Garage, Inside, Washer Hookup
- \$141000 Gross Scheduled Income
- \$105623 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Rooms: Kitchen, Living Room, Master Bathroom, Master Bedroom, Walk-In Closet
- Floor: Laminate, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator
- Other Interior Features: Balcony, Living Room Balcony, Open Floorplan, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$29,737

• Electric:

• Gas:

• Furniture Replacement:

• Trash: \$0

• Cable TV:

• Gardener:

• Licenses:
- Insurance: \$1,700

• Maintenance: \$1,200

• Workman's Comp:

• Professional Management:

• Water/Sewer: \$0

• Other Expense:

• Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	4	5	2	Unfurnished	\$4,750	\$4,750	\$4,800
2:	1	3	3	2	Unfurnished	\$3,500	\$3,500	\$3,600
3:	1	3	3	2	Unfurnished	\$0	\$0	\$3,600

Of Units With:

- Separate Electric: 3

• Gas Meters: 3

• Water Meters: 3

• Carpet:

• Dishwasher: 3

• Disposal: 3
- Drapes:

• Patio:

• Ranges: 3

• Refrigerator: 3

• Wall AC:

Additional Information

- Standard sale
- C16 - Mid Los Angeles area

• Los Angeles County

• Parcel # 5043019003

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

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

Closed •List / Sold: **\$1,499,000/\$1,499,000****8330 - 8332 Lilienthal Ave • Los Angeles 90045****25 days on the market****3 units • \$499,667/unit • 2,400 sqft • 7,795 sqft lot • \$624.58/sqft •
Built in 1943****Listing ID: 21731852****N. of W. Manchester, South East of La Tijera, West of Airport Blvd**

7,795 sqft lot with superior cash flow! This California contemporary is divided into two units. Unit A is freshly remodeled and configured as a 3 bed/ 2 bath plan. The spacious master offers his-and-hers walk in closets and a gracious en suite. Two more bedrooms and a second full bath complete the floor plan for unit A. Unit B is configured as a 2 bed/ 2 bath featuring a generous open concept kitchen and comfortable living room. The master features abundant closet storage and a well appointed en suite. An additional bedroom with hallway bath completes the floor plan. Unit C doubles as a guest cottage with spacious living room, full bath, and separate bedroom. Experience the remarkable potential this property offers.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,499,000
- 2 Buildings
- Levels: One
- Heating: Central
- Laundry: Individual Room
- \$82851 Net Operating Income

Interior

- Rooms: Living Room
- Floor: Tile, Wood
- Appliances: Dishwasher, Refrigerator, Gas Cooktop, Gas Oven
- Other Interior Features: Cathedral Ceiling(s), High Ceilings

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$24,260
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01869619
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,795	\$3,795	\$3,795
2:	1	2	2		Unfurnished	\$3,200	\$3,200	\$3,200
3:	1	1	1		Unfurnished	\$1,931	\$1,931	\$1,931
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
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4107017039

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

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

Closed • DuplexList / Sold: **\$629,000/\$660,000** ↑**16 days on the market****1165 E 55th St • Los Angeles 90011****3 units • \$209,667/unit • 1,700 sqft • 5,111 sqft lot • \$388.24/sqft • Built in 1913****Listing ID: RS21078835****CENTRAL AND 55TH ST**

GREAT PROPERTY FOR A LARGE FAMILY..... Amazing 2 homes for the price of one. Front house features 3 bedrooms 2 baths indoor laundry room upgraded windows cabinets . , Back house has a 2 bedroom 1 bath . Property also features plenty of parking space for front home and back unit.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$629,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: ENERGY STAR Qualified Equipment
- Heating: ENERGY STAR Qualified Equipment
- Laundry: Gas & Electric Dryer Hookup
- 2 electric meters available
- 2 gas meters available
- 2 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: 01948605
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 5104016029

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: RS21078835

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Closed •List / Sold: **\$1,600,000/\$1,600,000****1133 E 28th St • Los Angeles 90011****0 days on the market****3 units • \$533,333/unit • 5,464 sqft • 6,487 sqft lot • \$292.83/sqft • Built in 2021****Listing ID: DW21121640****South On Central Ave, Go East on 28th St**

LAJOMA PROPERTIES IS PROUD TO PRESENT THIS BEAUTIFUL NEW CONSTRUCTION TRIPLEX, TWO STORIES BUILDINGS, TWO SEPARATE BUILDINGS, FRONT UNIT IS AN SFR 5/BEDS 3/BATHS ONE CAR GARAGE ATTACHED, REAR IS A DUPLEX, TOP UNIT HAS 5/BEDS 3/BATHS ONE CAR GARAGE ATTACHED, BOTTOM UNIT HAS 4/BEDS 2/BATHS ONE CAR GARAGE ATTACHED, 5,464 SQ FT LIVING SPACE, LOT SIZE 6,487, APPLIANCES IN ALL UNITS, HVAC EQUIPED, CUSTOM WINDOW BLINDS, LED LIGHTING THROUGHOUT, TWO TONE INTERIOR PAINT, SECURITY CAMERAS IN BOTH BUILDINGS, LAUNDRY ROOMS WITH WASHER AND DRYERS IN ALL UNITS, INDIVIDUAL METERS WATER, GAS & POWER IN ALL UNITS, NO RENT CONTROL, THIS UNITS ARE VERY LOW MAINTENANCE, DROUGHT FRIENDLY LANDSCAPING, DECORATIVE PAVERS, WE TAKE PRIDE ON OUR QUALITY WE DELIVER TO OUR CLIENTS, LAJOMA PROPERTIES TRIES THEIR ABSOLUTE BEST TO BRING A HIGHER STANDARD OF LIVING TO LOCAL NEIGHBORHOODS THIS IS OUR MODEL TO BRING A SUSTAINABLE STANDARD OF LIVING TO OUR CLIENTS.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,600,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air, Humidity Control, ENERGY STAR Qualified Equipment
- Heating: Central, Electric, Natural Gas, ENERGY STAR Qualified Equipment
- Laundry: Dryer Included, Gas & Electric Dryer Hookup, Individual Room, Washer Included
- \$112800 Gross Scheduled Income
- \$91770 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

- Floor: Vinyl
- Appliances: Gas & Electric Range, Microwave, Refrigerator

Exterior

- Lot Features: 0-1 Unit/Acre, Sprinklers Drip System, Yard
- Fencing: Electric, Excellent Condition, Redwood, Wood
- Security Features: Fire Sprinkler System, Security Lights, Security System, Smoke Detector(s)
- Sewer: Public Sewer
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$21,030
- Insurance: \$1,800

- Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01798222
 - Gardener:
 - Licenses: 190
- Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$0
 - Other Expense:
 - Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 5119013025

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Apartment**\$1,038,000/\$1,048,888 ↑****30 days on the market****Listing ID: AR20263177****128 E Emerson Ave • Monterey Park 91755****3 units • \$346,000/unit • 2,539 sqft • 5,498 sqft lot • \$413.11/sqft • Built in 1959****E/Garfield Av. N/Garvey Av.**

Located in the heart of Monterey Park, walking distance to bus stops, supermarkets, hospitals, and many other amenities. All units are pretty spacious. Recent updates include some new floors, new paint, new kitchen counters /cabinets and new bathrooms. 3 Electric meters, 3 gas meters, one water meter. Front unit, 2/2, is freestanding with own yard. Back building consist of two car carports, 1/1 downstairs and 2/1 upstairs. All information provided deemed reliable but not guaranteed. County record shows 1 bathroom for front unit, it actually has two bathrooms.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$980,000
- 2 Buildings
- 4 Total parking spaces
- 2 Total carport spaces
- \$65400 Gross Scheduled Income
- \$48475 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$16,925
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$720
- Cable TV: 01983717
- Gardener:
- Licenses: 240
- Insurance: \$800
- Maintenance: \$0
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$900
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$0	\$0	\$2,100
2:	1	2	1	1	Unfurnished	\$0	\$0	\$1,900

6/27/2021

Matrix

3:1111Unfurnished\$0\$0\$1,450

Of Units With:

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

Additional Information

- Standard sale
- 641 - Monterey Park area
 - Los Angeles County
 - Parcel # 5255009003

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

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

Closed •List / Sold: **\$1,199,000/\$1,200,000****11685 Oxnard St • North Hollywood 91606****55 days on the market****3 units • \$399,667/unit • 3,264 sqft • 7,250 sqft lot • \$367.65/sqft • Built in 1928****Listing ID: BB21057429****East of Colfax**

Great triplex in a great location. Near the intersection of Colfax and Oxnard. All fenced. ALL UNITS WIL BE DELIVERED WITH NO TENANTS.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,200,000
- 2 Buildings
- 6 Total parking spaces
- 6 Total carport spaces
- Laundry: Inside
- \$48000 Gross Scheduled Income
- \$44400 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,000
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00951359
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,000	\$1,500	\$3,200
2:	2	2	2	2	Unfurnished	\$2,000	\$4,400	\$4,400

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

- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2334014048

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: BB21057429

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List / Sold:

Closed •**\$1,025,000/\$1,091,000 ↑****17 days on the market****545 N Oakland Ave • Pasadena 91101****3 units • \$341,667/unit • 1,999 sqft • 11,796 sqft lot • \$545.77/sqft •
Built in 1908****Listing ID: AR21080417****Exit Lake Ave on 210 freeway. Go north on Lake Ave. West on Villa Ave. North on Oakland Ave.**

