

Cross Property Customer 1 Line

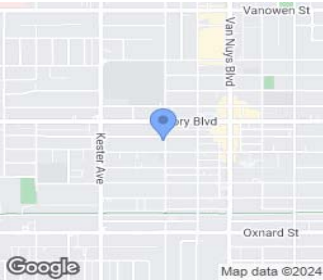
	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	L Sqft/Ac	PrvPool	Grp Spcs	Date	DOM/CDOM
1	24390557	S	6319 Cedros AVE	VNS		STD	2		6	\$940,000	\$340.58	2760	1945	6,251/0.1435			06/26/24	32/32
2	SB24087672	S	414 N Gertruda AVE	REDO	155	STD	2	\$111,600		\$1,850,000	\$866.92	2134	1906/ASR	5,511/0.1265	N	0	06/24/24	16/16
3	SB24073142	S	2210 S Pacific AVE	SP	181	STD,TRUS	2	\$0		\$835,000	\$538.02	1552	1921/ASR	4,900/0.1125	N	3	06/28/24	0/0
4	PV24080069	S	1333 Ronan AVE	WILM	195	STD	2	\$32,268		\$664,000	\$473.61	1402	1955/ASR	5,249/0.1205	N	2	06/24/24	8/8
5	DW24092733	S	2711 Falling Leaf AVE	RSMD	651	TRUS	2	\$22,200		\$1,070,000	\$738.44	1449	1942/ASR	6,452/0.1481	N	0	06/24/24	21/21
6	PW24028300	S	144 E Golden AVE	LA	699	STD	2	\$0		\$791,000	\$442.15	1789	1912/OTH	5,402/0.124	N	0	06/25/24	83/83
7	SB24075269	S	566 & 568 19th ST	SP	699	STD	2	\$36,624		\$950,000	\$488.68	1944	1922/PUB	5,000/0.1148	N	0	06/27/24	38/61
8	OC24008071	S	18524 Kingsdale AVE	REDO	699	STD,TRUS	2	\$0		\$1,410,000	\$603.60	2336	1965/PUB	6,001/0.1378	N	3	06/28/24	92/92
9	24393849	S	3019 S Dain Grove AVE	LA	C16	STD	2			\$1,410,000	\$669.20	2107	2024	5,202/0.1194	N		06/28/24	24/24
10	24379503	S	971 N St Andrews Pl	LA	C20	STD	2			\$1,100,000	\$489.98	2245	1920	6,077/0.1395			06/24/24	
11	GD24092487	S	1446 Portia ST	LA	671	TRUS	2	\$24,000		\$1,340,000	\$615.81	2176	1924/ASR	6,535/0.15	N	3	06/26/24	25/25
12	MB24033035	S	1942 W 23rd ST	LA	C34	STD	2	\$0		\$752,000	\$386.83	1944	1925/ASR	6,703/0.1539	N	2	06/27/24	59/59
13	SB24065835	S	1529 W 81st ST	LA	C34	STD	2	\$0		\$940,000	\$358.23	2624	1928/ASR	6,725/0.1544	N	3	06/24/24	12/12
14	24346321	S	629 E 109th PL	LA	C37	STD	2			\$445,000	\$339.95	1309	1923	4,862/0.1116			06/28/24	139/402
15	DW24105955	S	215 W 60th ST	LA	C37	STD	2	\$83,604		\$870,000	\$569.74	1527	1910/ASR	5,400/0.124	N	0	06/24/24	11/11
16	24391643	S	3983 S Van Ness AVE	LA	PHHT	STD	2			\$610,000	\$374.23	1630/A	1938	5,846/0.1342	N		06/28/24	37/37
17	SB24054105	S	6235 Walker AVE	BELL	T6	STD	2	\$63,600		\$950,000	\$399.83	2376	1965/ASR	6,026/0.1383	N	0	06/26/24	24/24
18	24392011	S	2628 Armstrong AVE	LA		STD	3			\$1,500,000	\$723.24	2074	1926	5,427/0.1246			06/25/24	31/31
19	OC24082271	S	228 E Ada	GLDR	629	TRUS	3	\$52,800		\$900,000	\$514.87	1748	1954/ASR	5,560/0.1276	N	0	06/24/24	5/5
20	SB23230759	S	3531 Floral DR #3	ELA	BOYH	STD	3	\$2,700		\$680,000	\$331.87	2049	1922/ASR	6,752/0.155	N	0	06/26/24	53/88
21	24380535	S	1050 S Bonnie Beach Pl	LA	ELA	STD	3			\$1,040,000	\$359.86	2890	1927	7,451/0.1711	N		06/28/24	74/74
22	AR24077760	S	12044 Sycamore ST	NWK	M1	STD	3	\$68,220		\$1,028,000	\$446.18	2304	1953/APP	7,499/0.1722	N	3	06/27/24	15/15
23	PW24092186	S	10231 San Carlos AVE	SOG	T2	STD	3	\$6,000		\$800,000	\$568.99	1406	1954/ASR	4,215/0.0968	N	3	06/25/24	5/5
24	SR24044259	S	5912 Ludell ST	BG	T3	STD	3	\$72,000		\$1,200,000	\$332.23	3612	1942/ASR	13,360/0.3067	N	2	06/25/24	34/34
25	24388105	S	961 E Edgewater RD	LA		STD	4			\$1,500,000	\$444.18	3377/A	1977/ASR	7,911/0.1816			06/26/24	47/47
26	24381033	S	8253 Crenshaw DR	ING	101	STD	4			\$1,185,000	\$343.98	3445	1944	6,752/0.155			06/24/24	23/23
27	SB24007679	S	1618 W 146th ST	GR	118	STD	4	\$86,400		\$1,075,000	\$326.15	3296	1959/ASR	10,225/0.2347	N	4	06/25/24	142/142
28	JN24093563	S	233 W Oliver ST	SP	187	STD	4	\$59,532		\$875,000	\$264.03	3314	1963/ASR	5,001/0.1148	N	0	06/27/24	22/22
29	SR24091021	S	608 E Elk AVE	GD	628	STD,TRUS	4	\$213,600		\$1,500,000	\$336.62	4456	1926/ASR	6,984/0.1603	N	4	06/27/24	5/5
30	GD24015207	S	508 S Chevy Chase DR	GD	628	STD	4	\$6,900		\$1,525,000	\$533.22	2860	1939/ASR	7,527/0.1728	N	2	06/28/24	117/117
31	CV24036102	S	7816 Duchess DR	WH	670	STD	4	\$65,520		\$1,125,000	\$387.93	2900	1958/ASR	11,168/0.2564	N	2	06/27/24	33/33
32	CV24078891	S	2111 Marengo ST	LA	BOYH	STD	4	\$25,440		\$875,500	\$361.18	2424	1943/ASR	5,987/0.1374	N	0	06/25/24	26/26
33	24386413	S	10669 Kinnard AVE	LA	C05	STD	4			\$2,325,000	\$567.35	4098	1950	6,307/0.1448			06/24/24	55/55
34	SR24075666	S	728 Vernon AVE	VEN	C11	STD	4	\$174,000		\$2,600,000	\$939.99	2766	1952/PUB	4,802/0.1102	N	3	06/26/24	21/21
35	24386163	S	847 21st ST	SM	C14	STD	4			\$2,750,000	\$976.22	2817	1933	8,040/0.1846			06/26/24	51/51
36	IG24032831	S	2507 Hooper	LA	C16	STD	4	\$45,720		\$750,000	\$336.93	2226	1963/PUB	5,837/0.134	N	0	06/25/24	107/107
37	PW24091136	S	847 Ridgewood Pl N	LA	C20	STD	4	\$51,900		\$1,200,000	\$178.17	6735	1924/PUB	6,735/0.1546	N	4	06/28/24	10/10
38	23336921	S	827 N McCadden Pl	LA	C20	STD	4			\$1,475,000	\$454.27	3247	1941	7,250/0.1664			06/25/24	177/507
39	WS24096599	S	710 S Arizona AVE	ELA	ELA	STD	4	\$43,560		\$625,000	\$476.37	1312	1948/ASR	5,610/0.1288	N	0	06/24/24	7/7
40	PW24083734	S	9333 Faywood ST	BF	RF	STD,TRUS	4	\$84,480		\$900,000	\$332.10	2710	1940/PUB	9,870/0.2266	N	0	06/27/24	3/3
41	24389322	S	4727 Lincoln AVE	LA	632	STD	5			\$1,250,000	\$458.38	2727	1955	5,500/0.1263			06/28/24	43/43
42	24348655	S	959 S Soto ST	LA	BOYH	STD	6			\$980,000	\$210.53	4180	1962	6,486/0.1489			06/25/24	184/184
43	2324037	S	606 E 51st ST	LA	C42	STD	6			\$1,365,000	\$475.61	2870	1915	9,937/0.2281			06/24/24	524/724
44	BB24059181	S	7326 Hinds AVE	NHLW	NHO	STD	6	\$62,280		\$1,075,000	\$241.68	4448	1953/ASR	9,631/0.2211	N	3	06/25/24	34/34
45	24374047	S	559 Glenwood RD	GD	626	STD	7			\$2,300,000	\$346.28	6642	1952	10,508/0.2412			06/24/24	93/93
46	24395881	S	214 E Hyde Park Blvd	ING	101	STD	9			\$2,500,000	\$295.93	8448	1990	10,451/0.2399			06/28/24	34/34
47	24343589	S	3623 Monon ST	LA	637	STD	9			\$3,215,000	\$458.24	7016	1966/ASR	8,448/0.1939	N		06/28/24	149/149
48	SB24085222	S	4954 W 119th ST	HAWT	108	STD	10	\$211,740		\$2,600,000	\$346.44	7505	1963/ASR	9,775/0.2244	N	2	06/26/24	1/1
49	23232339	S	503 S Catalina ST	LA	C17	STD	12			\$4,200,000	\$241.87	17365/A	1938/ASR	17,156/0.3938	N		06/24/24	464/
50	RS24058744	S	2876 Saturn AVE	HNPK	T1	STD,TRUS	12	\$150,756		\$1,775,000	\$235.13	7549	1920/ASR	7,293/0.1674	N	6	06/25/24	80/80
51	AR24039531	S	6079 La Prada ST	LA	632	STD	13	\$288,619		\$2,700,000	\$227.66	11860	1985/ASR	11,538/0.2649	N	4	06/26/24	50/50
52	AR24039591	S	6817 N Figueroa ST	LA	632	STD	21	\$558,979		\$4,500,000	\$274.59	16388	1954/ASR	21,459/0.4926	N	1	06/26/24	50/50

Closed •

List / Sold: \$999,000/\$940,000 ↓

6319 Cedros Ave • Van Nuys 91411
2 units • \$499,500/unit • 2,760 sqft • 6,251 sqft lot • \$340.58/sqft •
Built in 1945
NW Corner of Friar and Cedros Avenues

32 days on the market
Listing ID: 24390557



We are very pleased to exclusively offer for purchase Friar House, a rare side by side duplex featuring two 3 bedroom, 2 bath units totaling 2,760 square feet, boasting an average of 1,380 square feet per unit that will be delivered 100% vacant. Situated on a 6,249 square foot corner lot zoned R3, the units feature central air and heat, washer/dryer hookups, 3 bedrooms, 2 bathrooms and will be delivered vacant and ready to be rented as is or remodeled to achieve market rents. Built in 1945, the units have a lot of original charm like crown and base moulding but also updates which include new windows, copper plumbing and updated electrical. Market rents for updated and new construction units top well over \$3 per foot in the area, which means once remodeled these 3+2 units could easily garner \$4,000 per unit. Once remodeled and re-leased at market rents, the property offers a 6.2% cap rate and a 10 GRM. In addition to the remodeling option, there may be re-development potential as the lot is 6,249 square feet zoned R3 which "by right" allows 7 units. Don't miss this amazing remodel opportunity that is 100% vacant and ready to be re-imagined right away by a new owner!