This three-unit income producing property on a large lot in a prime Pasadena location is ready to go! The main house is a 2 bed/1bath unit with its own garage, while the 1 bed/1bath and studio units have their own entrance at the side of the property. Recent upgrades include: newer flooring (main house and 1-bed), newer kitchen countertops (main house and 1-bedr), newer paint (1-bed and studio), newer wall heaters (1-bed and studio), and new bathroom flooring and tiling (main house and 1-bed). This property has outstanding curb appeal and is minutes from Downtown Pasadena, the Gold line metro station and the 210 Freeway.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,025,000
- 1 Buildings
- 1 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Cap Rate: 4
- \$62400 Gross Scheduled Income
- \$41266.49 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$21,134
- Electric: \$67.96
- Gas: \$0
- Furniture Replacement:
- Trash: \$489
- Cable TV: 01317331
- Gardener:
- Licenses: 219.95
- Insurance: \$725
- Maintenance: \$5,059
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,161
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- 645 - Pasadena (NW) area
 - Los Angeles County
 - Parcel # 5731004038

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$849,000/\$830,000 ↓****29 days on the market****1002 W. 9th St. • San Pedro 90731****3 units • \$283,000/unit • 1,934 sqft • 6,565 sqft lot • \$429.16/sqft • Built in 1950****Listing ID: SB21081543****Take 9th St to Alma its on the corner of 9th/Alma St.**

Call your investors on this prime triplex located in the heart of Vista Del Oro. Owner stated they will consider caring the first Trust Deed with 25% down. Please submit on terms and conditions. All apartments have their own laundry area and large single garages. nice rear yard as well. Please do not disturb the tenants. Subject to interior inspection

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$849,000
- 1 Buildings
- 3 Total parking spaces
- Laundry: In Kitchen
- \$41844 Gross Scheduled Income
- \$26119 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior**Exterior**

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$15,725
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01879720
- Gardener:
- Licenses: 200
- Insurance: \$975
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$2,150
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,431	\$1,431	\$2,000
2:	1	1	1	1	Unfurnished	\$975	\$975	\$1,250
3:	1	1	1	1	Unfurnished	\$1,081	\$1,081	\$1,250

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
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7458005020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SB21081543

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List / Sold:

Closed • **Triplex****\$1,440,000/\$1,388,000 ↓****0 days on the market****2325 S Cabrillo Ave • San Pedro 90731****3 units • \$480,000/unit • 5,295 sqft • 4,501 sqft lot • \$262.13/sqft • Built in 1981****Listing ID: SB21099221****From S Gaffey Street, go west on 23rd Street. Make a left on S Cabrillo Avenue. The property is on the right hand side.**

This is the perfect Mediterranean trophy 2 story triplex in South San Pedro for the discriminating owner occupant or investor looking for pride of ownership type buildings to add to their current portfolio! You'll delight in the extraordinary quality from the hardwood floors, recessed lighting, and lovely light fixtures, to the well maintained cabinetry in the kitchen. Downstairs is a work room with an extra 1/2 bathroom in the 6 space subterranean tandem parking area with electric garage door and storage cabinets. The top owner's unit features a granite island kitchen, tile counters, breakfast bar, built-in dishwasher, double wall oven, built-in 4 burner cook top, and griddle. Each unit is roomy and spacious with a total building area of 5,295 square feet! Don't miss the pull down stairs to the attic and 100 foot deep lot. Shows AAAA, the highest possible rating!

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,440,000
- 1 Buildings
- Levels: Three Or More
- 6 Total parking spaces
- Laundry: Gas Dryer Hookup, Inside, Washer Hookup
- \$88200 Gross Scheduled Income
- \$59400 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: \$28,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01501084
- Gardener:
- Licenses:
- Insurance: \$2,400
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$8,400
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	2	Unfurnished	\$2,200	\$2,200	\$2,200
2:	1	2	2	2	Unfurnished	\$2,000	\$2,000	\$2,200
3:	1	3	3	2	Unfurnished	\$3,150	\$3,150	\$3,250

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
- 183 - Vista Del Oro area
 - Los Angeles County
 - Parcel # 7463006029

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Triplex**\$1,415,000/\$1,425,000** ↑**7 days on the market****Listing ID: BB21071947****4557 Colfax Ave • Studio City 91602****3 units • \$471,667/unit • 3,063 sqft • 5,574 sqft lot • \$465.23/sqft • Built in 1940****Located on Colfax, South of the 101 Freeway, 2 blocks from Moorpark**

4557 Colfax is a pride-of-ownership triplex made up of two gorgeous 1986 construction 2 bedroom, 2 bathroom units and a charmingly updated 1940's 2 bedroom, 1 bathroom house with a private yard. Situated in upscale Studio City, this property is one of very few 2-4 unit properties to ever hit the market in this rare and prestigious area. These units have wonderful tenants who have all paid rent during Covid-19 at close to market rents of \$2,500, \$2,300 and \$2,045. The property boasts an outstanding current cap rate of 4% and a pro forma cap rate of 4.56%. This property was fully renovated in 2005 and has been lovingly maintained over the years. It features an extensive list of upgrades including: a huge, enclosed front yard, large balconies/porches for all three units, washer/dryers in all units, fireplaces in both rear units, high ceilings, new metal and wood security gates, a new roof within the past 5 years, a Lorex security system and flood lights, a newly landscaped side yard, a recently replaced front fence and newly repainted exterior trim. Unit 4555 has recently rebuilt and sealed exterior stairs, as well as new stainless steel kitchen appliances, washer and dryer, kitchen faucet and hot water tank. Unit 4557 features updates including restored wood floors, a remodeled kitchen with white subway tile, and a hot water tank that has been replaced within the past 7 years. Unit 4553 boasts a new stove and water heater as of a few years ago.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,415,000
- 1 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Central Air
- Heating: Central
- Laundry: Dryer Included, Washer Included
- Cap Rate: 4
- \$82140 Gross Scheduled Income
- \$56669 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Tile, Wood
- Appliances: Dishwasher, Gas Range, Refrigerator
- Other Interior Features: Balcony, Living Room Balcony

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,007
- Insurance: \$1,225

- Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 00637268
 - Gardener:
 - Licenses:
- Maintenance: \$1,200
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$2,045	\$2,045	\$2,500
2:	1	2	2	0	Unfurnished	\$2,500	\$2,500	\$2,500
3:	1	2	1	0	Unfurnished	\$2,300	\$2,300	\$2,600

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- STUD - Studio City area
 - Los Angeles County
 - Parcel # 2364007047

Michael Lembeck

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

Re/Max Property Connection

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

Closed •

List / Sold: **\$849,000/\$870,000** ↑

14152 Friar St • Van Nuys 91401

6 days on the market

3 units • \$283,000/unit • 1,959 sqft • 6,524 sqft lot • \$444.10/sqft • Built in 1942

Listing ID: SR21100452

Between Hazeltine and Tyrone just south of Victory Blvd



14152 Friar Street in Van Nuys is located in a redeveloping part of the city. This 3 Unit-Triplex is an ideal investment for a first-time investor. The property is located within blocks of the Van Nuys courthouse, close to shopping and many restaurants. The property host a (1) One (2) Two Bedroom and (1) One Bath Unit and (2) Two (1) One Bedroom and (1) One Bath Units. The property has updated windows, a new driveway, two garages that house 3 cars, new copper plumbing, and a new roof in 2017.

Facts & Features

- Sold On 06/21/2021
 - Original List Price of \$849,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
- \$46860 Gross Scheduled Income
 - \$27067 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,387
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV:
 - Gardener:
 - Licenses:
- Insurance: \$784
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$2,400
 - Other Expense:
 - Other Expense Description:

Unit Details

UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
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6/27/2021

					Matrix			
1:	1	2	1	2	Unfurnished	\$1,750	\$1,750	\$1,950
2:	1	1	1	1	Unfurnished	\$977	\$977	\$1,550
3:	1	1	1	1	Unfurnished	\$1,028	\$1,028	\$1,550

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
- VN - Van Nuys area
 - Los Angeles County
 - Parcel # 2240015003

Michael Lembeck

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

Re/Max Property Connection

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

Closed •**16804 Saticoy St • 91406****4 units • \$248,750/unit • 3,086 sqft • 6,500 sqft lot • \$324.04/sqft •
Built in 1948****Cross Streets: East Balboa**List / Sold: **\$995,000/\$1,000,000 ↑****84 days on the market****Listing ID: 320005175**

We are proud to represent this 4-unit apartment building in Lake Balboa area of Van Nuys. This Fourplex includes two 2 bed/1 bath units and two 1 bed/1 bath units sitting on a 6,500SF lot! The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles. The property is separately metered for gas and electricity.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$995,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- 0 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Cap Rate: 0
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01238757
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance: \$0
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0	\$1,400	\$0
2:		1	1		Unfurnished	\$0	\$928	\$0

3:	1	1
4:	2	1
5:	0	0
6:	0	0
7:	0	0
8:	0	0
9:	0	0
10:	0	0
11:	0	0
12:	0	0
13:	0	0

Of Units With:

- Separate Electric: 4
- Gas Meters: 4
- Water Meters: 1
- Carpet: 0
- Dishwasher: 0
- Disposal: 4

Additional Information

- Standard sale

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

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

Matrix

Unfurnished	\$0	\$983	\$0
Unfurnished	\$0	\$1,200	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0
	\$0	\$0	\$0