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$999,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Cap Rate: 6.24
- \$62400 Net Operating Income

Interior

- Floor: Laminate
- Appliances: Disposal

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$28,800
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01516164
- 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	3	2		Unfurnished	\$4,000	\$8,000	\$8,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 2241007001

Michael Lembeck

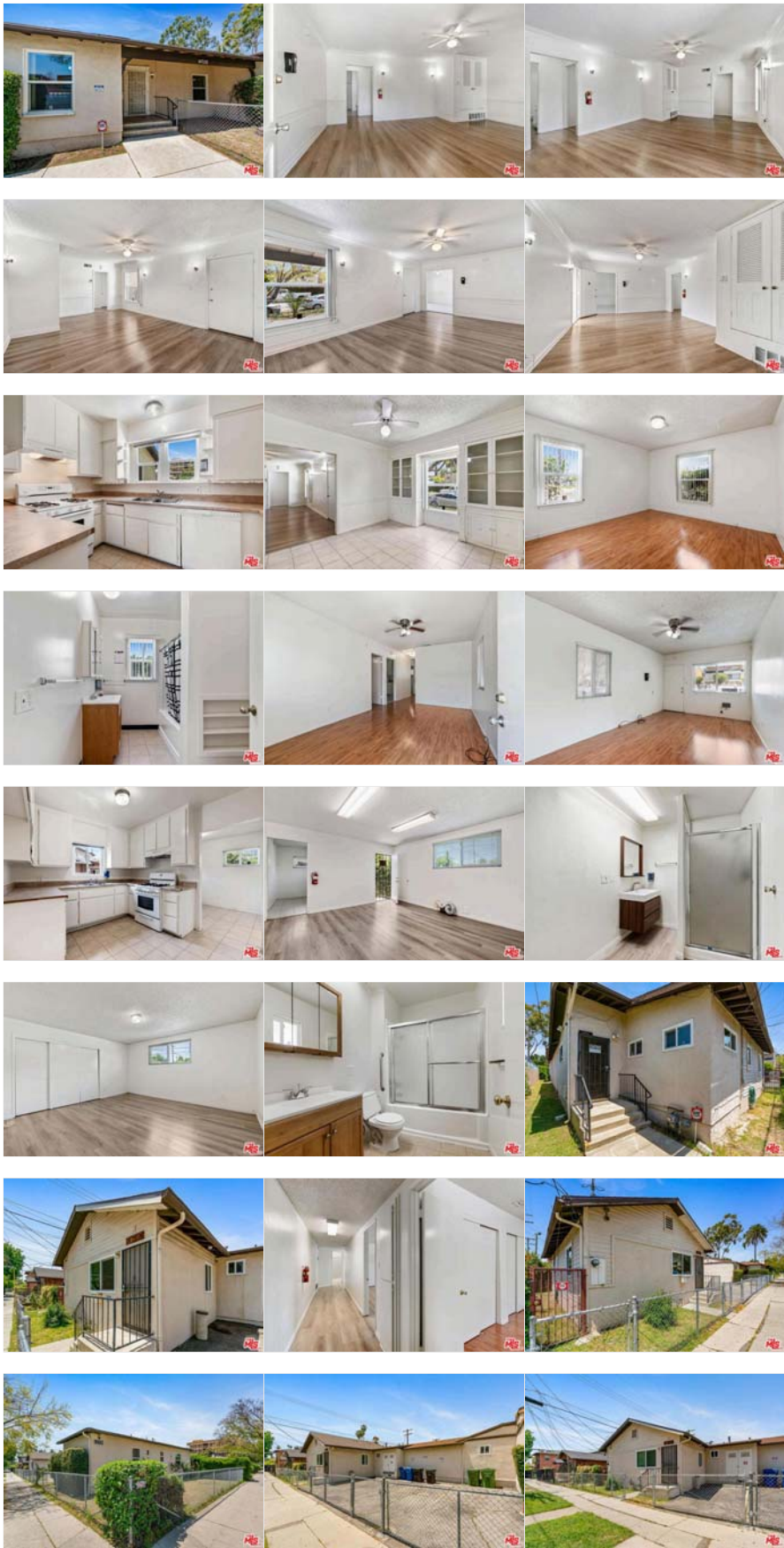
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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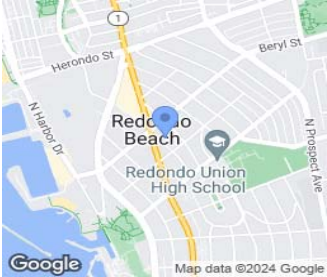
CUSTOMER FULL: Residential Income LISTING ID: 24390557

Printed: 06/30/2024 9:37:29 AM

Closed • Duplex

List / Sold:
\$1,869,000/\$1,850,000 ↓
16 days on the market
Listing ID: SB24087672

414 N Gertruda Ave • Redondo Beach 90277
2 units • \$934,500/unit • 2,134 sqft • 5,511 sqft lot • \$866.92/sqft •
Built in 1906
East on Carnelian from PCH, North on N Gertruda Ave



Welcome to your dream coastal retreat in prime South Redondo Beach! This unique property presents a rare opportunity to own a charming duplex with two detached homes on a single lot. With a walkability score of 91, enjoy the convenience of having two grocery stores, restaurants, coffee shops, Redondo Union High School, the police station, and nearly everything you need just steps away from your doorstep! The front home is a charming 2-bedroom, 1.5 bathroom bungalow. The home exudes warmth and character, with a kitchen featuring stainless steel appliances that opens to the family room, perfect for entertaining. Enjoy the convenience of a laundry room, and a private back patio off the kitchen. Picture-perfect moments await in the private enclosed front yard, complete with a quintessential white picket fence and porch perfect for enjoying your morning coffee. Then escape to coastal bliss in the private back home, boasting 3 bedrooms and 2 bathrooms. Every detail has been carefully curated in this updated coastal sanctuary. The high-end kitchen is a chef's delight, equipped with stainless steel appliances, soft-close cabinets, a walnut pantry with appliance garages, and even a reverse osmosis water system. The remodeled kitchen and master bathroom feature one-of-a-kind coastal themed glass art walls that are stunning pieces of art built into the home. Retreat to your own private oasis in the enclosed courtyard, complete with a soothing hot tub, perfect for relaxation and rejuvenation. The attached garage has been converted into a versatile bonus room, ideal for a playroom, art studio, den, or office, providing endless possibilities for customization and creativity. This home features two enclosed storage sheds to provide for ample space to store sporting goods, bikes, and other perusal items. Experience the best of coastal living in this exceptional duplex, where modern amenities meet timeless charm. Whether looking for a great investment opportunity near the beach, or to live in one home and rent the other, you won't want to miss your chance to call this South Redondo Beach gem YOURS!

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$1,869,000
- 2 Buildings
- Levels: One
- 3 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air
- Heating: Central
- \$8,055 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Electric Dryer Hookup, Inside, Washer Hookup
- \$111600 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Floor: Laminate, Tile
- Appliances: Dishwasher

Exterior

- Lot Features: Cul-De-Sac, Front Yard, Sprinkler System
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$3,200
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01311124
- Gardener:
- Licenses:
- Insurance: \$2,000
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$5,500
2:	1	2	2	0	Unfurnished	\$3,400	\$3,400	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 155 - S Redondo Bch N of Torrance Bl area
- Los Angeles County
- Parcel # 7503019022

Michael Lembeck

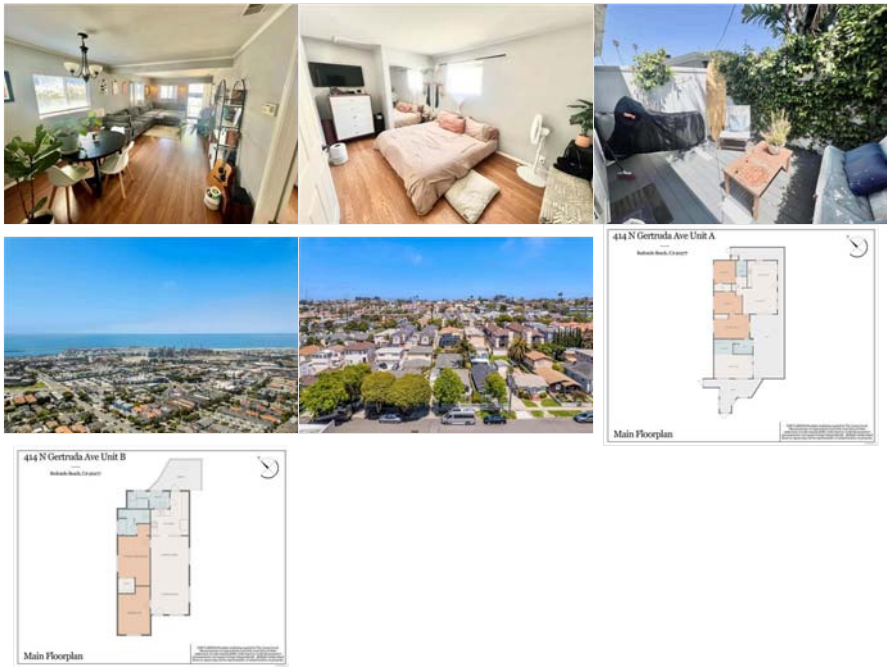
State License #: 01019397
Cell Phone: 714-742-3700

Citivist Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: SB24087672

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Closed • Commercial/Residential

List / Sold: \$868,000/\$835,000 ↓

2210 S Pacific Ave • San Pedro 90731

0 days on the market

2 units • \$434,000/unit • 1,552 sqft • 4,900 sqft lot • \$538.02/sqft • Built in 1921

Listing ID: SB24073142

22ndStreet & Pacific Ave.



BACK ON MARKET... FIXER... Great Investment Opportunity! This property is zoned for mixed use for Commercial and Residential with lots of potential. There is a store front in the front building and a 2 bedroom/1 Bathroom in the unit above the 3 car garage with alley access. There is also enough parking for 3 more cars on the side of the property. There are a total of 3 bathrooms on the property as the third bathroom is a stand alone bathroom. There is also a large covered patio behind the commercial building.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$850,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- \$429 (Estimated)
- SellerConsiderConcessionYN:
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

- Lot Features: Back Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,231
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01103233
- Gardener:
- Licenses:
- Insurance: \$2,590
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 181 - Point Fermin area
- Los Angeles County
- Parcel # 7465003002

Michael Lembeck

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

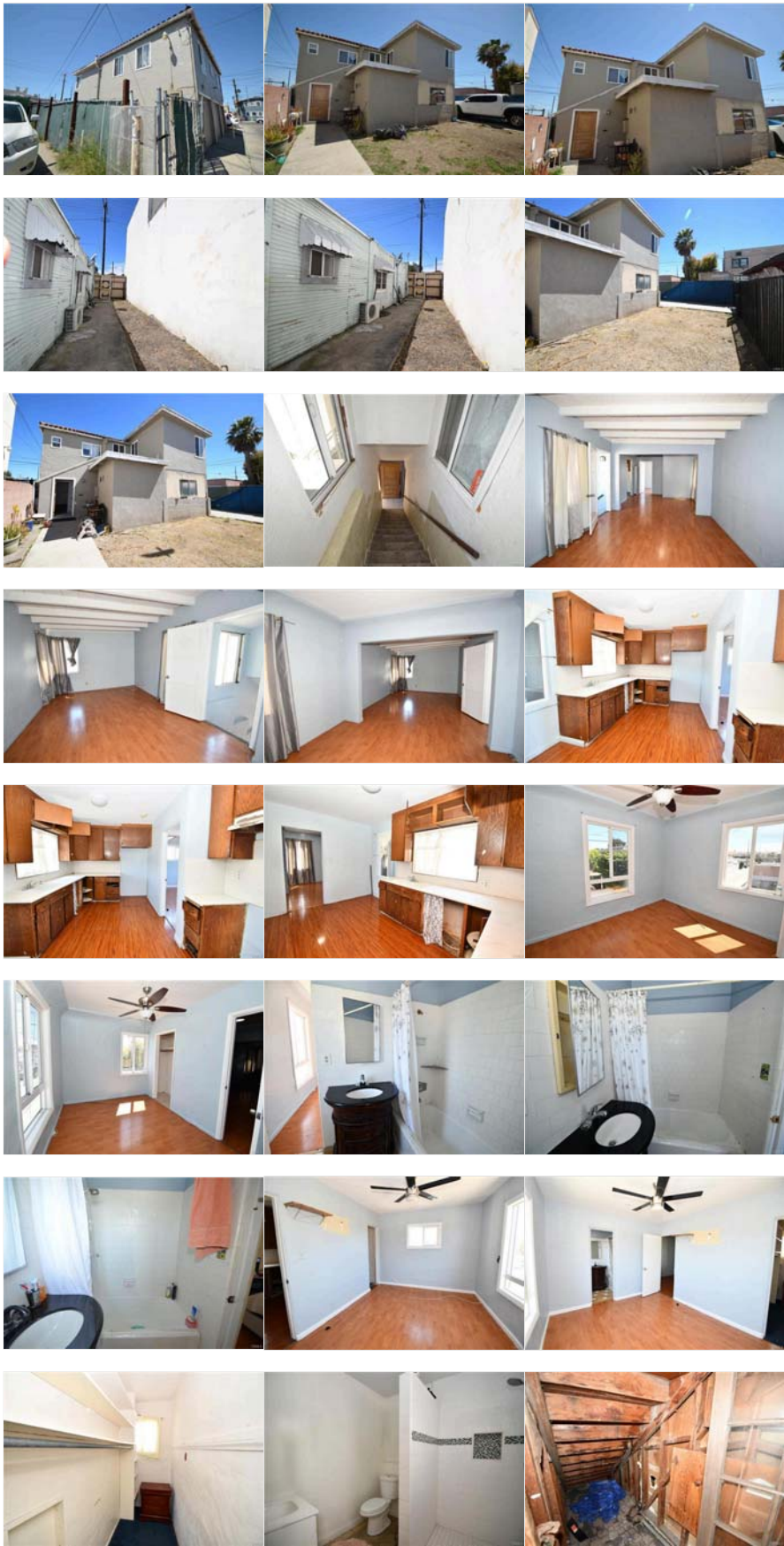
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CUSTOMER FULL: Residential Income LISTING ID: SB24073142

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Closed • Duplex

List / Sold: \$669,000/\$664,000 ↓

1333 Ronan Ave • Wilmington 90744

8 days on the market

2 units • \$334,500/unit • 1,402 sqft • 5,249 sqft lot • \$473.61/sqft • Built in 1955

Listing ID: PV24080069

PCH to Ronan



Well-maintained duplex featuring 2 bedroom/1 bath front unit with large 1 bedroom/1 bath rear unit. Each unit equipped with indoor laundry and separate water heaters. Newer dual paned windows and exterior paint in last few years. Extended driveway allows for additional parking. Two single car garages with potential to add garage/ADU space. This low maintenance property is an ideal opportunity for the owner/user or investor looking for steady rental income with substantial upside potential.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$669,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- Heating: Wall Furnace
- \$348 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup
- \$32268 Gross Scheduled Income
- \$14690 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Kitchen, Laundry, Living Room
- Floor: Concrete, Tile, Vinyl
- Appliances: Gas & Electric Range
- Other Interior Features: Open Floorplan, Tile Counters

Exterior

- Lot Features: 0-1 Unit/Acre, Front Yard, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Block, Wood
- Sewer: Public Sewer
- Other Exterior Features: Awning(s)

Annual Expenses

- Total Operating Expense: \$11,206
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01986445
- Gardener:
- Licenses: 214
- Insurance: \$917
- Maintenance: \$550
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,231
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,339	\$1,339	\$2,100
2:	1	1	1	1	Unfurnished	\$1,350	\$1,350	\$1,350

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 195 - West Wilmington area
- Los Angeles County
- Parcel # 7415006024

Michael Lembeck

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

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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: PV24080069

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Closed • Duplex

List / Sold:

\$1,100,000/\$1,070,000 ↓

21 days on the market

Listing ID: DW24092733

2711 Falling Leaf Ave • Rosemead 91770
2 units • \$550,000/unit • 1,449 sqft • 6,452 sqft lot • \$738.44/sqft •
Built in 1942
South of San Gabriel Blvd. and West Garvey Ave.



Location location!!!! Welcome! to this well kept Duplex with a great location!! First time on the market for over 4 decades, this wonderful property nestled in the heart of Rosemead, front beautiful house with its own garden and some fruit tree, as you enter you'll find a cozy living room with a dinning area and kitchen, on the hallway are the 2bdrooms & 1 bathroom, a bonus room with a bathroom outside, central AC for those hot California summers. The 2nd unit 3bdrooms 1bathroom records shows 1bd 1bath, permits of the extra 2 bedrooms are unknown. Spacious front and back yard with sprinkler system. Both units have their own patio and laundry area. Conveniently located to various shops, restaurants mayor freeways access, this Duplex presents an unparalleled opportunity to a first time buyer or an investor. Come take a look for yourself and appreciated all of the possibilities this property has. Call to schedule your private tour.

Facts & Features

- Sold On 06/24/2024
 - Original List Price of \$1,100,000
 - 2 Buildings
 - 0 Total parking spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central
 - \$653 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Outside
 - \$22200 Gross Scheduled Income
 - \$16992 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard, Garden, Lot Over 40000 Sqft, Near Public Transit, Sprinkler System, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$5,208
 - Electric: \$1,056.00
 - Gas: \$900
 - Furniture Replacement:
 - Trash: \$894
 - Cable TV: 02188471
 - Gardener:
 - Licenses:
- Insurance: \$1,290
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,068
 - 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	\$3,200
2:	1	3	1	0	Unfurnished	\$1,300	\$1,850	\$3,200

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
 - Buyer Agency Compensation: 2%
- 651 - Rosemead/S. San Gabriel area
 - Los Angeles County
 - Parcel # 5284017016

Michael Lembeck

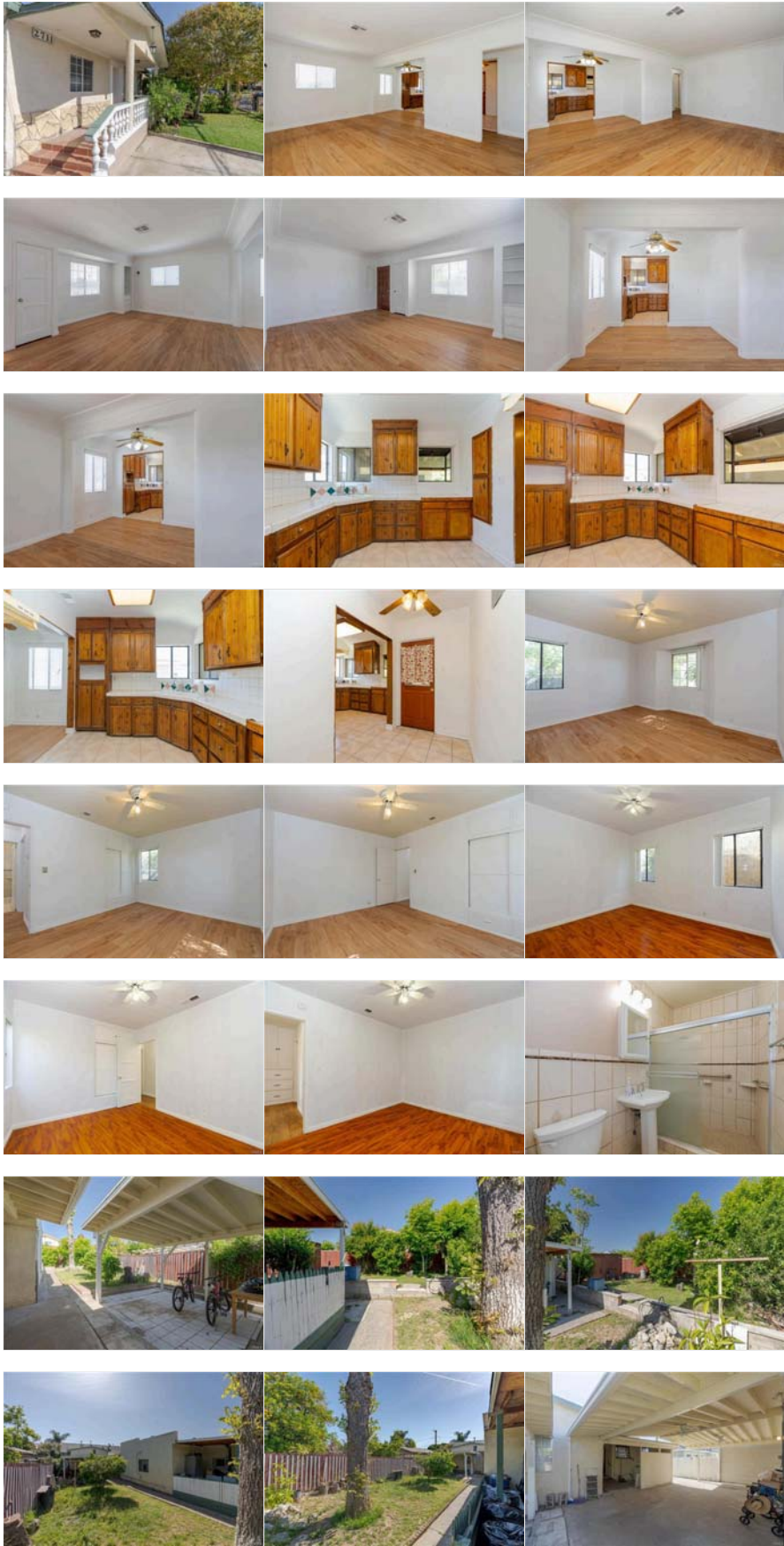
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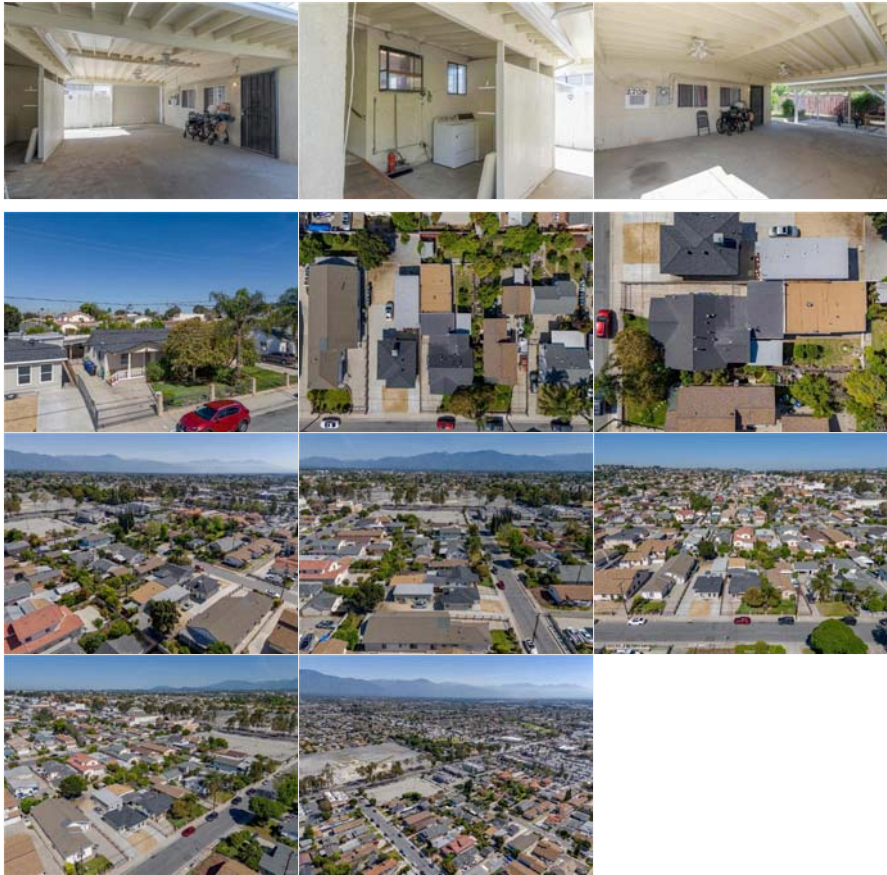
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CUSTOMER FULL: Residential Income LISTING ID: DW24092733

Printed: 06/30/2024 9:37:30 AM

Closed • Duplex

List / Sold: \$792,000/\$791,000

144 E Colden Ave • Los Angeles 90003

83 days on the market

2 units • \$396,000/unit • 1,789 sqft • 5,402 sqft lot • \$442.15/sqft • Built in 1912

Listing ID: PW24028300

off 110 off century



DUPLEX DUPLEX DUPLEX –BOTH UNITS WILL BE DELIVERED VACANT. a triple call to embrace the lifestyle that awaits you within these walls. Behold, not one but two units, each legally designated as 2 bedrooms and 1 bath, inviting you to experience the epitome living. Imagine the possibilities – live in one unit and let the other become a lucrative source of income! This duplex is not just a home; it's a strategic investment in the thriving renters market of Los Angeles. Priced to sell, this is not merely an opportunity; it's a golden ticket to claim your stake in the realm of income property ownership. Don't let this chance slip through your fingers – seize the moment and make this Spanish-style duplex yours! Own your own income property, revel in the elegance, and let the allure of duplex living redefine your lifestyle. Act now, for the spotlight is on you, and the stage is set for a grand entrance into the world of real estate opulence!

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$699,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- \$589 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, Outside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02072854
- 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		\$2,700
2:	1	3	1			\$0		\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 6053009051

Michael Lembeck

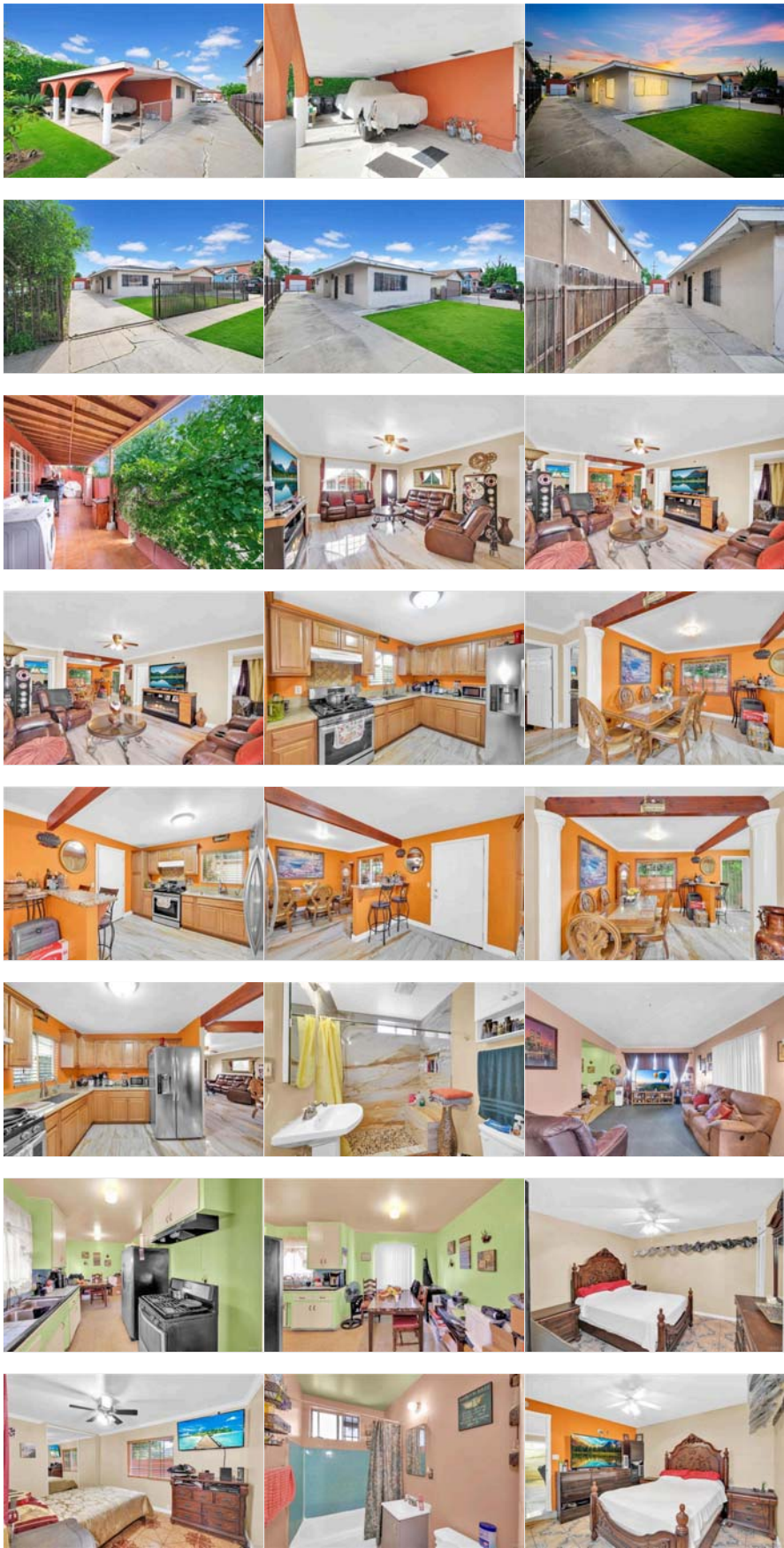
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CUSTOMER FULL: Residential Income LISTING ID: PW24028300

Printed: 06/30/2024 9:37:30 AM

Closed • Duplex

List / Sold: \$1,000,000/\$950,000 ↓

566 & 568 W 19th St • San Pedro 90731
2 units • \$500,000/unit • 1,944 sqft • 5,000 sqft lot • \$488.68/sqft •
Built in 1922
Intersection of Gaffey & 19th Street

38 days on the market
Listing ID: SB24075269



PRICE IMPROVEMENT! Welcome to this newly remodeled duplex in the beach city of San Pedro! This beautiful 2 bedroom, 2 bathroom duplex offers approximately 972 square feet each with both units featuring newer laminate flooring, crown molding, recessed lighting, newer kitchen cabinets with quartz counter tops, stainless steel appliances and a spacious laundry room. Each master bedroom includes a private master bathroom with a double vanity and a large closet. Outside you will find a private yard for each unit and fenced in parking with an automatic gate. As if that wasn't enough, this duplex is only minutes from Cabrillo Marina, parks, restaurants, shopping and more! This is the perfect opportunity to live in one unit and rent the other; you don't want to miss out on this perfect investment opportunity!