- Drapes: 0
- Patio: 3
- Ranges: 0
- Refrigerator: 0
- Wall AC: 4
- LKBL - Lake Balboa area
- Los Angeles County
- Parcel # 2226024009

Closed •List / Sold: **\$1,100,000/\$1,100,000****417 Irving Ave • Glendale 91201****1 days on the market****4 units • \$275,000/unit • 2,012 sqft • 9,656 sqft lot • \$546.72/sqft • Built in 1952****Listing ID: BB21117198****N of Victory, W of Western**

Wonderful Starter Investment in Glendale!!! Four (4) units on an approximately 9,656 sq ft lot. Each unit is 1 bedroom and 1 bath and each unit has its own gas and electric meters. There is a separate 4-car garage; 1 space for each unit. All tenants are on month-to-month agreements. A new buyer may also choose to live in one of the units and collect income on the others.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,100,000
- 3 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: See Remarks
- Heating: Floor Furnace
- \$46800 Gross Scheduled Income
- \$28992 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Lawn, Lot 6500-9999, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$17,808
- Electric: \$0.00
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01345642
- Gardener:
- Licenses:
- Insurance: \$1,164
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,872
- Other Expense:
- Other Expense Description:

Unit Details

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

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
- 626 - Glendale-Northwest area
 - Los Angeles County
 - Parcel # 5625009020

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: BB21117198

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List / Sold:

Closed •**\$1,149,888/\$1,050,000 ↓****43 days on the market****Listing ID: CV21044318****2807 Griffin Ave • Lincoln Heights 90031****4 units • \$287,472/unit • 3,306 sqft • 10,796 sqft lot • \$317.60/sqft •****Built in 1925****off of Griffin**

IMPROVED PRICE! Back on the market - Buyers did not perform! An excellent multi-family property in desirable & thriving Lincoln Heights neighborhood, featuring 2 charming buildings, each building with 2 units, all with separate gas and electric meters. The units also offer on-site parking as well. The property is situated on an attractive 10,800 square foot lot - with an opportunity to build more units! In 2018 - 2 of the units were completely remodeled (New Kitchen + New Bath etc./#2809 & #2809 1/2). It is also centrally located, including public transportation just blocks away and a short commute to Downtown LA, USC Medical Ctr., Dodger Stadium, & easily accessible to major freeways & neighboring Cities such as Pasadena, Glendale, & Burbank. The property offers an excellent income and still has plenty of upside potential on rents. Please Do Not Disturb Occupants!

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,189,888
- 2 Buildings
- 0 Total parking spaces
- Heating: Wall Furnace
- Cap Rate: 3.82
- \$63432 Gross Scheduled Income
- \$43907 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level with Street, Lot 10000-19999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,525
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01918798
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 2400
- Water/Sewer: \$500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	0	Furnished	\$63,432	\$63,432	\$93,600

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
- 677 - Lincoln Hts area
 - Los Angeles County
 - Parcel # 5206004007

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

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

CUSTOMER FULL: Residential Income LISTING ID: CV21044318

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List / Sold:

Closed •**\$1,299,000/\$1,266,525 ↓****12 days on the market****Listing ID: 21721416****2325 LAVERNA Ave • Los Angeles 90041****4 units • \$324,750/unit • 2,000 sqft • No lot size data • \$633.26/sqft • Built in 1924****2 blocks West of Eagle Rock Blvd. 5 blocks South of Colorado Blvd**

Property was Ellis Act on Feb 2020 to be converted as T.I.C. units. 4-unit property located in a great residential area of Eagle Rock within short distance to restaurants, cafes and shops on Colorado Blvd. Completely detached 1bd-1ba 500 sqft Spanish style houses (no common wall). 4 x 1-car garage at the back of the driveway currently used as storage (plenty of parking in the street). Perfectly maintained (recent roof foam insulation, new windows, EQ retrofitted, new driveway) and manicured landscape. One unit is vacant and being remodeled (expected to be completed by May 10th). Another unit will become vacant and ready for renovation by mid-May. The 2 other units are still occupied by current tenants paying \$1400 & \$1900/mo + 1 garage separately rented for \$200/mo. One of these occupied units was remodeled in 2018 (see photos). Ellis Act fees and Tenant relocation assistances already taken care of. Complete the renovation and expect to sell each house as T.I.C unit for \$440k-\$470k. This property could also be a great opportunity for owner & his extended family occupying all units. Located within the acclaimed Eagle Rock school district and less than a mile from Occidental College. No sign on property. Do not disturb tenants or walk on property.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,299,000
- 4 Buildings
- Levels: One
- Heating: Heat Pump
- Laundry: Stackable
- \$46582 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

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

Exterior

- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$20,258
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 01893884
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$2,200	\$5,570	\$8,800
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- 618 - Eagle Rock area
 - Los Angeles County
 - Parcel # 5685013011

Michael Lembeck

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

Re/Max Property Connection

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

ClosedList / Sold: **\$849,000/\$905,000** ↑**21 days on the market****Listing ID: PW21090399****4706 Catalpa St # B • Los Angeles 90032****4 units • \$212,250/unit • 2,553 sqft • 6,171 sqft lot • \$354.48/sqft • Built in 1957****See Google Maps**

SEE PRIVATE REMARKS REGARDING SHOWING INFORMATION Great opportunity for units that have cash flow in highly demanding and centrally located in the area of Los Angeles. These units are located near all amenities of life close to schools, restaurants, Downtown Los Angeles, Mariachi Plaza, LAC+USC Medical, Dodger Stadium, Metro Gold Line, and shopping with development happening all around. Get in while you can!! Three units are 1 bedroom 1 bath and the fourth unit is 2 bedrooms 1 bath. there is also a attached three car garage located at the rear of units. ** DO NOT BOTHER TENANTS**

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$849,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$36600 Gross Scheduled Income
- \$32244 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$363
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$122
- Cable TV: 00778734
- Gardener:
- Licenses:
- Insurance: \$322
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$241
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$875	\$875	\$875
2:	1	1	1	1	Unfurnished	\$875	\$875	\$875
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,300

6/27/2021

Matrix

4:	1	2	1	0	Unfurnished	\$0	\$0	\$0
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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
- 621 - El Sereno area
 - Los Angeles County
 - Parcel # 5215028009

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

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

List / Sold:

Closed •**\$1,200,000/\$1,100,000 ↓****530 days on the market****Listing ID: SR19224579****1108 Manzanita St • Los Angeles 90029****4 units • \$300,000/unit • 2,436 sqft • 7,688 sqft lot • \$451.56/sqft • Built in 1920****From Sunset where Santa Monica runs into it; turn north on Sanborn and left onto first alley. End of Alley is Manzanita and property is to the right.**

Location-Location-Location!! You can't get any closer to the heart of Silverlake, one block from Sunset Junction. (Sunset & Santa Monica) This is a fantastic investor opportunity. Zoned LARD2 with easy access to the side length of property off of Wit Place. Parcel includes 1108, 1108 1/2, 1110 and 1112. Property currently has 3 homes with 4 units. 2/1, 2/1, 1/1 and 1/1. There are a great mix of coffee shops, restaurants and shopping close by. Original buildings from 1920.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,600,000
- 3 Buildings
- 0 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$56496 Gross Scheduled Income
- \$50560 Net Operating Income
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$5,936
- Electric: \$150.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$80
- Cable TV: 00581411
- Gardener:
- Licenses:
- Insurance: \$932
- 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
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6/27/2021

Matrix

1:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,800
2:	1	2	1	0	Unfurnished	\$1,450	\$1,450	\$2,800
3:	1	1	1	0	Unfurnished	\$1,300	\$1,300	\$2,200
4:	1	1	1	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

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

Additional Information

- Standard, Trust sale
 - Rent Controlled
- 671 - Silver Lake area
 - Los Angeles County
 - Parcel # 5429010014

Michael Lembeck

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

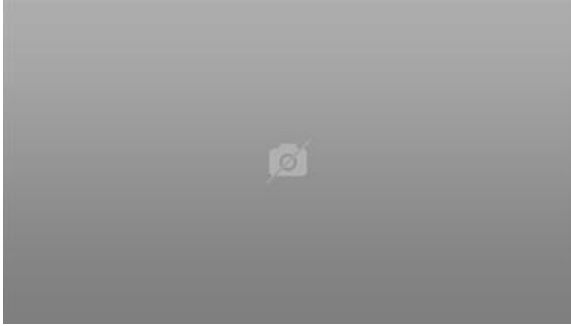
Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: SR19224579

Printed: 06/27/2021 1:54:58 PM

List / Sold:

Closed •**\$1,695,000/\$1,550,000** ↓**44 days on the market****Listing ID: 21676946****10752 Woodbine St • Los Angeles 90034****4 units • \$423,750/unit • 4,177 sqft • 5,341 sqft lot • \$371.08/sqft • Built in 1960****West of Overland between Rose Avenue and Lawler Street**

Great unit mix in a wonderful, convenient Westside property on a wide street. Owners unit with balcony, jacuzzi tub, fireplace, 3 bedrooms, dressing room, 2 bath. Building has been remodeled and is in compliance with soft story retrofit. Additional units 3 bed/2 bath, 2 bed/2bath and 1 bed/1bath. Three car garage, total parking 7 cars.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,695,000
- 1 Buildings
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Natural Gas, Forced Air
- Laundry: Individual Room
- \$60824 Net Operating Income
- 4 electric meters available