Facts & Features

- Sold On 06/27/2024
- Original List Price of \$1,015,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Central
- \$319 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, Washer Included
- \$36624 Gross Scheduled Income
- \$33624 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom
- Floor: Laminate
- Other Interior Features: Ceiling Fan(s), Crown Molding, Quartz Counters, Recessed Lighting

Exterior

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

Annual Expenses

- Total Operating Expense: \$3,000
- Electric: \$2,400.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$125
- Cable TV:
- Gardener:
- Licenses:
- Insurance: \$1,800
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$125
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$3,052	\$3,052	\$3,052
2:	1	2	2	0	Unfurnished	\$0	\$0	\$3,052

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 7462007023

Michael Lembeck

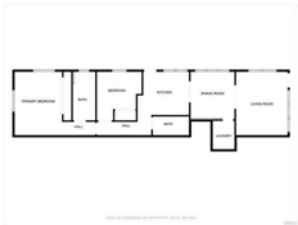
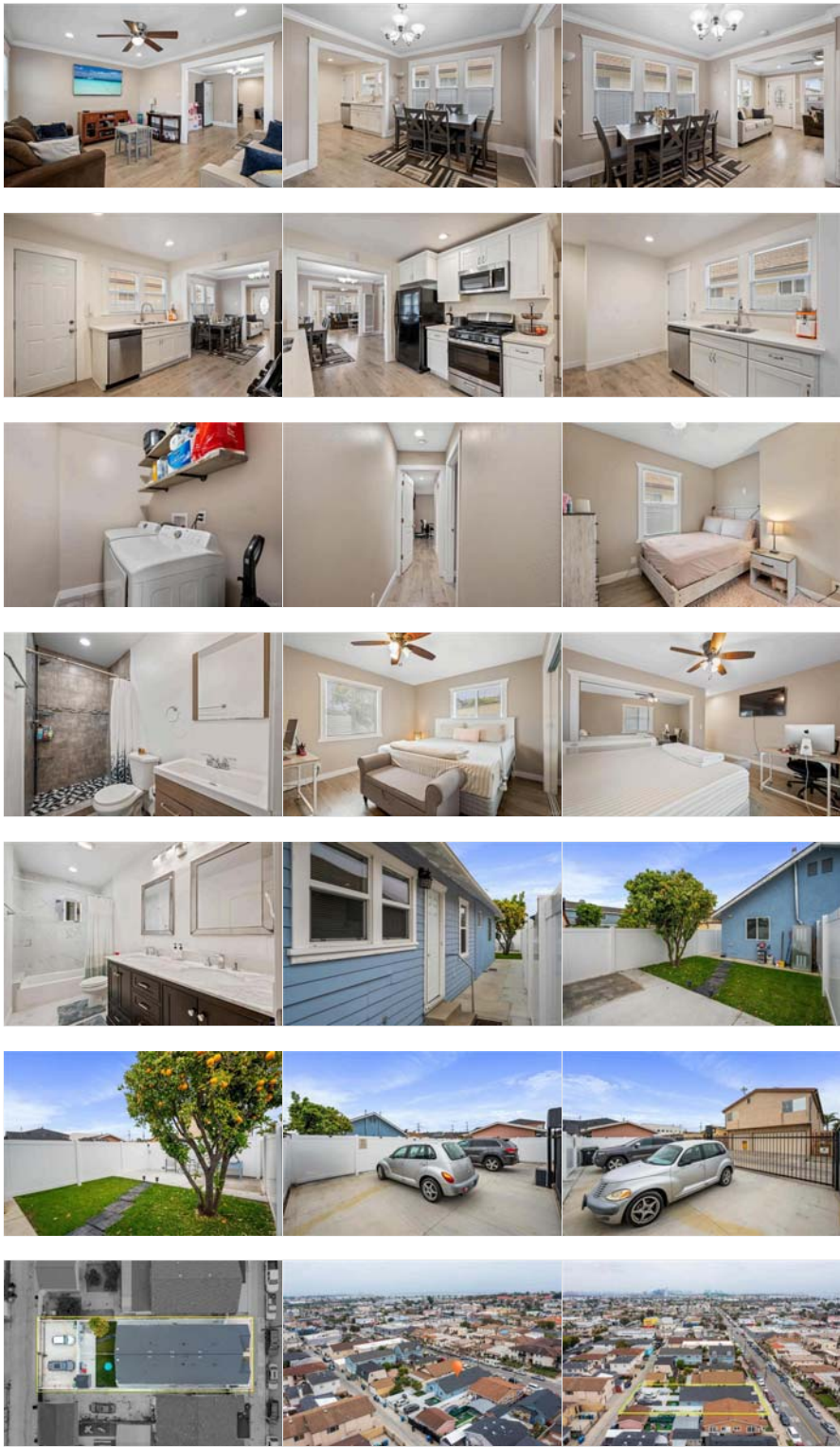
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Closed • Duplex

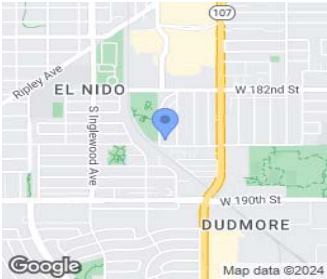
List / Sold:

\$1,465,000/\$1,410,000 ↓

99 days on the market

Listing ID: OC24008071

18524 Kingsdale Ave • Redondo Beach 90278
2 units • \$732,500/unit • 2,336 sqft • 6,001 sqft lot • \$603.60/sqft •
Built in 1965
North of 190th St; South of 182nd St; East of Inglewood Ave; West of Hawthorne Blvd.



Introducing a stunning duplex nestled in the community of Redondo Beach, CA. This contemporary property offers an unparalleled combination of modern luxury and coastal charm, presenting an ideal investment opportunity or a perfect home for those seeking versatile, multi-generational living spaces. Each unit boasts a thoughtfully designed floor plan with meticulous attention to detail. The first unit welcomes you with an open-concept living and dining area, illuminated by abundant natural light. The gourmet kitchen features high-end appliances, sleek countertops, and ample storage, creating an inviting space for culinary enthusiasts. The second unit mirrors the elegance of the first, providing a seamless blend of comfort and style. Both units feature spacious bedrooms, offering a retreat-like atmosphere. Enjoy the California sunshine in your private yard, perfect for sipping morning coffee or hosting intimate gatherings with friends. The property's exterior showcases a spacious yard, enhancing the overall appeal. Residents can relish in the outdoor space, ideal for relaxation or entertaining guests. This duplex also offers a convenient location, with easy access to nearby parks, public transportation, shopping, dining, and the pristine beaches that Redondo Beach is renowned for. Whether you're an investor looking for a lucrative opportunity or a homeowner seeking a property with multi-generational living or income potential, this is a rare gem. Don't miss the chance to own this exceptional duplex in one of Southern California's most desirable coastal communities.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$1,495,000
- 1 Buildings
- Levels: Two
- 13 Total parking spaces
- 0 Total carport spaces
- Cooling: Central Air, Electric
- Heating: Central, Natural Gas
- \$0 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Up

Exterior

- Lot Features: Rectangular Lot, Level, Near Public Transit, • Sewer: Public Sewer, Sewer Paid
- Park Nearby

Annual Expenses

- Total Operating Expense: \$2,096
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$210
- Cable TV: 01796600
- Gardener:
- Licenses:
- Insurance: \$1,794
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$92
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- 699 - Not Defined area
- Los Angeles County
- Parcel # 4083008015

Michael Lembeck

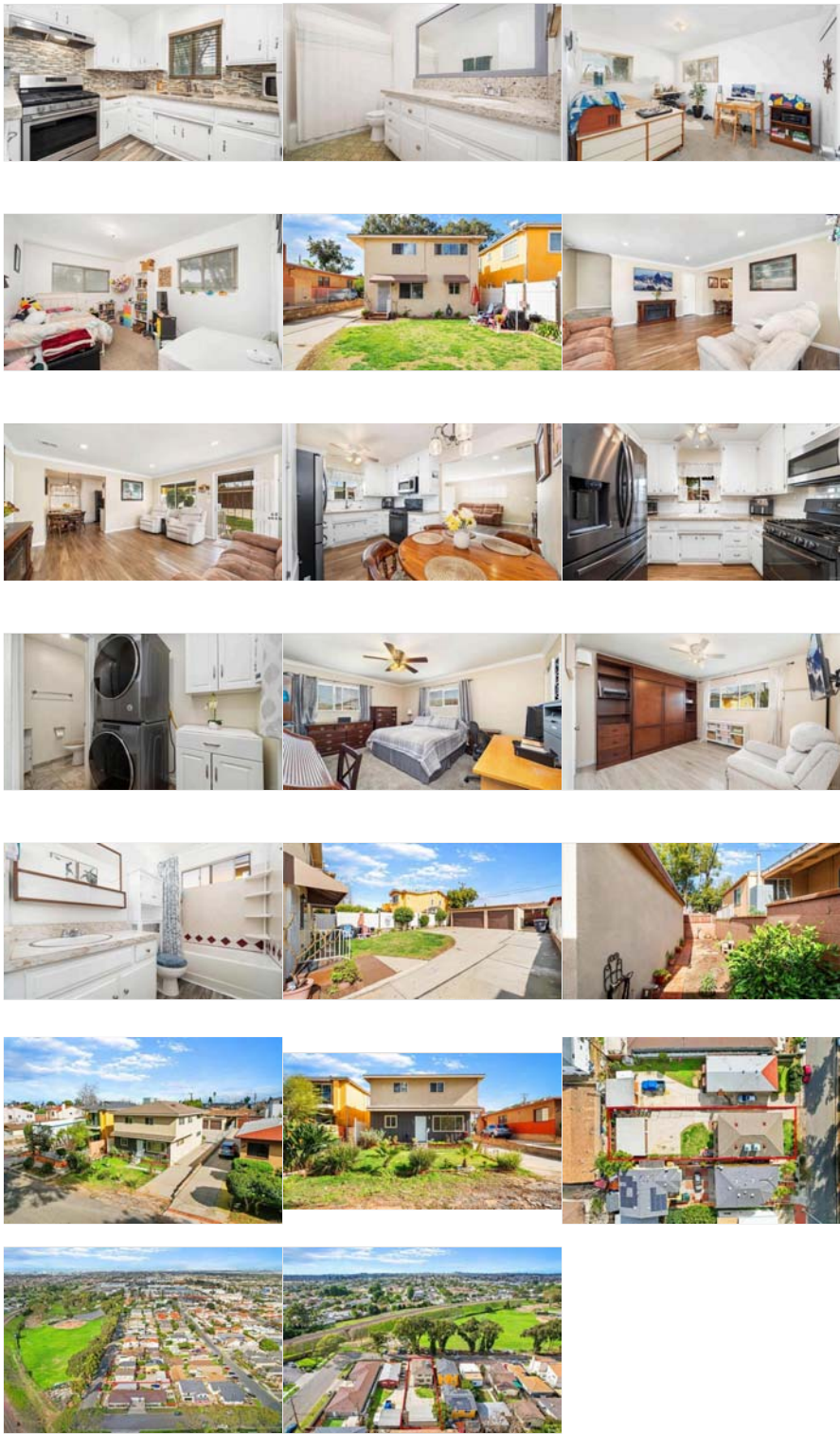
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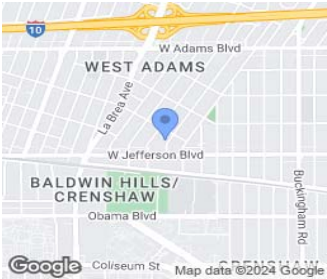




Closed •

3019 S Palm Grove Ave • Los Angeles 90016
2 units • \$674,500/unit • 2,107 sqft • 5,202 sqft lot • \$669.20/sqft •
Built in 2024
East of La Brea North of West Jefferson Blvd

List / Sold:
\$1,349,000/\$1,410,000 
24 days on the market
Listing ID: 24393849



****Live smart**** Live in one unit and rent the other. NO RENT CONTROL so short or long term rental alike! **TWO HOMES ON ONE LOT WITH SEPARATE ENTRANCES AND ADDRESSES!! FULLY PERMITTED!** Completely remodeled and spacious 2 beds 2 bath home with a brand new high end 3 beds 2 bath ADU in rear. Top of the line!! The front house offers 2 large beds and 2 baths, a stunning kitchen that opens to the living room with a cozy faux fireplace. In unit laundry for both units. Additionally the 1,151 sq ft ADU offers everything you can think of and has been carefully designed and built. Highlights of this priced to sell two homes on one lot include: updated plumbing and electrical throughout, redone roof in 2020, high-end remodeled bathrooms, brand new appliances, in unit laundry, nest thermostat, among others. Don't miss this opportunity! Additionally, move outside to professional drought tolerant landscaping and an uncovered patio perfect for entertaining. Two separate addresses 3019 & 3021 S Palm Grove. Prime West Adams location. Close to Highly Likely, Alta, Mizlala, Johnny's Pastrami, Cento, Fleurs et Sel and Chulita . Text Listing Agent.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$1,349,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central, Solar
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
- \$82084 Net Operating Income

Interior

- Rooms: Living Room, Two Primaries, Walk-In Closet
- Floor: Laminate
- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

- Lot Features: Landscaped
- Sewer: Other
- Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$19,916
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01904054
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Managemement:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$3,900	\$0	\$3,900
2:	1	3	2		Unfurnished	\$4,600	\$0	\$4,600

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C16 - Mid Los Angeles area
- Los Angeles County
- Parcel # 5057029013

Michael Lembeck

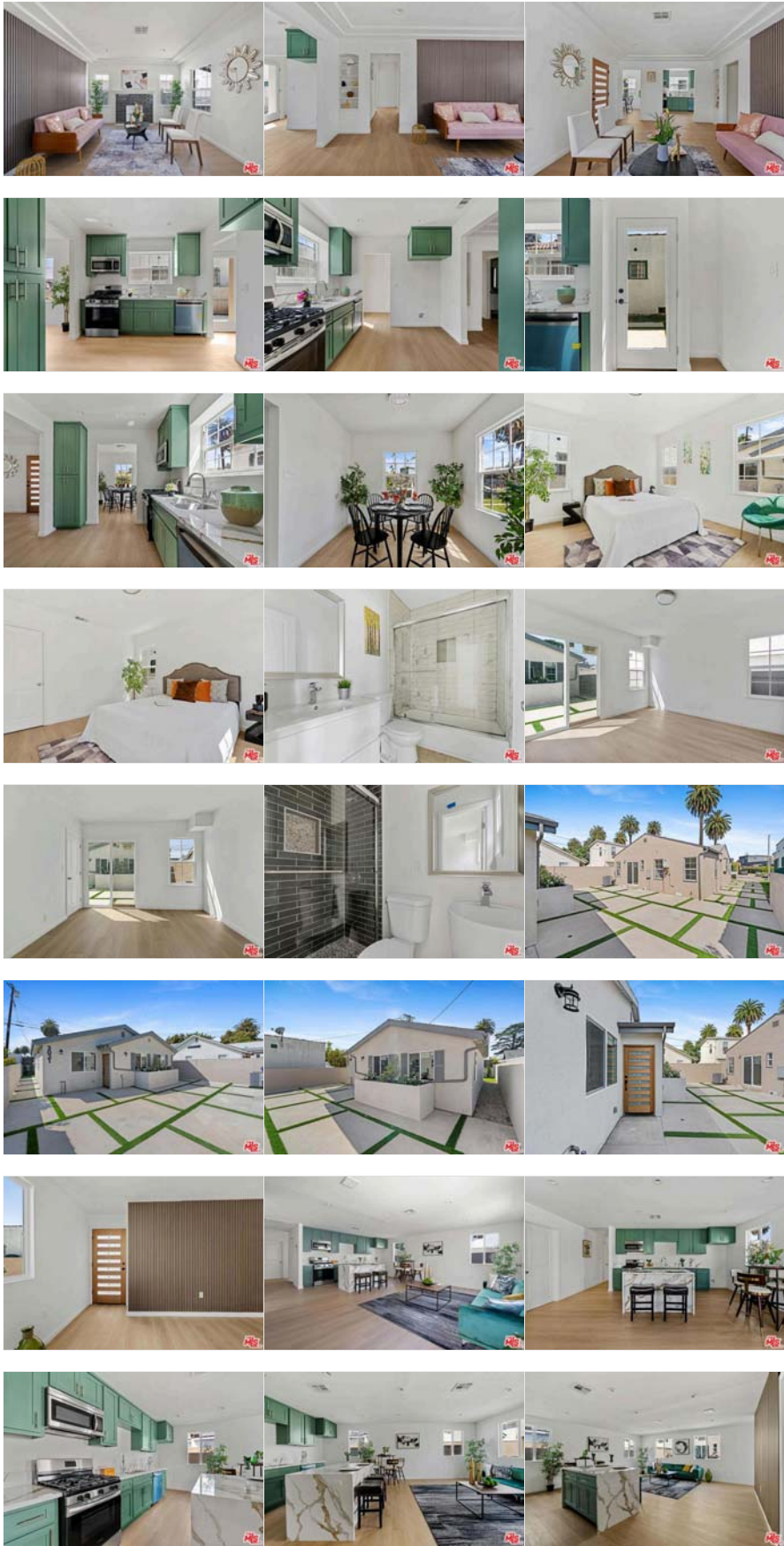
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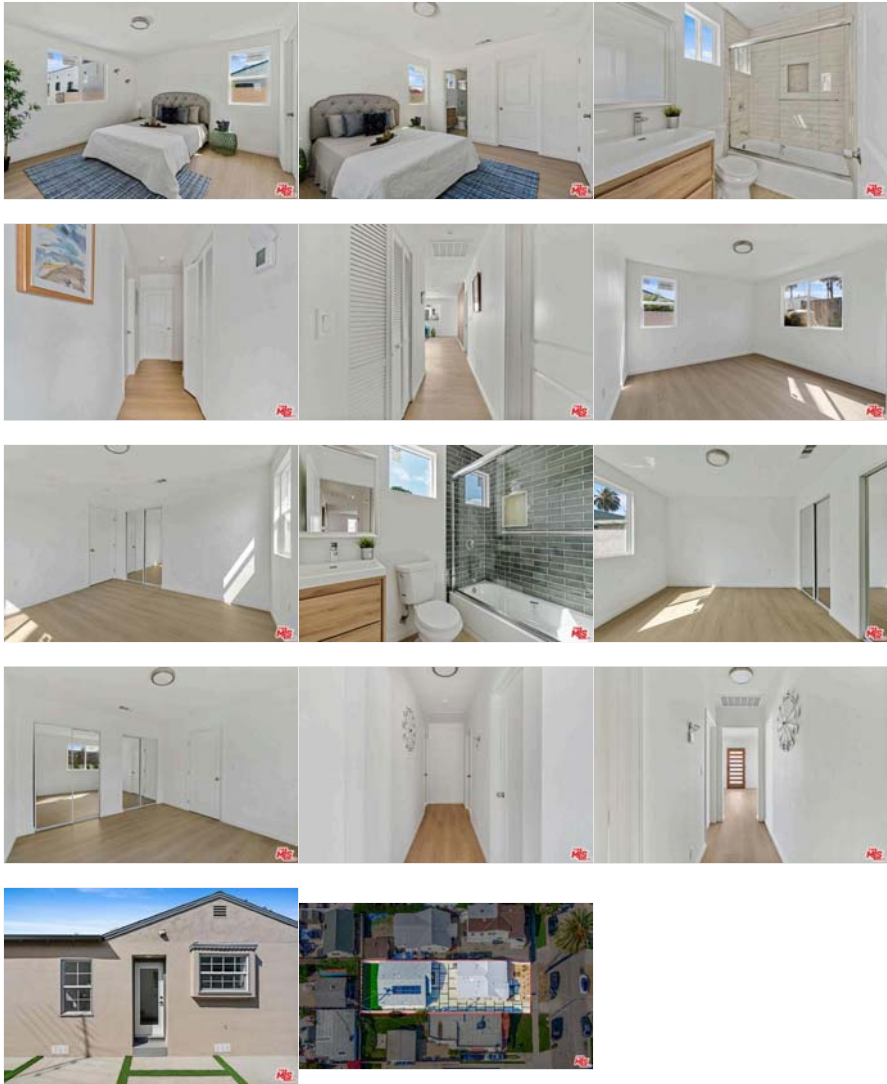
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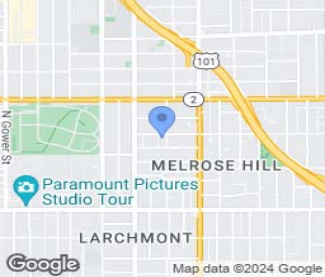
CUSTOMER FULL: Residential Income LISTING ID: 24393849

Printed: 06/30/2024 9:37:30 AM

Closed •

971 N St Andrews PI • Los Angeles 90038
2 units • **\$574,500/unit** • **2,245 sqft** • **6,077 sqft lot** • **\$489.98/sqft** •
Built in 1920
South of Santa Monica Blvd, and West of Western.

List / Sold:
\$1,149,000/\$1,100,000 ↓
74 days on the market
Listing ID: 24379503



Located in the vibrant heart of Hollywood, this delightful duplex gem presents an exceptional opportunity for both owner-users and investors alike. With both units vacant, first-time buyers can own property and generate rental income to offset the mortgage, or occupy both units to make a family compound. Recently painted and tastefully staged, both units exude a warm vintage charm with hardwood floors, original cabinetry, spacious closets, and lofty ceilings. The well-maintained sunlit interiors span a total of 2245 SF and boasts central A/C, separate laundry facilities, outdoor patios, and off-street parking. Unit 971 comprises a spacious 1+1 layout, complete with a generous living room, decorative fireplace, a private verdant side patio, and rear parking space for 2 cars on-site. A private breezeway accessible from the back door of 971 leads to the outdoors. Unit 973 features a 2+1 configuration, with a sizable dining room, decorative fireplace, rear patio, and a 2-car garage. The front grassy yard is adorned with persimmon and avocado trees, as well as agave and roses. Nestled in the Holly Studio District, this central location offers convenient proximity to Paramount Studios, Milk Studios, Netflix Corporate, West Hollywood, Silver Lake, and Koreatown. The neighborhood is enriched by trendy establishments such as Gold Diggers, Kuya Lord, Hollywood Forever Cemetery, Wiltern Theater, and Barnsdall Art Park.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$1,149,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Cooling: Central Air
- Heating: Central
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Floor: Wood
- Appliances: Dishwasher, Disposal

Exterior

Annual Expenses

- Total Operating Expense: \$4,730
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5535005025

Michael Lembeck

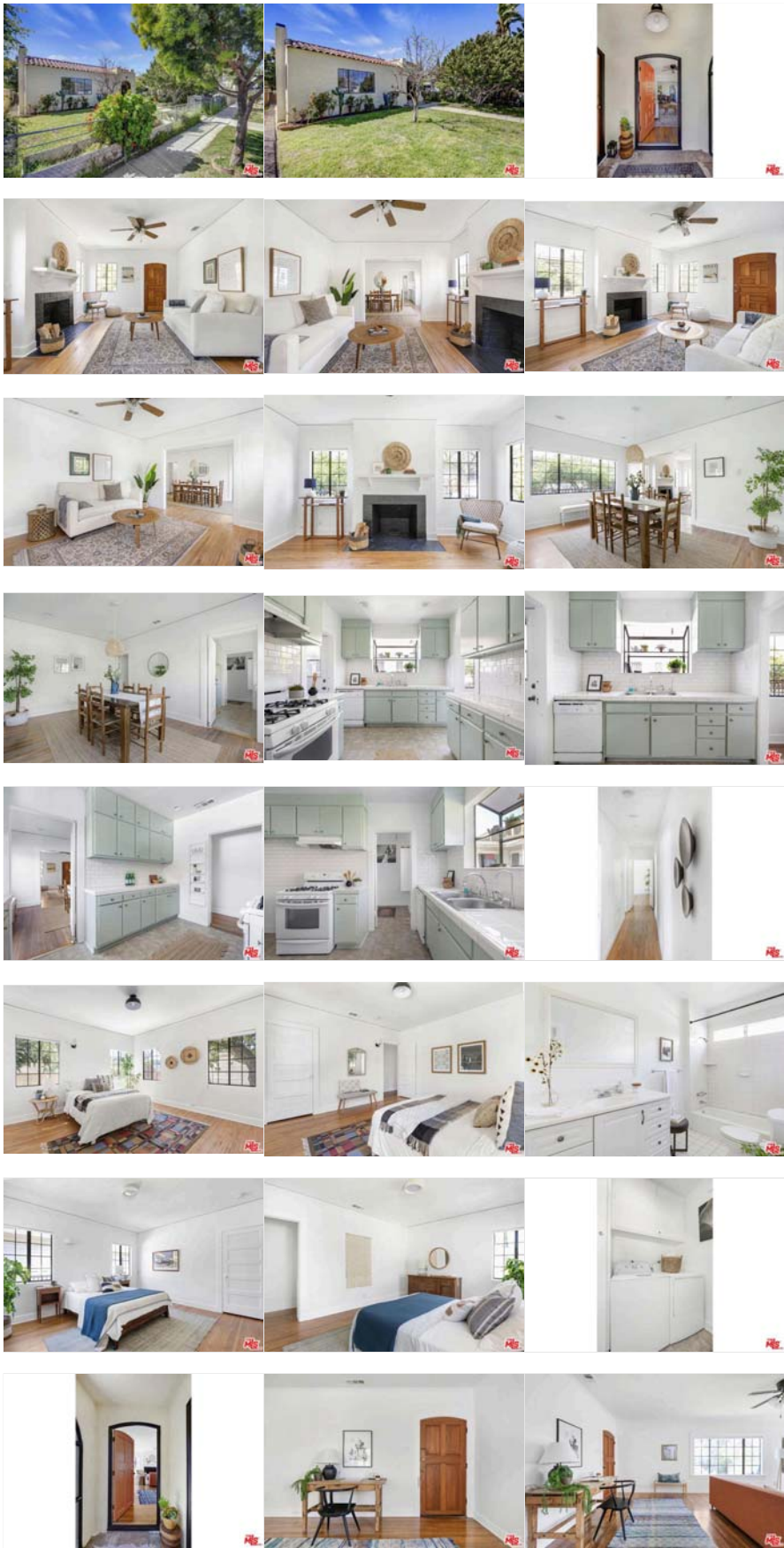
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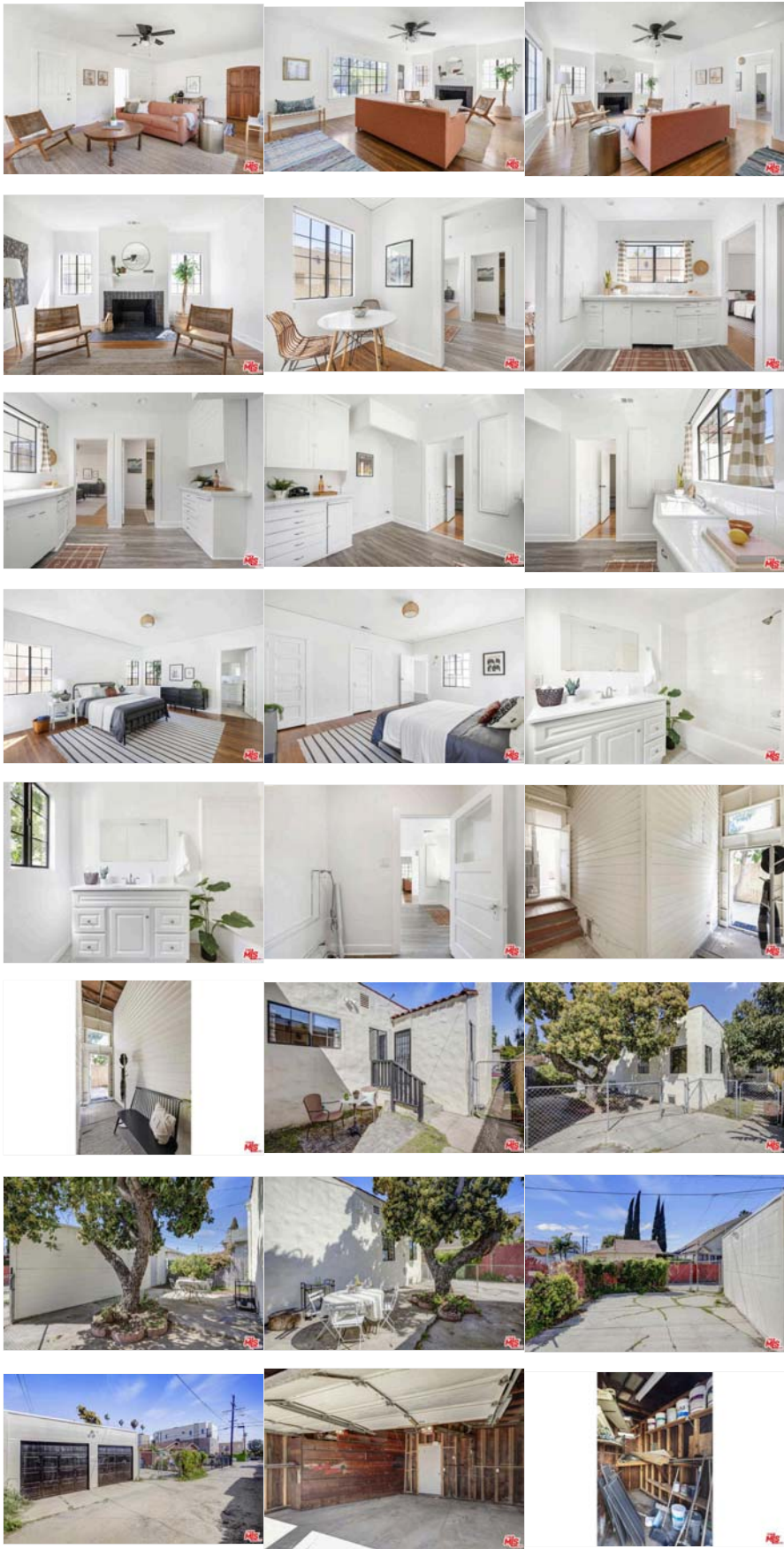
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Closed • Duplex