Interior

- Rooms: Atrium, Dressing Area, Master Bathroom, Walk-In Closet, Two Masters
- Floor: Wood, Vinyl, Tile, Carpet
- Appliances: Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Range
- Other Interior Features: Recessed Lighting, Beamed Ceilings, High Ceilings, Track Lighting, Phone System

Exterior

- Lot Features: Back Yard, Corners Marked, Rectangular Lot, Utilities - Overhead
- Security Features: Fire and Smoke Detection System, Window Bars, Carbon Monoxide Detector(s), Smoke Detector(s)
- Sewer: Sewer Paid, Other

Annual Expenses

- Total Operating Expense: \$12,496
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:

- Cable TV: 01022772
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$960	\$960	\$3,000
2:	1	1	1		Unfurnished	\$1,815	\$1,815	\$1,815
3:	1	2	2		Unfurnished	\$1,630	\$1,630	\$2,200
4:	1	3	2		Unfurnished	\$1,720	\$1,720	\$3,500
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

- Separate Electric: 4
 - Gas Meters:
 - Water Meters:
 - Carpet: 4
 - Dishwasher: 4
 - Disposal: 4
- Drapes: 4
 - Patio: 4
 - Ranges: 4
 - Refrigerator: 4
 - Wall AC: 3

Additional Information

- Standard sale
 - Rent Controlled
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4254025032

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$850,000/\$840,000** ↓**61 days on the market****2317 S Congress Ave • Los Angeles 90018****4 units • \$212,500/unit • 2,366 sqft • 6,655 sqft lot • \$355.03/sqft •
Built in 1939****Listing ID: SR21014443****Traveling West on the 10 Freeway exit Western Ave and Head South. Head East on Adams and head north on Congress.**

Vinco Vinco Realty Group (VVRG) is pleased to present 2317 S Congress, a Value-add opportunity comprised of four (4) units all one bedroom - one bathroom. The property is located in the Adams-Normandie neighborhood. This unique investment offers an investor over 70% in upside rents in a rapidly growing submarket. The subject property is located in a highly sought-out Normandie-Adams neighborhood. Over the past few years, many residents and investors have seen significant appreciation in these submarkets, with rents skyrocketing. Increased amenities in the area has increased the neighborhood appeal. This pocket sits adjacent to Jefferson Park, West Adams, University village, and just south of Korea Town. Within a short 5-10 minute drive, tenants would enjoy shops, entertainment & quality dining options.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$850,000
- 1 Buildings
- 4 Total parking spaces
- Heating: Wall Furnace, See Remarks
- \$46884 Gross Scheduled Income
- \$26297 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: See Remarks
- Floor: See Remarks
- Appliances: None
- Other Interior Features: Ceiling Fan(s)

Exterior

- Lot Features: 2-5 Units/Acre
- Security Features: Smoke Detector(s), Window Bars
- Fencing: Fair Condition, Good Condition
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$19,181
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 00515614
- Gardener:
- Licenses:
- Insurance: \$1,065
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,400	\$1,400	\$1,700
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,700
3:	1	1	1	1	Unfurnished	\$576	\$576	\$1,700
4:	1	1	1	1	Unfurnished	\$581	\$581	\$1,700

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
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5058022006

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,435,000/\$1,500,000** ↑**7 days on the market****Listing ID: 21705820****2414 Clyde Ave • Los Angeles 90016****4 units • \$358,750/unit • 2,928 sqft • 4,734 sqft lot • \$512.30/sqft • Built in 1964****North of the 10 Fwy, South of Washington, West of Hauser, East of Fairfax**

Brand new 4plex in West Adams at 2414 Clyde Avenue, 90016. Originally built in 1964, all 4 units have been completely remodeled with brand new copper plumbing, HVAC, flooring, countertops, kitchens, bathrooms, washer & dryers, appliances, cabinets, etc. The exterior underwent a full rehab as well with a new roof, new asphalt/driveway, gated entry, drought-tolerant landscaping and exterior lighting. Electrical sub-panels are also new. Currently grossing \$97,908 a year in rents, Buyer will be sitting on a 5% cap rate on day 1 of ownership. Each unit is on RUBS, which means tenants pay for all utilities and the Landlord only pays for exterior and common area utilities. Per the tenants leases, next year, the rents will jump from \$97,908 to \$105,240 and the cap rate will go from 5% to 5.50%. The subject property is located in a 1-1.5 mile radius from the Culver City Arts District, Kaiser Permanente West LA, the new Cumulus Development Project & the La Cienega/Jefferson Metro Station.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,435,000
- 1 Buildings
- Cooling: Central Air
- Heating: Central
- \$71342 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$23,047
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,000	\$2,000	\$2,300
2:	1	2	1		Unfurnished	\$1,935	\$1,935	\$2,300
3:	1	2	1		Unfurnished	\$2,092	\$2,092	\$2,300
4:	1	2	1		Unfurnished	\$2,082	\$2,082	\$2,300

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

Of Units With:

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

Additional Information

- Standard sale
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5063022057

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

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

List / Sold:

Closed •**\$1,415,000/\$1,500,000** ↑**153 days on the market****Listing ID: 20669846****1004 N Ardmore Ave • Los Angeles 90029****4 units • \$353,750/unit • 5,270 sqft • 7,758 sqft lot • \$284.63/sqft • Built in 1912****South of Santa Monica Blvd. and East of 101 Freeway.**

We are proud to exclusively present for sale a four unit property comprised of two duplexes, with the possibility of adding units. Located in East Hollywood, just south of SMB & east of the 101 FWY, this property is blocks from LA City College & Metro Subway Station. 3 of 4 units will be delivered vacant, w/2 units fully gutted & ready for rehabbing & 1 unit remodeled & ready to be rented! With 5,270SF of rentable space, the front units (4+3s), once rehabbed, should rent fast. Units are stacked. Back duplex has a 2+1 fully remodeled upstairs unit, which has been left vacant for a new owner to rent out. Bottom unit is currently leased at \$1,000 and is a 2+1. The new owner will have a few different plays, including doing something similar to the existing proposed plans to remodel the front duplex, possibly adding 1 or 2 detached ADUs w/o the possibility of increased parking, or consider additional units in the back, as zoning allows around 10 units by right.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,495,000
- 2 Buildings
- \$131040 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,760
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01921951
- 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	3		Unfurnished	\$0	\$0	\$4,400
2:	1	4	3		Unfurnished	\$0	\$0	\$4,500

6/27/2021

Matrix

3:	1	2	1	Unfurnished	\$1,000	\$1,000	\$2,350
4:	1	2	1	Unfurnished	\$0	\$0	\$2,400
5:							
6:							
7:							
8:							
9:							
10:							
11:							
12:							
13:							

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5537018024

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

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

List / Sold:

Closed •**\$1,600,000/\$1,625,000 ↑****6 days on the market****Listing ID: 20597902****8807 Reading Ave • Los Angeles 90045****4 units • \$400,000/unit • 2,916 sqft • 7,006 sqft lot • \$557.27/sqft • Built in 1949****West of the 405 freeway, West on Manchester / South on Ramsgate**

An amazing investor opportunity to add this fully occupied Mid-Century 4-Plex to their investment portfolio. Tucked away in a quiet neighborhood of Westchester (Playa Vista adjacent) close to Loyola Marymount University & only a few miles to "Silicon Beach" area demands excellent rents. 3 units have recently been renovated w trendy designer touches throughout including new kitchens/baths, floors, tankless water-heaters, washer/dryers in unit, newer roof, A/C, newer drought tolerant landscaping & newer exterior paint to name a few upgrades. Each unit w private patio. 5 parking. Fully Occupied Units. Do not disturb tenants.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,600,000
- 1 Buildings
- Levels: Multi/Split
- 5 Total parking spaces
- 1 Total carport spaces
- Heating: Combination
- Laundry: Inside
- \$106548 Net Operating Income
- 4 gas meters available
- 4 water meters available

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal, Oven

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01869619
- 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	\$2,500	\$2,300	\$2,500
2:	1	1	1		Unfurnished	\$2,500	\$2,490	\$2,500
3:	1	1	1		Unfurnished	\$2,500	\$1,090	\$2,500
4:	1	2	2		Unfurnished	\$3,200	\$3,000	\$3,200

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

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C29 - Westchester area
 - Los Angeles County
 - Parcel # 4125015009

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

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

ClosedList / Sold: **\$675,000/\$400,000** ↓**30 days on the market****10712 S Broadway • Los Angeles 90061****4 units • \$168,750/unit • 1,870 sqft • 6,161 sqft lot • \$213.90/sqft •
Built in 1924****Listing ID: DW21077180****East of 110 FWY. North of 105 FWY. From Imperial HWY heading North on S. Broadway, between W. 108th St and W. 107th St.**

Quadruplex Investment opportunity with amazing potential. This is a great Investment Property with rental income from all 4 units. Good open location with plenty of parking for all the Tenants. Close to 110 and 105 Freeways. Please do not disturb current residents.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$675,000
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- \$43368 Gross Scheduled Income
- \$35918 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,450
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$350
- Cable TV: 01816981
- Gardener:
- Licenses:
- Insurance: \$350
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$350
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$910	\$910	\$1,200
2:	1	1	1	0	Unfurnished	\$910	\$910	\$1,200
3:	1	1	1	0	Unfurnished	\$884	\$884	\$1,200

6/27/2021

Matrix

4:1100Unfurnished\$910\$910\$1,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- C34 - Los Angeles Southwest area
 - Los Angeles County
 - Parcel # 6074011034

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

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

Closed • **Quadruplex**

903 E 79th St • Los Angeles 90001

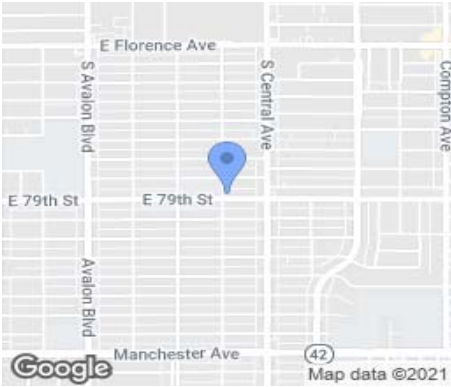
4 units • \$156,250/unit • 2,537 sqft • 6,895 sqft lot • \$218.76/sqft • Built in 1941

North on Central Avenue, and turn left on E 79th St. Property is on the corner of 79th and Wadsworth Ave.