1446 Portia St • Los Angeles 90026
2 units • \$697,500/unit • 2,176 sqft • 6,535 sqft lot • \$615.81/sqft •
Built in 1924
South of Scott Avenue, East of McDuff Street

List / Sold:
\$1,395,000/\$1,340,000 ↓
25 days on the market
Listing ID: GD24092487



Trust Sale. Nestled adjacent to the iconic Dodger's Stadium, this exceptional property showcases distinctive craftsmanship and meticulous attention to detail. Consisting of three units—a 2-bedroom/1-bathroom unit and a 1-bedroom/1.5-bathroom unit, plus a custom entertainment room spanning over 700 square feet, complete with a bar, a magnificent seven-foot fireplace, and a five-foot indoor barbecue, requiring installation via crane. Furthermore, this remarkable property includes an extra unit, suitable for conversion into a studio, gym, or office. This unprecedented property boasts not only classic mid-century design elements but also practicality and convenience. Its three-car garage spaces, along with an adjacent driveway accommodating an extra four cars, ensure ample parking for both residents and guests. Positioned in a prime locale, it offers mesmerizing sunset vistas and easy access to Dodger's Stadium, Downtown Los Angeles, Silver Lake, Echo Park, and Elysian Park for outdoor enthusiasts. This property provides abundant storage space, stainless steel appliances in the owner's unit, and a secluded patio. Priced competitively for a swift sale, seize the opportunity to own this remarkable property before it's gone.

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 3 Total parking spaces
- \$391 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community, In Carport, Individual Room, Stackable
- \$24000 Gross Scheduled Income
- \$16800 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Sloped Down, Lot 6500-9999
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$100
- Electric: \$100.00
- Gas: \$100
- Furniture Replacement:
- Trash: \$100
- Cable TV: 01950019
- Gardener:
- Licenses:
- Insurance: \$100
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$100
- Other Expense:
- Other Expense Description:

Unit Details

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

Of Units With:

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

Additional Information

- Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C21 – Silver Lake – Echo Park area
- Los Angeles County
- Parcel # 5406006018

Michael Lembeck

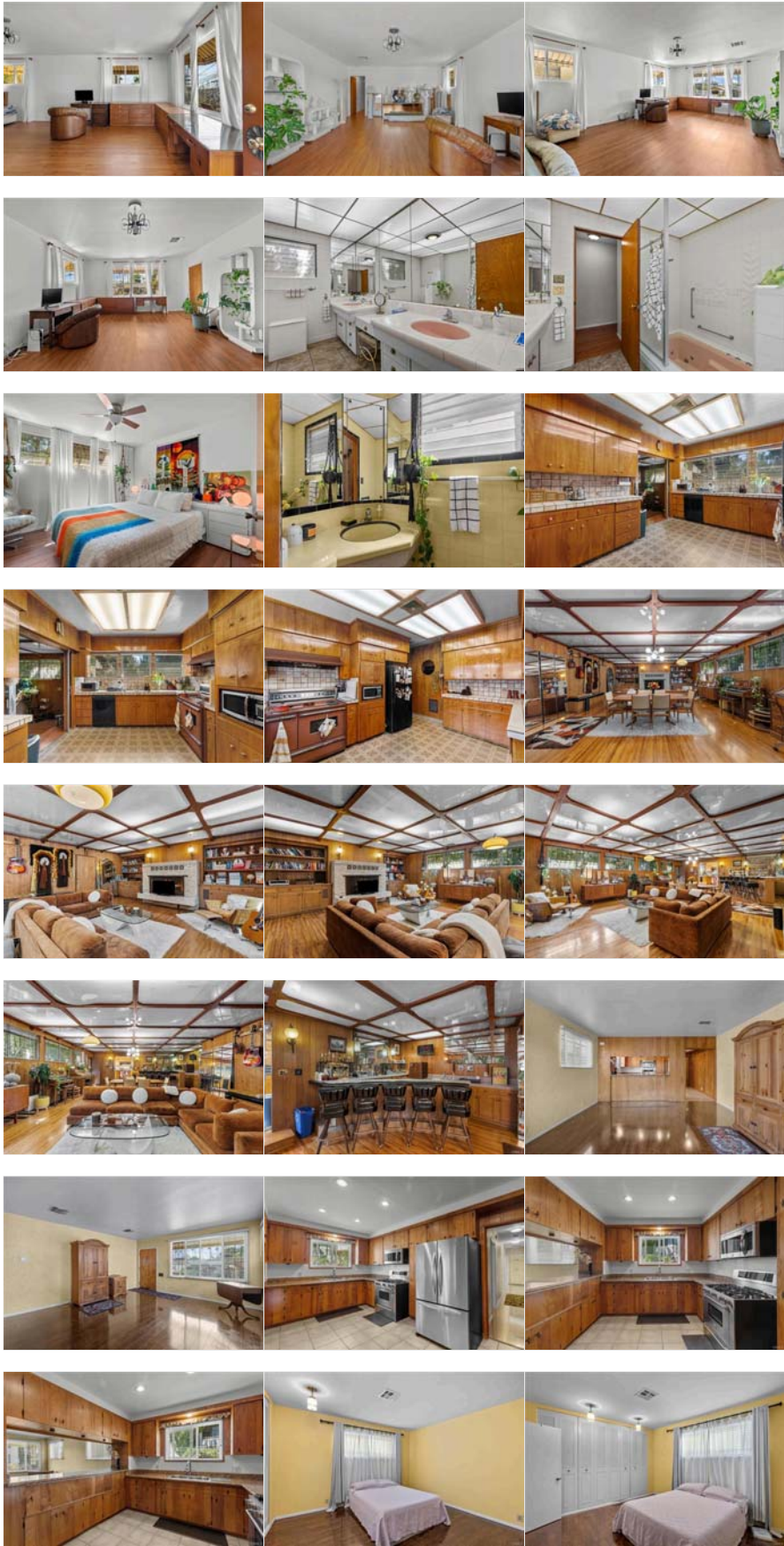
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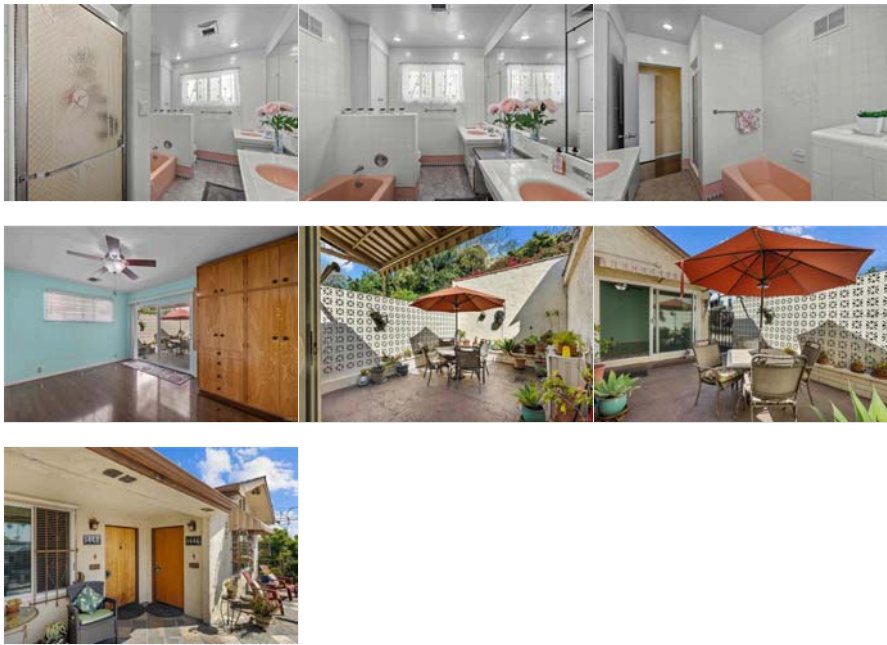
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CUSTOMER FULL: Residential Income LISTING ID: GD24092487

Printed: 06/30/2024 9:37:30 AM

Closed • Duplex

List / Sold: \$750,000/\$752,000

1942 W 73rd St • Los Angeles 90047

59 days on the market

2 units • \$375,000/unit • 1,944 sqft • 6,703 sqft lot • \$386.83/sqft • Built in 1925

Listing ID: MB24033035

North of W. Florence



Duplex perfect for owner occupied and rental. 2 car garage in back of property. Both units have interior laundry facility. 2 miles from ScFi Stadium and entertainment complex in Inglewood. Walking distance to grocery markets and public transportation. Easy access to freeway

Facts & Features

- Sold On 06/27/2024
- Original List Price of \$750,000
- 1 Buildings
- Levels: One
- 2 Total parking spaces
- \$362 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$91.00
- Gas:
- Furniture Replacement:
- Trash: \$110
- Cable TV: 00965371
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$48
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1	1	Unfurnished	\$0	\$0	\$0
2:	2	1	1	1	Unfurnished	\$1,700	\$1,700	\$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
- Rent Controlled
- Buyer Agency Compensation: 2%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6017007009

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: MB24033035

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Closed • Duplex

List / Sold: \$950,000/\$940,000

1529 W 81st St • Los Angeles 90047

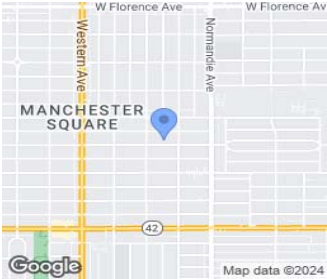
12 days on the market

2 units • \$475,000/unit • 2,624 sqft • 6,725 sqft lot • \$358.23/sqft •

Listing ID: SB24065835

Built in 1928

Western/81st



Discover this gem in Los Angeles—an immaculate duplex opportunity! Front unit: 3-bed, 1.5-bath, move-in ready. Back unit: 2019 Built 3 bedrooms, 2 bath with permits and good flow of floorplan. Currently rented. Both units boast excellent condition. Includes a 2-car garage for the front unit and a separate 1-car garage for the back unit. Perfectly situated near all conveniences. Act fast—schedule your viewing now before it's gone!

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$899,999
- 2 Buildings
- Levels: One, Two
- 3 Total parking spaces
- \$438 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: In Garage, Inside
- 2 electric meters available
- 2 gas meters available
- 2 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01854035
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense: \$0
- Other Expense Description:

Unit Details

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

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
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- C34 - Los Angeles Southwest area
- Los Angeles County
- Parcel # 6034006019

Michael Lembeck

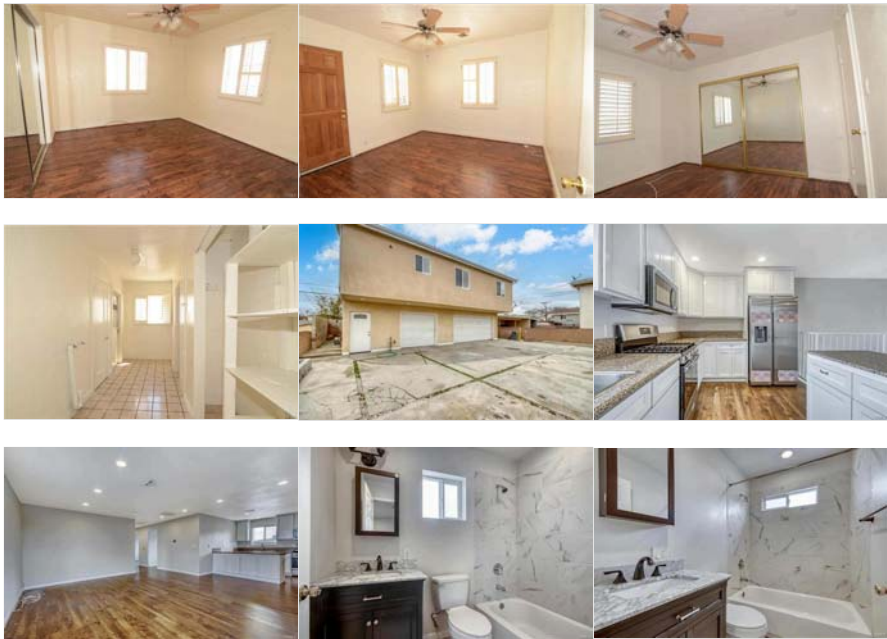
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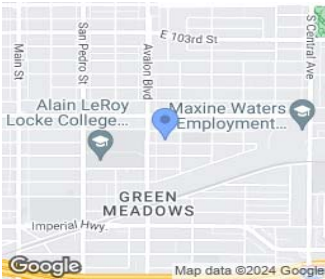
Closed •

List / Sold: **\$479,900/\$445,000** ↓

629 E 109th Pl • Los Angeles 90059
2 units • **\$239,950/unit** • **1,309 sqft** • **4,862 sqft lot** • **\$339.95/sqft** •
Built in 1923

139 days on the market
Listing ID: 24346321

Avalon Blvd to E 109th Pl



Investment Opportunity! Fully occupied duplex featuring a total of 4 bedrooms and 2 bathrooms. Ample driveway parking. (Per tax records property is 3BR/2BA. Functions with 4BR/2BA. Permit status is unknown). Please do not disturb occupants.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$539,900
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 02190978
 - 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	\$922	\$922	\$0
2:	1	2	1		Unfurnished	\$1,539	\$1,539	\$0
3:								
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2.500%
- C37 - Metropolitan South area
 - Los Angeles County
 - Parcel # 6071003023

Michael Lembeck

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

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Closed • Duplex

List / Sold: \$814,999/\$870,000

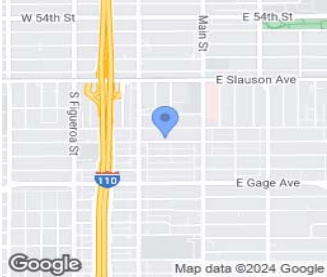
215 W 60th St • Los Angeles 90003

11 days on the market

2 units • \$407,500/unit • 1,527 sqft • 5,400 sqft lot • \$569.74/sqft • Built in 1910

Listing ID: DW24105955

Between Main and Broadway



Looking for a comfortable home that comes with excellent investment potential? This single-story duplex in LA's Florence neighborhood might just check off the boxes on your list! Both units are beautifully finished and ready to enjoy from day one - choose to put both up for rent or live in one while leasing the other to offset your mortgage costs, making homeownership more accessible. From the street, a lush, gated front lawn borders the pathway leading to the large, covered porch - an ideal spot to unwind and marvel at the vibrant community while getting acquainted with passing neighbors. Venture inside the bright main residence showcasing neutral tones, high ceilings, and chic wood-style flooring. A striking brick fireplace warms the living and dining areas while the inviting modern kitchen features custom shaker-style cabinetry and gleaming quartz countertops extending to the bar seating. Three serene bedrooms await after a long day, replete with ceiling fans and mirrored closets. A convenient ensuite with a shower/tub combo caters to the primary suite while a refreshing shared bath is available for the other rooms. Entry at the back ensures privacy for the second haven, featuring two well-sized bedrooms, an exquisitely tiled bath, and a common area with counter dining open to the kitchen. Outside, the backyard offers a generous venue for social gatherings, enclosed by timber fencing for seclusion. You can choose to add a recreational structure, an organic garden, or an ADU among other endless possibilities. Plus, there's a lengthened driveway for parking. Living here means easy access to South Figueroa Corridor's abundant shopping, dining, and entertainment options. Come for a tour before it passes you by!

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$814,999
- 1 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Electric
- Heating: Electric, Wall Furnace
- \$253 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Inside, Stackable
- \$83604 Gross Scheduled Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down
- Floor: Laminate
- Appliances: Microwave
- Other Interior Features: Ceiling Fan(s), Open Floorplan

Exterior

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

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	0	Unfurnished	\$0	\$0	\$3,915
2:	1	2	1	0	Unfurnished	\$0	\$0	\$3,052

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- C37 - Metropolitan South area
- Los Angeles County
- Parcel # 6005014019

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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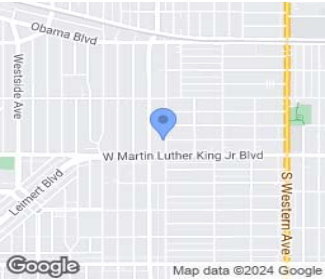
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Closed •

List / Sold: \$699,000/\$610,000 ↗

3983 S Van Ness Ave • Los Angeles 90062
2 units • \$349,500/unit • 1,630 sqft • 5,846 sqft lot • \$374.23/sqft •
Built in 1938
South of Obama Blvd and Jefferson Blvd., West of Western, N of Slauson

37 days on the market
Listing ID: 24391643



Great project/income property! SOLD AS-IS. ONE UNIT VACANT. Leimert Park adjacent. Side-by-side one-level gated duplex ready for your renovation. According to Rentometer - Median Rent is \$1970. Walk score of 74/100. Live in one and rent the other or buy with a friend! Or convert to your single-family dream home and add an ADU! Long driveway, 2-car detached garage and nice backyard. CASH offers only. Please drive by. Inside with offer. 2nd unit tenant occupied month to month at \$1700/month. Needs TLC.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$599,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Floor Furnace
- SellerConsiderConcessionYN:
- \$14000 Net Operating Income
- 2 gas meters available

Interior

- Floor: Carpet, Vinyl

Exterior

- Security Features: Gated Community
- Sewer: Other

Annual Expenses

- Total Operating Expense: \$4,628
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01870534
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1		Unfurnished	\$1,700	\$20,400	\$2,100
2:	2	1	1		Unfurnished	\$0	\$0	\$2,150

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.500%
- PHHT - Park Hills Heights area
- Los Angeles County
- Parcel # 5035004022

Michael Lembeck

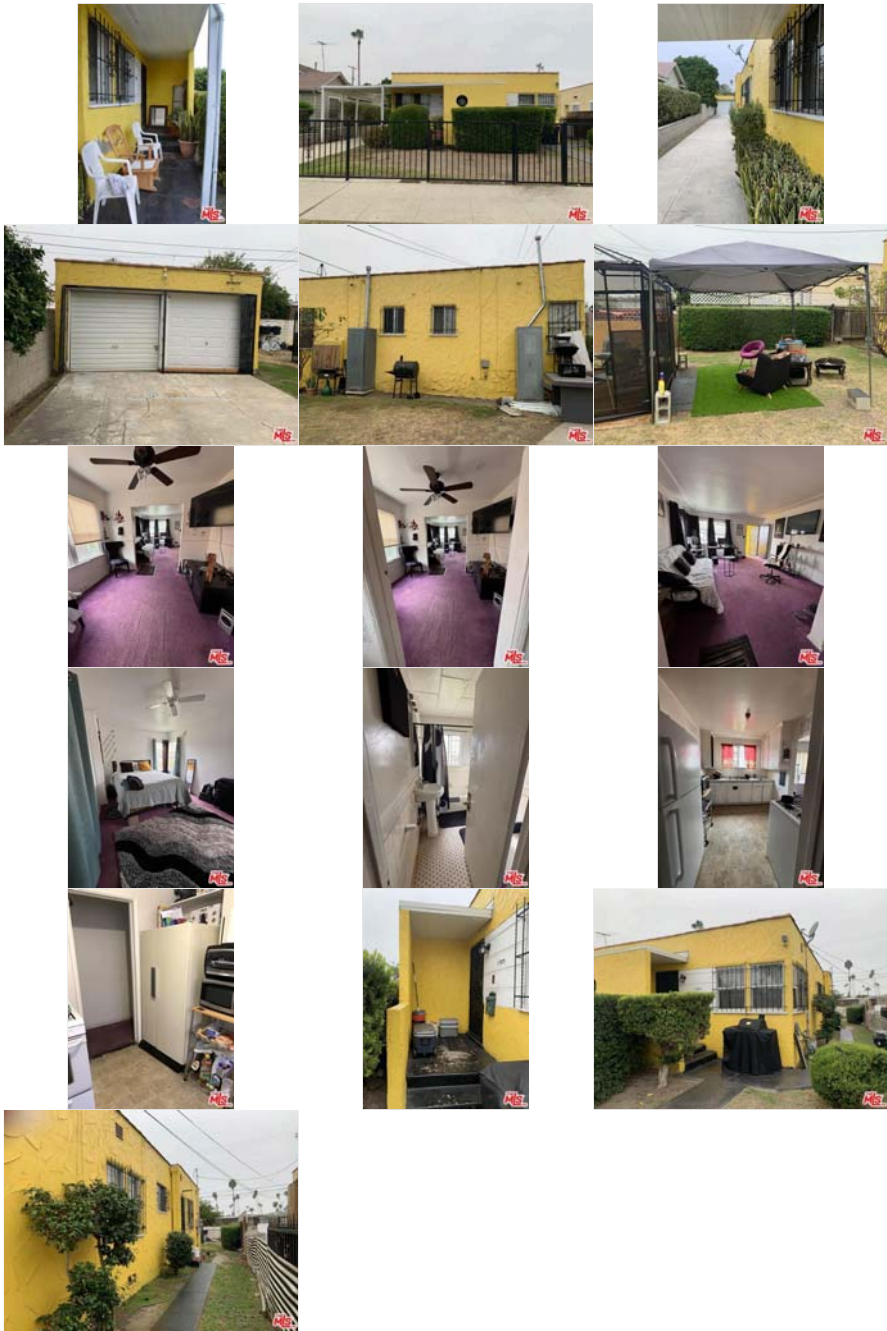
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CUSTOMER FULL: Residential Income LISTING ID: 24391643

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Closed • Duplex

List / Sold: \$950,000/\$950,000

6235 Walker Ave • Bell 90201
2 units • \$475,000/unit • 2,376 sqft • 6,026 sqft lot • \$399.83/sqft •
Built in 1965
On Walker Ave. between Filmore St. and Randolph St.

24 days on the market
Listing ID: SB24054105



6235 Walker Ave is an exceptional owner-user duplex with two detached homes. Currently owner-occupied, both units will be delivered VACANT! The property sits on a 6,026 sq. ft. lot, which features a spacious 1,526 sq. ft. 3-bedroom, 2-bathroom front house and a large 850 sq. ft. 2-bedroom, 1-bathroom back house. Each house is move-in ready and boasts newer roofs and wall heaters. There is also a front yard and a driveway with 3 covered parking spaces at the rear. Conveniently located within walking distance of Veteran's Memorial Park and a short drive to Nueva Vista Elementary School and Bell High School. Don't miss this fantastic opportunity to live in one house and offset your mortgage and expenses with the other or enjoy a space to live comfortably with your entire family!

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- 3 Total carport spaces
- Heating: Wall Furnace
- \$824 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas & Electric Dryer Hookup, Washer Hookup
- \$63600 Gross Scheduled Income
- \$41649 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Rooms: Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Primary Bedroom, Primary Bathroom, Primary Bedroom
- Floor: Carpet, Vinyl

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,771
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02188471
- 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	\$0	\$3,000
2:	1	2	1			\$0	\$0	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- T6 - Maywood, Bell area
- Los Angeles County
- Parcel # 6315019027