List / Sold: **\$625,000/\$555,000** ↓

78 days on the market

Listing ID: PW20216343



Great opportunity and potential with this property. This property has 4 units that are all currently occupied.

Facts & Features

- Sold On 06/24/2021
 - Original List Price of \$625,000
 - 1 Buildings
 - Levels: One
 - 4 Total parking spaces
- \$3900 Gross Scheduled Income
 - \$3900 Net Operating Income
 - 0 electric meters available
 - 0 gas meters available
 - 0 water meters available

Interior

Exterior

- Lot Features: Front Yard, Lawn, Level, Yard
 - Security Features: Window Bars
- Sewer: Public Sewer

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,400
2:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,400
3:	1	1	1	1	Unfurnished	\$1,000	\$1,000	\$1,400
4:	1	1	1	1	Unfurnished	\$900	\$900	\$1,400

Of Units With:

- Separate Electric: 0
- Drapes:

6/27/2021

Matrix

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

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

Additional Information

- Standard, Trust sale
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6023029015

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

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

CUSTOMER FULL: Residential Income LISTING ID: PW20216343

Printed: 06/27/2021 1:54:58 PM

Closed •

List / Sold: **\$695,000/\$640,000** ↓

139 W 48Th St • Los Angeles 90037

52 days on the market

4 units • \$173,750/unit • 1,976 sqft • 4,744 sqft lot • \$323.89/sqft • Built in 1912

Listing ID: 21703050

East of Broadway and West of Main and North of Slauson



This is an excellent opportunity to purchase a four (4) unit apartment building located in the high rental demand area, just south of Downtown Los Angeles. Location is minutes to Downtown Los Angeles, Staples Center/South Park, USC, Exposition Park, etc.. Great opportunity for investment or owner - occupied property. One unit is to be delivered vacant at the close of escrow and allows for immediate upside.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$695,000
- 2 Buildings
- Heating: Wall Furnace
- \$29226 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$17,670
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$583	\$583	\$1,600
2:	2	1	1		Unfurnished	\$0	\$0	\$1,600
3:	3	0	1		Unfurnished	\$1,100	\$1,100	\$1,300
4:	4	1	1		Unfurnished	\$625	\$625	\$1,600
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
- C42 - Downtown L.A. area
 - Los Angeles County
 - Parcel # 5110013009

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

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

List / Sold:

Closed • **Quadruplex****\$2,750,000/\$2,718,000** ↓**6 days on the market****Listing ID: P1-4474**

144 S Sycamore Ave • Los Angeles 90036
4 units • **\$687,500/unit** • **sqft** • **7,813 sqft lot** • **No \$/Sqft data** •
Built in 1927
East of La Brea, South of Beverly



Located in the Wilshire-Hancock Park Area, 144 S. Sycamore Avenue is a 4-unit property built in 1927 measuring approximate 6,341 square feet and 7,813 square foot R3 lot. The well-maintained property boasts spacious floor plans with a highly desirable unit mix of two three-bedroom/two-bathroom units, and two two-bedroom/one-bathroom units. All feature formal living room with coved ceilings, wainscoting, and decorative fireplace, formal living room, hardwood floors throughout, and in-unit laundry rooms. All units have separate meters for gas and electric, and are serviced by individual water heaters. There are six garage spaces plus two parking spaces. This rare offering is in close proximity to shopping and dining on 3rd St./Beverly, The Grove, Farmer's Market, LACMA, Cedars and the Beverly Center, presenting an opportunity for an investor or owner/user.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$2,750,000
- 144146148 Buildings
- Levels: Two
- 6 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Gravity
- Laundry: Individual Room, Inside
- \$75192 Gross Scheduled Income
- \$47160 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 0 water meters available

Interior

- Rooms: Laundry, Living Room
- Floor: Wood
- Appliances: Gas Range, Refrigerator, Water Heater

Exterior

- Lot Features: Sprinklers None
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$28,032
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Insurance: \$4,254
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,200

- Cable TV: 01124558
 - Gardener:
 - Licenses:
- Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2	Unfurnished	\$0	\$0	\$6,500
2:		3	2	2	Unfurnished	\$2,500	\$2,500	\$6,500
3:		2	1	1	Unfurnished	\$2,000		\$5,000
4:		2	1	1	Unfurnished	\$1,766		\$5,000
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Probate Listing sale
 - Rent Controlled
- C18 - Hancock Park-Wilshire area
 - Los Angeles County
 - Parcel # 5513017008

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Quadruplex**\$1,649,000/\$1,750,000** ↑**24 days on the market****Listing ID: P1-4399****4114 Ocean View Blvd • Montrose 91020****4 units • \$412,250/unit • sqft • 8,462 sqft lot • No \$/Sqft data • Built in 1953****South of 210 freeway. North of Montrose Avenue.**

Awesome fourplex in a desirable Montrose neighborhood. Pride of ownership. Excellent investment/Owner user opportunity. Close proximity to schools, restaurants, shops and transportation. All units are 2 Bedroom 1 Bath. These beautiful units have been wonderfully maintained with pride of ownership. Don't miss this opportunity as they will not last.

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$1,649,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- 4 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Floor Furnace, Natural Gas
- Laundry: Community, Outside
- \$6711 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater
- Other Interior Features: Ceiling Fan(s), Copper Plumbing Partial, Pantry, Recessed Lighting, Stone Counters, Tile Counters, Unfurnished

Exterior

- 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: \$150
- Cable TV: 01873039
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1	1	Unfurnished	\$0	\$1,900	\$0
2:		2	1		Unfurnished		\$1,976	
3:		2	1		Unfurnished		\$1,835	
4:		2	1		Unfurnished		\$2,000	
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

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
- Los Angeles County
 - Parcel # 5807003038

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

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

Closed •List / Sold: **\$975,000/\$940,000 ↓****1068 N Allen Ave • Pasadena 91104****275 days on the market****4 units • \$243,750/unit • 2,800 sqft • 4,407 sqft lot • \$335.71/sqft •
Built in 1927****Listing ID: SR20120944****Located Between E Washington Blvd and Orange Grove Blvd at 1068 Allen Ave in Pasadena**

1066-68 N Allen Ave Pasadena, CA, is a mixed-used property located between Queensbury Rd and Casa Grande Street just North of Orange Grove Ave and the 210 Freeway. The property is comprised of (2) Two (1) One Bedroom and (1) One Bath 650 Sq. Ft. Apartment Units and (2) Two Retail shops approximate 750 Sq. Ft. each. The property has a great traffic count and good street visibility. The Apartment Units are on the backside of the property with their private entrance. Both of the Retail Shops are currently vacant, allowing for an owner-user opportunity. The property does not have on-site parking (only street parking is available). Within walking distance of other retailers, shops, and local restaurants.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$1,099,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Laundry: Community
- Cap Rate: 4.29
- \$61800 Gross Scheduled Income
- \$41080 Net Operating Income
- 4 electric meters available
- 2 gas meters available
- 1 water meters available

Interior**Exterior**

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

Annual Expenses

- Total Operating Expense: \$18,866
- Electric: \$592.00
- Gas: \$592
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Gardener:
- Licenses:
- Insurance: \$1,120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$592
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	0	0	Unfurnished	\$1,200	\$1,200	\$1,600
2:	1	0	0	0	Unfurnished	\$0	\$0	\$1,600
3:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,550
4:	1	1	1	0	Unfurnished	\$1,200	\$1,200	\$1,550

Of Units With:

- Separate Electric: 4
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges: 2
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 646 - Pasadena (NE) area
 - Los Angeles County
 - Parcel # 5742014022

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed • Quadruplex**\$1,499,000/\$1,474,000 ↓****5 days on the market****Listing ID: SB21092337****950 W Sepulveda St # 1-4 • San Pedro 90731****4 units • \$374,750/unit • 5,000 sqft • 5,937 sqft lot • \$294.80/sqft • Built in 1990****Gaffey south to Sepulveda west**

This four-plex is one of a kind! Well maintained 1990s four-plex apartment building, close to schools, restaurants, freeways & shopping. This property is NOT rent controlled and having been built in 1990 it has the feeling of a comfortable, well maintained property. 2 separate buildings with 2 units in each building that face each other rather than facing the street. What a great, quiet setting for the tenants. This is a great property for an investor or owner user with four equal units, each has 3 bedrooms, 2 baths, and a 2 car tandem garage. All units have a washer/dryer hook-up and 3 out of the 4 have a balcony. Newer roof, new exterior lighting, new fencing in front of building. All units have separate meters for gas and electric. Located on a beautiful palm tree lined residential street, one block away from Bandini Elementary School and less than 1/2 mile away from the 110 Harbor Freeway and 1 1/2 miles away from the new LA Waterfront Development! All offers subject to inspection, please do not disturb tenants.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,499,000
- 2 Buildings
- 8 Total parking spaces
- Heating: Wall Furnace
- Laundry: Gas Dryer Hookup, In Closet, Washer Hookup
- \$100200 Gross Scheduled Income
- \$66141 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$34,059
- Electric: \$850.00
- Gas:
- Furniture Replacement:
- Trash: \$1,000
- Cable TV: 01046440
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance: \$6,000
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$4,316
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$2,150	\$25,800	\$2,257
2:	1	3	2	2	Unfurnished	\$2,100	\$25,200	\$2,205
3:	1	3	2	2	Unfurnished	\$2,100	\$25,200	\$2,205
4:	1	3	2	2	Unfurnished	\$2,000	\$24,000	\$2,100

Of Units With:

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

Additional Information

- Standard sale
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7447009017

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$1,195,000/\$1,225,000 ↑

5 days on the market

Listing ID: AR21049854

5737 Baldwin Ave • Temple City 91780
4 units • \$298,750/unit • 3,040 sqft • 8,852 sqft lot • \$402.96/sqft •
Built in 1948
Baldwin Ave. & Live Oak Ave.



Coldwell Banker is pleased to present a single story 4-plex apartment located a couple of blocks from Downtown Temple City.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$47376 Gross Scheduled Income
- \$22409 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,546
- Electric: \$50.00
- Gas: \$74
- Furniture Replacement:
- Trash: \$339
- Cable TV: 00616212
- Gardener:
- Licenses:
- Insurance: \$762
- Maintenance: \$5,600
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$882
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:

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

Additional Information

- Standard sale

- 661 - Temple City area
- Los Angeles County
- Parcel # 8587034008

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: AR21049854

Printed: 06/27/2021 1:54:59 PM

List / Sold:

Closed •**\$3,850,000/\$3,600,000 ↓****8 days on the market****Listing ID: AR21088668****403 S Garfield Ave • Alhambra 91801****5 units • \$770,000/unit • 8,018 sqft • 31,732 sqft lot • \$448.99/sqft •
Built in 1925****W Beacon & S Garfield**

Three parcels of 403 S Garfield ave (3unit), 400 S 1st St (Single Family Residence) and 404 S 1st St (Single Family Residence), the southwest block of Beacon & S Garfield, total lot 31,732 Sq ft will be sold together. Currently, those properties are fully rented out as residential income property. 403 S Garfield ave is a 3unit multifamily residence with current income of \$8,740/month; 400 S 1st St (\$3000/month) single family residence and 404 S 1st St (\$3100/month) single family residence. The city of Alhambra allows a maximum floor area ration of 0.6 of professional office building development. Schematic design is available upon request. Zoning: Professional Office.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$3,850,000
- 4 Buildings
- Levels: One, Two
- 6 Total parking spaces
- Laundry: Common Area, Community
- \$178080 Gross Scheduled Income
- \$126350 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 3 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$51,550
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,800
- Cable TV: 01929659
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance: \$450
- Workman's Comp:
- Professional Management: 4800
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	8	3	2	Unfurnished	\$6,540	\$6,540	\$6,600
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,200
3:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,200
4:	1	3	2	2	Unfurnished	\$3,000	\$3,000	\$3,500
5:	1	3	1	2	Unfurnished	\$3,100	\$3,100	\$3,300

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
- 601 - Alhambra area
 - Los Angeles County
 - Parcel # 5344029008

Michael Lembeck

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

Re/Max Property Connection

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

Closed •List / Sold: **\$1,450,000/\$1,450,000****1316 N Kingsley Dr • Los Angeles 90027****1 days on the market****5 units • \$290,000/unit • 4,157 sqft • 8,566 sqft lot • \$348.81/sqft •****Listing ID: CV21105213****Built in 1913****From 101 Exit Santa Monica/Western. Go straight. Make a right on Sunset. Right on Kingsley.**

We are proud to present this charming 5 unit property. The property is comprised of 2 buildings and has a total of 7 bedrooms and 6 bathrooms. The original 1913 building has 2 units. The bottom unit has 2 beds and 2 baths as well as a living room, dining area, central heat and dishwasher hook up. The top unit has 2 beds, 1 bath, living room, family room, eat in kitchen, bonus room, a large cedar lined closet, storage room, and partial view of downtown Los Angeles. These 2 units are currently vacant and have wheelchair ramps and a stair lift for the upper unit. Both these units had a permitted expansion (with the exception of one bathroom) and an earthquake retrofit. Buyer to verify all records. The second building has three 1 bed, 1 bath units and was built with permits around the late 1980's. These 3 units are occupied with tenants. They have wall heaters and are up to code. There are 2 covered parking spaces and room for the rest of the units to have at least 1 parking space inside the gated property. There is an exterior laundry room attached to the original building that can be utilized to create more income. All units have separate meters. This is a perfect opportunity for an investor or owner occupied. The original 2 units can be reconfigured to be a large 2 story home as needed. Zoning is LARD1.5. This central location is 2 blocks from Sunset Blvd., very close to Los Angeles Children's Hospital, Kaiser, Mann's Chinese Theater, Hollywood Bowl and more! --

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,450,000
- 2 Buildings
- Levels: Two
- 5 Total parking spaces
- Heating: See Remarks
- Laundry: See Remarks
- \$25800 Gross Scheduled Income
- 5 electric meters available
- 5 gas meters available
- 5 water meters available

Interior

- Floor: Carpet, Tile, Vinyl, Wood

Exterior

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

Annual Expenses

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

- Trash: \$0
 - Cable TV: 00000001
 - Gardener:
 - Licenses:
- Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$0	\$0	\$0
2:	1	2	1	0	Unfurnished	\$0	\$0	\$0
3:	1	1	1	0	Unfurnished	\$750	\$750	\$0
4:	1	1	1	0	Unfurnished	\$750	\$750	\$0
5:	1	1	1	0	Unfurnished	\$650	\$650	\$0

Of Units With:

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

Additional Information

- Trust sale
 - Rent Controlled
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5544038032

Michael Lembeck

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

Re/Max Property Connection

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

Closed •**7051 3rd Ave • Los Angeles 90043****5 units • \$200,000/unit • 4,808 sqft • 8,087 sqft lot • \$232.95/sqft •
Built in 1951**List / Sold: **\$999,999/\$1,120,000** ↑**15 days on the market****Listing ID: 21724492****Corner of Florence Avenue and Third Avenue: Address 2501 W. Florence Avenue, Los Angeles, CA 90043**

Are you looking for a potential Redevelopment Opportunity? Look NO further. Located MINUTES away from Inglewood's New So-Fi Stadium, we are pleased to Offer for Sale, a 100% VACANT, LAC2-1VL-CPIO (Mixed-Use Limited Commercial) zoned: 2501 W. Florence Ave, 1.5 story Commercial Building (2,272 sqft) has a commercial kitchen with upstairs Artist Loft (616 sqft) = 3,232 sqft and 7051-7055 3rd Ave, 2-story Triplex (1,920 sqft), (3+1) bed/bath unit on second floor & two (1+1) bed/bath units on first floor—all units are sub-metered for gas & electricity. Triplex was renovated in 2016: dual pane windows, granite counters, cabinets, updated plumbing, new roof, appliances, hardwood floors, doors, etc. TOTAL 4,808 sqft w/gated 6+parking on 8,087 sqft corner lot located on Florence/3rd Ave w/neighboring Multifamily properties on Florence and on 3rd Ave, a residential street full of Pride of Ownership landscaped beautiful Spanish SFR homes. NOT INTERESTED in Developing? THEN this property is also ideal for: Community Organization, as a Rehab Center, Retail, Creative Office space, or a GREAT Owner-User Opportunity (house your business, live in one of the units AND have multiple tenants)! This property was previously used as a 14-bed transitional shelter & supportive services for female Veterans. Prior usage as a Speakeasy establishment. Buyer to perform own due diligence

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$999,999
- 2 Buildings
- Heating: Central, Wall Furnace
- Laundry: Community
- \$76889 Net Operating Income

Interior**Exterior****Annual Expenses**

- Total Operating Expense: \$38,873
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	2		Unfurnished	\$0	\$0	\$3,067
2:	2	0	1		Unfurnished	\$0	\$0	\$1,300
3:	3	1	1		Unfurnished	\$0	\$0	\$1,300
4:	4	1	1		Unfurnished	\$0	\$0	\$1,300
5:	5	3	1		Unfurnished	\$0	\$0	\$2,500
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 4008022004

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •

\$1,200,000/\$1,125,000 ↓

17 days on the market

Listing ID: 21730374

4327 Don Tomaso Dr • Los Angeles 90008
5 units • \$240,000/unit • 4,834 sqft • 9,475 sqft lot • \$232.73/sqft •
Built in 1959
Don Tomaso Drive & Don Miguel Drive



We are pleased to present 4327 Don Tomaso Drive, a 5-unit investment property in Los Angeles, California. The property is located just off of Stocker Street and blocks from La Brea Avenue. This area is a solid majority-renter market with low vacancy rates. 4327 Don Tomaso Drive consists of three 2 bedroom 1 bathroom units and two 1 bedroom 1 bathroom units. All of the units are separately metered for gas and electricity. The property also offers two 2 car garages and one single car garage in the front. This offering presents a great opportunity for an investor to acquire an asset with steady cash flow in a strong rental market and capture potential upside in rents. **PROPERTY HIGHLIGHTS:** Three 2 Bedroom and Two 1 Bedroom Units, 5 Garage Spaces, A Potential 172% Increase in NOI, Just minutes from the Kenneth Hahn State Recreation Area

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$1,200,000
- 1 Buildings
- \$27254 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$31,644
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$980	\$1,959	\$3,400
2:	3	2	1		Unfurnished	\$1,034	\$3,101	\$5,985
3:								

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

Of Units With:

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

Additional Information

- Standard sale
- PHHT - Park Hills Heights area
 - Los Angeles County
 - Parcel # 5026015008

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,250,000/\$1,279,000** ↑**7 days on the market****Listing ID: DW21079762****4216 E Imperial • Lynwood 90262****6 units • \$208,333/unit • 4,260 sqft • 10,007 sqft lot • \$300.23/sqft • Built in 1954****From 710 Fwy - Exit Imperial Hwy - drive West - property will be on your left hand side.**

Hoag Property Management Inc. is pleased to present 4216 E. Imperial Hwy. - a six (6) unit apartment complex located in Lynwood, CA and built in 1954. The property consists of two (2) One Bedroom / One Bath Units and four (4) Two Bedrooms / One Bath Units. The apartment complex is well-maintained and was recently painted. New dual pane windows were installed in 2020. The Property has its own laundry room and possesses a total of three (3) double car garages, two parking spaces in the back by alley and street parking available. The apartment complex is situated on a large lot 10,007 SF with 4,260SF of building space. Located close to 710 and 105 freeways by Imperial Hwy and Atlantic Blvd, close to schools, shops and parks. Great opportunity to increase your multifamily property inventory.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,250,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- Laundry: Community
- \$94620 Gross Scheduled Income
- \$83589 Net Operating Income
- 7 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$11,031
- Electric: \$429.00
- Gas: \$312
- Furniture Replacement:
- Trash: \$2,800
- Cable TV: 01237236
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,890
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	1	Unfurnished	\$1,150	\$1,150	\$1,600
2:	1	1	1	1	Unfurnished	\$835	\$835	\$1,600
3:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,950
4:	1	2	1	1	Unfurnished	\$1,625	\$1,625	\$1,950
5:	1	2	1	1	Unfurnished	\$1,525	\$1,525	\$1,950
6:	1	2	1	1	Unfurnished	\$1,350	\$1,350	\$1,950

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
- RM - Lynwood area
 - Los Angeles County
 - Parcel # 6190008005

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$1,450,000/\$1,410,000 ↓****92 days on the market****Listing ID: 21686778****11445 Oxnard St • North Hollywood 91606****6 units • \$241,667/unit • 3,888 sqft • 10,115 sqft lot • \$362.65/sqft • Built in 1952****Located right on Oxnard St, cross streets Lankershim and Tujunga**

11445 Oxnard Street offers an incredible opportunity for an investor to own in a prime. North Hollywood location. This 6-unit building built in 1952, consists of (4) one bedroom one bathroom units and (2) two bedroom one bathroom units. With a healthy 35% rental upside, this allows an investor to come in and achieve an incredible return on investment. Located near the new NOHO West development, and in a high density rental market. 3,888 SF building on a 10,115 SF Lot, with on-site laundry and garage parking. Current Ownership has already shown that you can achieve market rents as you turn units.

Facts & Features

- Sold On 06/24/2021
- Original List Price of \$1,450,000
- 1 Buildings
- \$57945 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,050
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01972189
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,038	\$4,152	\$6,240
2:	2	2	1		Unfurnished	\$1,684	\$3,369	\$3,900
3:								
4:								
5:								

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

Of Units With:

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

Additional Information

- Standard sale
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2338001034

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

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

List / Sold:

Closed •**\$2,995,000/\$2,967,000 ↓****111 days on the market****Listing ID: 21675372****1422 E Maple St • Glendale 91205****7 units • \$427,857/unit • 6,611 sqft • 8,712 sqft lot • \$448.80/sqft •****Built in 1964****Heading south on Verdugo Road, turn left onto E. Maple Street. The subject property is located on your right-hand side.**

The 6,611 two-story building sits on a 8,712 SF lot, and is comprised of (1) three-bedroom and two-bath unit with private front yard, (4) two-bedroom and two-bath units and (2) one-bedroom and one bath units. Six of the seven units have been remodeled to the studs. These spacious, open-layout units have been meticulously upgraded to include quartz and butcher block counters, new cabinets with custom fixtures and pulls, stainless steel appliances, natural color flooring throughout the entire unit (water and scratch resistant), recessed lighting, subway-tile shower and in-unit washer/dryers. Please note, the current owners are achieving 100% rent collections throughout the COVID pandemic. The turnkey property features approximately 11 parking spaces and all units are separately metered for gas and electricity. The property provides additional income sources including parking (\$100 per spot) and RUBS.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Heating: Central
- \$136939 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$62,756
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,000	\$3,000	\$3,250
2:	2	2	2		Unfurnished	\$2,200	\$2,200	\$2,450
3:	1	2	2		Unfurnished	\$2,400	\$2,400	\$2,450
4:	1	2	2		Unfurnished	\$2,300	\$2,300	\$2,450
5:	1	1	1		Unfurnished	\$1,600	\$1,600	\$1,895
6:	1	1	1		Unfurnished	\$1,895	\$1,895	\$1,895
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
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5683003013

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

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

List / Sold:

Closed •**\$1,400,000/\$1,200,000 ↓****334 days on the market****Listing ID: CV20082796****3301 Eagle Rock Blvd • Los Angeles 90065****7 units • \$200,000/unit • 4,370 sqft • 13,161 sqft lot • \$274.60/sqft • Built in 1924****East of San Fernando Rd,North of Division st**

INVESTORS DREAM!! First time on the market in years! Huge development opportunity in prime NELA. This charming multi-family property delivers easy living in sought after Glassell Park, adjacent to Mount Washington, Elysian Valley, La Canada, Glendale, Pasadena, and Eagle Rock neighborhoods. Although currently occupied by long-term tenants- just imagine the possibility of someday converting this property into your real estate empire! This property consists of a 7 units. 2 bedrooms, 1 bath, and basement, a studio the remaining 5 units consist of 1-bedroom + 1-bathroom with ~500sqft of living space. PLEASE DO NOT DISTURB TENANTS

Facts & Features

- Sold On 06/23/2021
- Original List Price of \$2,500,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Floor Furnace
- \$4858 Gross Scheduled Income
- \$4233 Net Operating Income
- 7 electric meters available
- 7 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$41,354
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,200
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$4,800
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$1,080	\$1,080	\$2,000
2:	1	0	1	0	Unfurnished	\$433	\$433	\$1,000
3:	1	1	1	0	Unfurnished	\$645	\$645	\$1,200
4:	1	1	1	0	Unfurnished	\$850	\$850	\$1,200
5:	1	1	1	0	Unfurnished	\$525	\$525	\$1,200
6:	1	1	1	0	Unfurnished	\$825	\$825	\$1,200
7:	1	1	1	0	Unfurnished	\$500	\$500	\$1,200

Of Units With:

- Separate Electric: 7
 - Gas Meters: 7
 - Water Meters: 2
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- 618 - Eagle Rock area
 - Los Angeles County
 - Parcel # 5457021021

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

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

Closed • ApartmentList / Sold: **\$1,700,000/\$1,700,000****7322 Newlin Ave • Whittier 90602****25 days on the market****7 units • \$242,857/unit • 5,965 sqft • 7,001 sqft lot • \$285.00/sqft • Built in 1965****Listing ID: DW21092190****N. of Mar Vista St. / W. of Greenleaf Ave.**

Lovely Two-Story 7 Unit Apartment Building in Beautiful Whittier in Highly Desirable Neighborhood. 2-Two Bedroom One Bath Units and 5 One Bedroom One Bath Units. Shared Community Laundry Room. 2 One Car Garages, 5 Car-Port Parking Spaces At Rear of Building. Individual Electric Meters and Water Heaters for Lower Utility Cost. Convenient Location, Close To Freeway and Uptown Whittier Shopping, Whittier College. Priced to Sell! Drive-By Only Do Not Disturb Residents.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$1,700,000
- 1 Buildings
- Levels: Two
- 7 Total parking spaces
- 5 Total carport spaces
- Heating: Wall Furnace
- Laundry: Community
- \$107950 Gross Scheduled Income
- \$78200 Net Operating Income
- 8 electric meters available
- 0 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Living Room
- Floor: Carpet, Laminate, Tile
- Appliances: Disposal
- Other Interior Features: Open Floorplan

Exterior

- Lot Features: Near Public Transit, Park Nearby
- Security Features: Smoke Detector(s)
- Fencing: Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$29,750
- Electric: \$829.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$2,151
- Cable TV: 01114703
- Gardener:
- Licenses:
- Insurance: \$5,511
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,943
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,575	\$1,575	\$1,575
2:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
3:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
4:	1	2	1	1	Unfurnished	\$1,600	\$1,600	\$1,600
5:	1	1	1	0	Unfurnished	\$1,190	\$1,190	\$1,190
6:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,350
7:	1	1	1	0	Unfurnished	\$1,186	\$1,186	\$1,186

Of Units With:

- Separate Electric: 8
 - Gas Meters: 0
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 670 - Whittier area
 - Los Angeles County
 - Parcel # 8141006022

Michael Lembeck

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

Re/Max Property Connection

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

List / Sold:

Closed •**\$3,300,000/\$3,205,000 ↓****0 days on the market****Listing ID: SR21119989****1421 E Broadway • Glendale 91205****8 units • \$412,500/unit • 7,335 sqft • 7,516 sqft lot • \$436.95/sqft • Built in 1986****Just south of the 134**

We are proud to represent this pride of ownership 8-unit apartment building in Glendale. The property was built in 1986. Its unit mix consists of (4) one-bedroom, one-bathroom units and (4) two-bedroom, two-bathroom units. With a lot size of 7,515 square feet, the property has a total of 7,335 rentable square feet. The units are large and feature a wide open floor plan with bedrooms large enough to fit a king size bed, walk in closets, central air, mirrored closets, one site laundry, and upper units have city or mountain views. In the back of the building it has 8 separate storage units that can be rented for additional income. The city of Glendale is a highly desirable rental market and was recently named as the neighborhood of the year by Curbs magazine. Glendale is a major production center for the entertainment and animation industry as The Walt Disney Company outgrew its Burbank Studio. Residents enjoy the excellent shopping and dining at the Americana at Brand which features 75 shops and restaurants and 18plex Theatre. The city's numerous highrated restaurants and attractions earned it a titled as the Los Angeles Neighborhood of the Year in Curbed Magazine. The property is metered separately for gas and electricity.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$3,300,000
- 1 Buildings
- Levels: One
- 8 Total parking spaces
- Laundry: Community
- \$203544 Gross Scheduled Income
- \$149564 Net Operating Income
- 8 electric meters available
- 8 gas meters available
- 8 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$51,834
- Electric: \$1,428.00
- Gas: \$204
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01428774
- Insurance: \$2,308
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,436
- Other Expense:

- Gardener:
 - Licenses:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1	4	Unfurnished	\$1,803	\$7,212	\$7,600
2:	4	2	2	8	Unfurnished	\$2,438	\$9,750	\$10,600

Of Units With:

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

Additional Information

- Standard sale
- 628 - Glendale-South of 134 Fwy area
 - Los Angeles County
 - Parcel # 5645025004

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

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

List / Sold:

Closed •**\$2,750,000/\$2,600,000 ↓****115 days on the market****Listing ID: 21692236****240 3rd Ave • Venice 90291****8 units • \$343,750/unit • 3,288 sqft • 6,187 sqft lot • \$790.75/sqft •
Built in 1956****North of Rose Ave, South of Ocean Park Blvd, East of Pacific Ave, West of 4th Ave**

7 of 8 units VACANT - 240 3rd Ave is a Value-Add 8-unit asset, conveniently located steps to the Ocean in prime Venice, right in the heart of Silicon Beach. Built in 1956, the two-story complex features a unit mix consisting of (4) One-Bed/One-Bath units and (4) Bachelor/One-Bath units. Per the Los Angeles Housing and Community Investment Department (HCIDLA), the four Bachelor units may be rented as flexible units. This allows a new owner the ability to have 4 to 8 rental units as either long term tenancy, 30-day rentals, co-living, etc. The building features (9) electrical meters, (5) gas meters, (8) parking spaces, and on-site laundry facilities. The complex attracts tenants looking to live within blocks of the beach (94 walk score & 100/100 bike score!), moments to two of the hippest corridors in the country, and a short drive to big tech and entertainment headquarters. The property presents a rare opportunity for investors to achieve a 6.30% cap rate upon full building stabilization.

Facts & Features

- Sold On 06/21/2021
- Original List Price of \$2,750,000
- 1 Buildings
- \$155004 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$57,137
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01520327
- 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
-------	------	-------	--------	------------	-------------	------------	-----------

6/27/2021

Matrix

1:	1	0	1	Unfurnished	\$1,800	\$0	\$1,800
2:	1	1	1	Unfurnished	\$3,000	\$0	\$3,000
3:	1	1	1	Unfurnished	\$1,441	\$1,441	\$3,000
4:	1	0	1	Unfurnished	\$1,800	\$0	\$1,800
5:	1	0	1	Unfurnished	\$1,800	\$0	\$1,800
6:	1	1	1	Unfurnished	\$3,000	\$0	\$3,000
7:	1	1	1	Unfurnished	\$3,000	\$0	\$3,000
8:	1	0	1	Unfurnished	\$1,800	\$0	\$1,800

9:
10:
11:
12:
13:

Of Units With:

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

Additional Information

- Standard sale
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4286001014

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: 21692236

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List / Sold:

Closed •**\$3,000,000/\$2,650,000 ↓****40 days on the market****Listing ID: 21714018****944 N San Vicente Blvd • West Hollywood 90069****9 units • \$333,333/unit • 7,136 sqft • 6,450 sqft lot • \$371.36/sqft • Built in 1956****Located on San Vicente Blvd. between Sunset Blvd. and Santa Monica Blvd.**

944 N. San Vicente Boulevard is a nine (9) unit apartment building located in the heart of West Hollywood's esteemed Norma Triangle neighborhood. The 7,136 building consists of all one-bedroom / one-bathroom units. With approximately 26% upside in rent, this property provides an excellent opportunity for the value-add investor. The property sits on a 6,450 square foot lot that is WDR4* zoned. Norma Triangle is a residential neighborhood in West Hollywood, California that encompasses the area bound by Doheny Drive and Beverly Hills on the west, Sunset Boulevard and Holloway Drive on the north, and Santa Monica Boulevard on the south. The small district has the shape of a right triangle. With a Walk Score of 90, the property is conveniently located in close proximity to a wide variety of cafes and restaurants, bars, nightclubs, shopping and parks. The property is conveniently located just a short distance from surrounding job hubs of Hollywood, Beverly Hills, Century City, Culver City and Westwood.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$3,000,000
- 1 Buildings
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- \$94081 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$66,599
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01371123
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	9	1	1		Unfurnished	\$1,556	\$1,556	\$2,106
2:								
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- C10 - West Hollywood Vicinity area
 - Los Angeles County
 - Parcel # 4339017033

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

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

List / Sold:

Closed • **Apartment****\$4,150,000/\$3,800,000** ↓**64 days on the market****11133 Cumpston St • North Hollywood 91601****15 units • \$276,667/unit • 8,438 sqft • 11,895 sqft lot • \$450.34/sqft • Built in 1986****Listing ID: OC21028666****170 Freeway North, Exit Burbank Blvd. East. Make right turn on Lankershim and Left on Cumpston**

This is a unique opportunity to purchase a 15 units (studios) apartment building located in the North Hollywood's OPPORTUNITY ZONE. Additionally, the subject was constructed in 1986 and may not be restricted by rent control guidelines by the city of Los Angeles; Still applies to California State Laws. The subject property is well-located for multi-family development. It lies within a predominantly multi-family district, the Noho Arts District and has several major transportation corridors in close proximity. EXCELLENT VALUE-ADD INVESTMENT IN OPPORTUNITY ZONE! The property includes a new roof.

Facts & Features

- Sold On 06/25/2021
- Original List Price of \$4,350,000
- 1 Buildings
- Levels: Two
- 15 Total parking spaces
- 5 Total carport spaces
- Cooling: Wall/Window Unit(s)
- Heating: Space Heater
- Laundry: Common Area
- \$290340 Gross Scheduled Income
- \$204940 Net Operating Income
- 15 electric meters available
- 15 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Cul-De-Sac, Rectangular Lot
- Security Features: Automatic Gate
- Fencing: Electric
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$85,400
- Electric: \$5,500.00
- Gas: \$3,500
- Furniture Replacement:
- Trash: \$5,500
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$4,500
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$5,500
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	0	1	1	Unfurnished	\$194,340	\$194,340	\$194,340
2:	5	0	1	1	Unfurnished	\$0	\$96,000	\$96,000

Of Units With:

- Separate Electric: 15
 - Gas Meters: 15
 - Water Meters: 0
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
 - Rent Controlled
- NHO - North Hollywood area
 - Los Angeles County
 - Parcel # 2350005065

Michael Lembeck

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

Re/Max Property Connection

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

CUSTOMER FULL: Residential Income LISTING ID: OC21028666

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List / Sold:

Closed •**\$7,795,000/\$6,900,000 ↓****29 days on the market****Listing ID: 21718362****10949 Palms Blvd • Los Angeles 90034****20 units • \$389,750/unit • 17,726 sqft • 14,424 sqft lot • \$389.26/sqft • Built in 1969****On Palms Blvd, between Sepulveda Blvd. & Overland Ave.**

This beautiful 20 unit apartment building is situated in a prime Palms location, just a short distance to Downtown Culver City. The property contains an excellent mix of units consisting of Fifteen 1 Bedroom + 1 Bath Units and Five 2 Bedroom + 2 Bath Units. These Spacious units are equipped with amenities including dishwashers, wall air conditioners, balconies, gated entry, and gated parking. Many of the Units have below market rents with substantial rental upside.

Facts & Features

- Sold On 06/22/2021
- Original List Price of \$7,795,000
- 1 Buildings
- Heating: Electric
- \$241262 Net Operating Income

Interior

- Appliances: Dishwasher

Exterior

Annual Expenses

- Total Operating Expense: \$188,988
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01187022
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	15	1	1		Unfurnished	\$1,740	\$26,101	\$26,101
2:	5	2	2		Unfurnished	\$2,172	\$10,862	\$10,862
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
- C13 - Palms - Mar Vista area
 - Los Angeles County
 - Parcel # 4251024032

Michael Lembeck

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

Re/Max Property Connection

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