Michael Lembeck

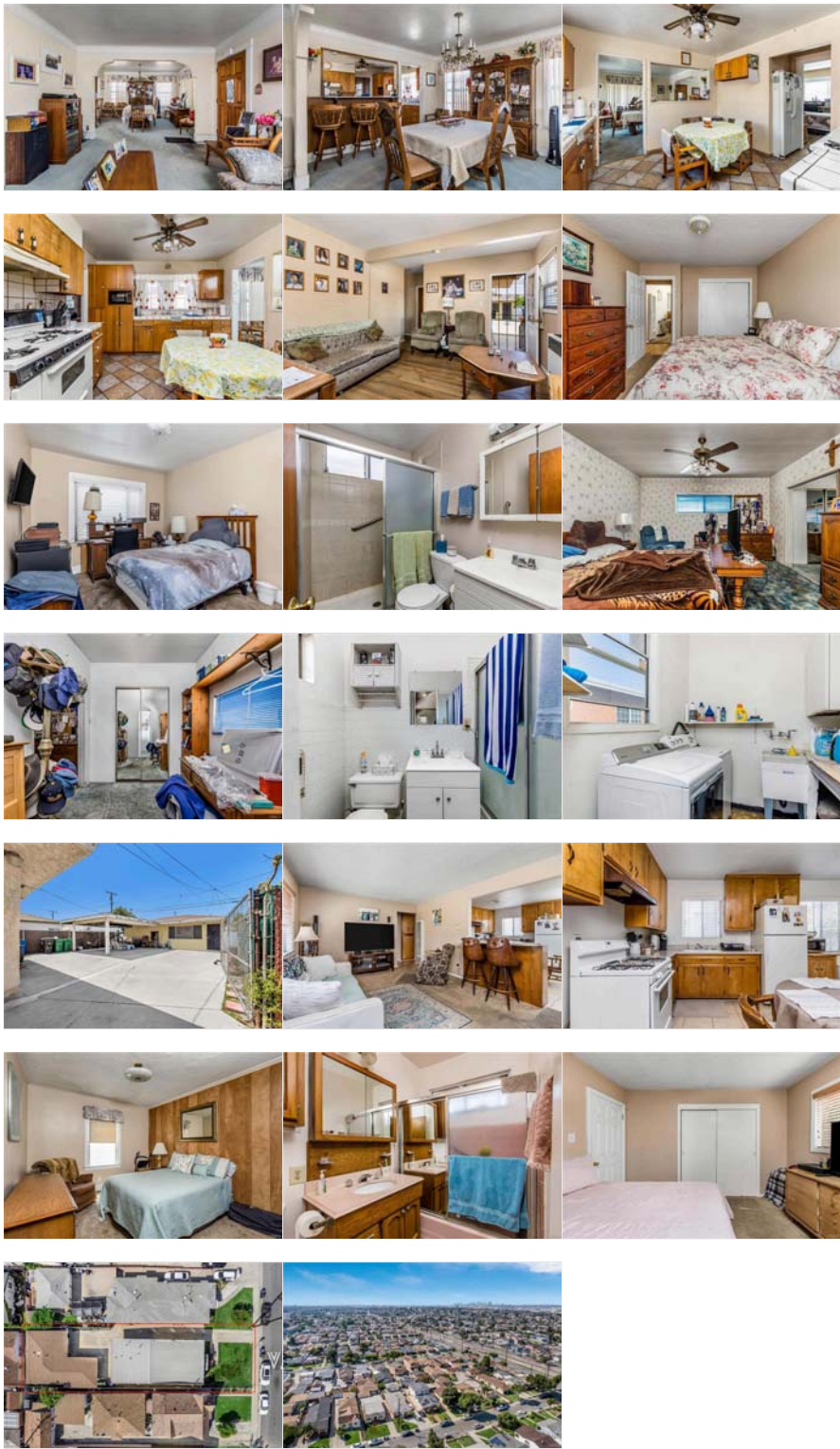
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Closed •

2628 Armstrong Ave • Los Angeles 90039
3 units • \$465,000/unit • 2,074 sqft • 5,427 sqft lot • \$723.24/sqft •
Built in 1926
Between W Silver Lake Blvd and Lakewood

List / Sold:
\$1,395,000/\$1,500,000 
31 days on the market
Listing ID: 24392011



Welcome to 2628 Armstrong Avenue in Prime Silver Lake! This charming Spanish-style triplex offers a wonderful opportunity for both homeowners and investors alike. The property is comprised of a spacious two-bedroom, one-bathroom unit, along with two additional one-bedroom, one-bathroom units. As you step inside, you'll be engulfed by the character and warmth of the Spanish-style architecture along with integral details throughout. Each unit offers a unique blend of comfort and style, creating a welcoming atmosphere for the occupants. Property is just a stone's throw from the reservoir and all the other amazing amenities that make Silver Lake such a sought after neighborhood. With its versatile layout and potential for rental income, this triplex presents a fantastic opportunity for those seeking a Spanish-style property in a desirable location. This is a rare find in an exceptional neighborhood. Close to Ivanhoe Elementary, Silver Lake Meadow and Reservoir, and all the charms of Silver Lake.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$1,395,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

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

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$0	\$0	\$4,500
2:	1	1	1		Unfurnished	\$1,357	\$1,357	\$2,500
3:	1	1	1		Unfurnished	\$1,438	\$1,438	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5439022010

Michael Lembeck

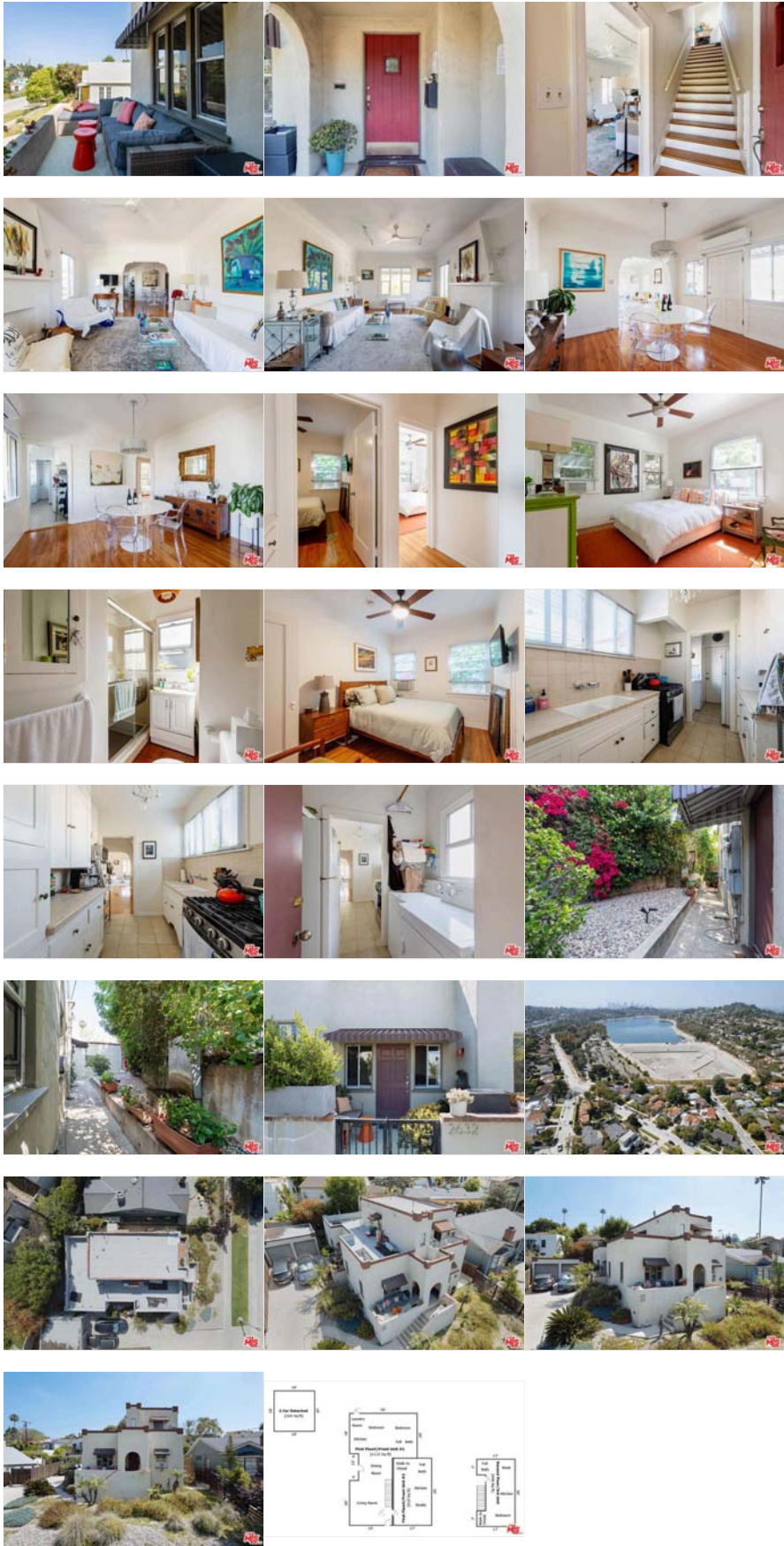
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Closed • Triplex

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

228 E Ada • Glendora 91741
3 units • \$283,333/unit • 1,748 sqft • 5,560 sqft lot • \$514.87/sqft •
Built in 1954
E/Grand Ave., N/Route 66

5 days on the market

Listing ID: OC24082271



A great investment opportunity! A triplex with one long term and 2 shorter term tenants. Corner lot with lots of yard space. The front house address is 228 Ada Ave., the two one bedroom units have a 305 and 307 Wabash Ave. address. The Ada house has a spacious gated front yard, there is both front and back yards on the duplex. There is plenty of parking. Drive by only, please do not walk around the properties. The property is surrounded by small income units and single family homes. Each unit has its own laundry!

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$850,000
- 2 Buildings
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- \$898 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Inside
- \$52800 Gross Scheduled Income
- \$49632 Net Operating Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,552
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$5,584
- Cable TV: 01947193
- Gardener:
- Licenses:
- Insurance: \$918
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,968
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,350	\$1,350	\$1,600
2:	1	1	1	0	Unfurnished	\$1,100	\$1,100	\$1,600
3:	1	2	1	0	Unfurnished	\$1,950	\$1,950	\$2,400

Of Units With:

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

Additional Information

- Trust sale
- Buyer Agency Compensation: 2%
- 629 - Glendora area
- Los Angeles County

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
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CUSTOMER FULL: Residential Income LISTING ID: OC24082271

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Closed • Triplex

List / Sold: \$747,000/\$680,000 ↓

3531 Floral Dr # 3 • East Los Angeles 90063

53 days on the market

3 units • \$249,000/unit • 2,049 sqft • 6,752 sqft lot • \$331.87/sqft • Built in 1922

Listing ID: SB23230759

Off Cesar Chavez



Three units- East Los Angeles Investment opportunity. Not part of Los Angeles City Rent control - In LA county An opportunity to buy low on a fixer with lots potential. Bottom / front unit is 1 bedroom, 1 bathroom. Middle unit is 1 bedroom, 1 bathroom. Back unit is 2 bedrooms, 1 bath with a private back yard. Property is priced to sell as a fixer with extensive deferred maintenance. This triplex this holds significant potential. Property has alley access and you can easily build a driveway to fit several cars, buyer to verify with the city. No garage/ street parking only.

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$749,000
- 1 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- 0 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Outside
- \$2700 Gross Scheduled Income
- \$2280 Net Operating Income
- 1 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$420
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02190978
- Gardener:
- Licenses:
- Insurance: \$120
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$300
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$800	\$800	\$1,900
2:	1	1	1	0	Unfurnished	\$800	\$800	\$1,900
3:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5231027024

Michael Lembeck

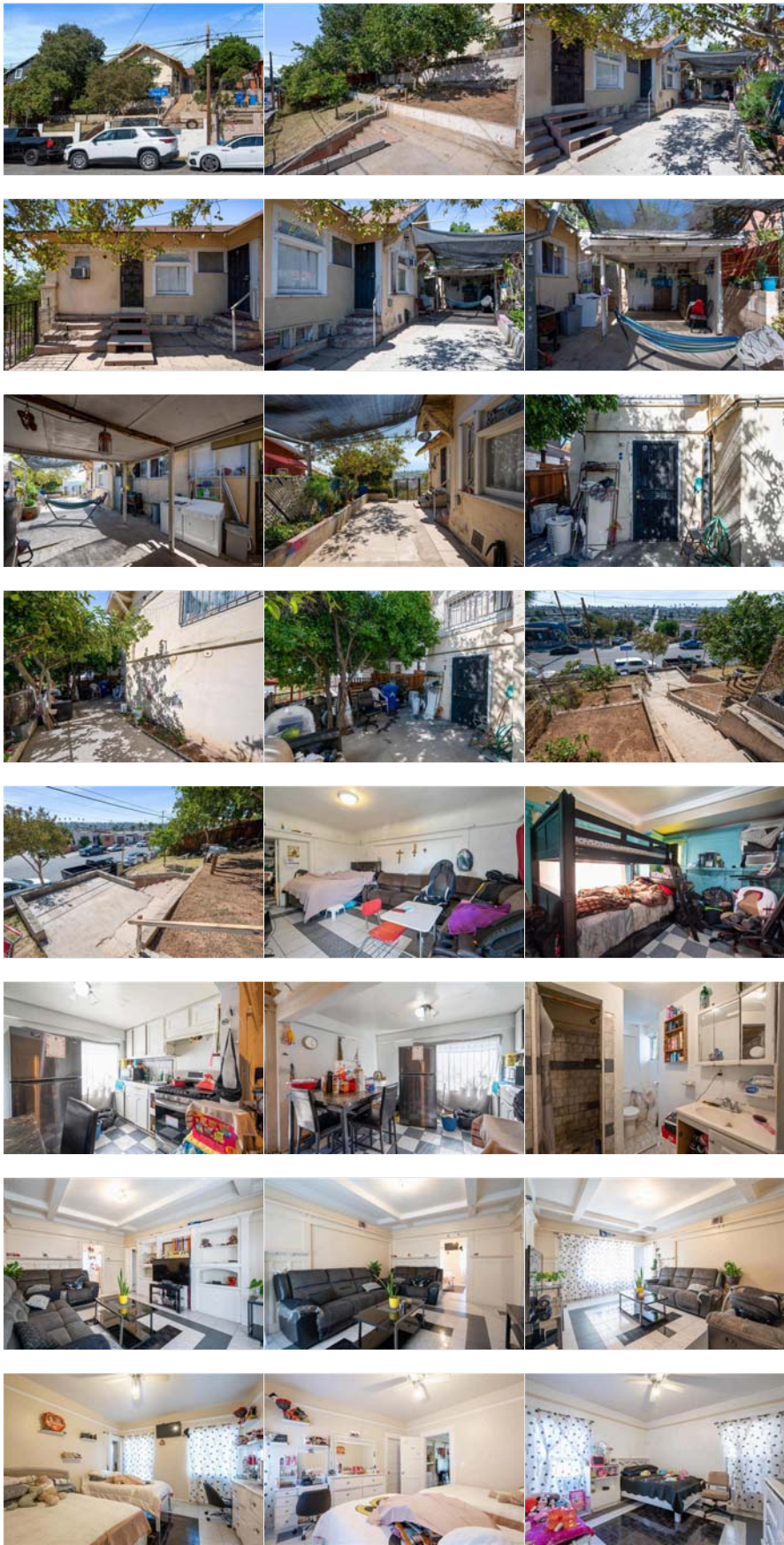
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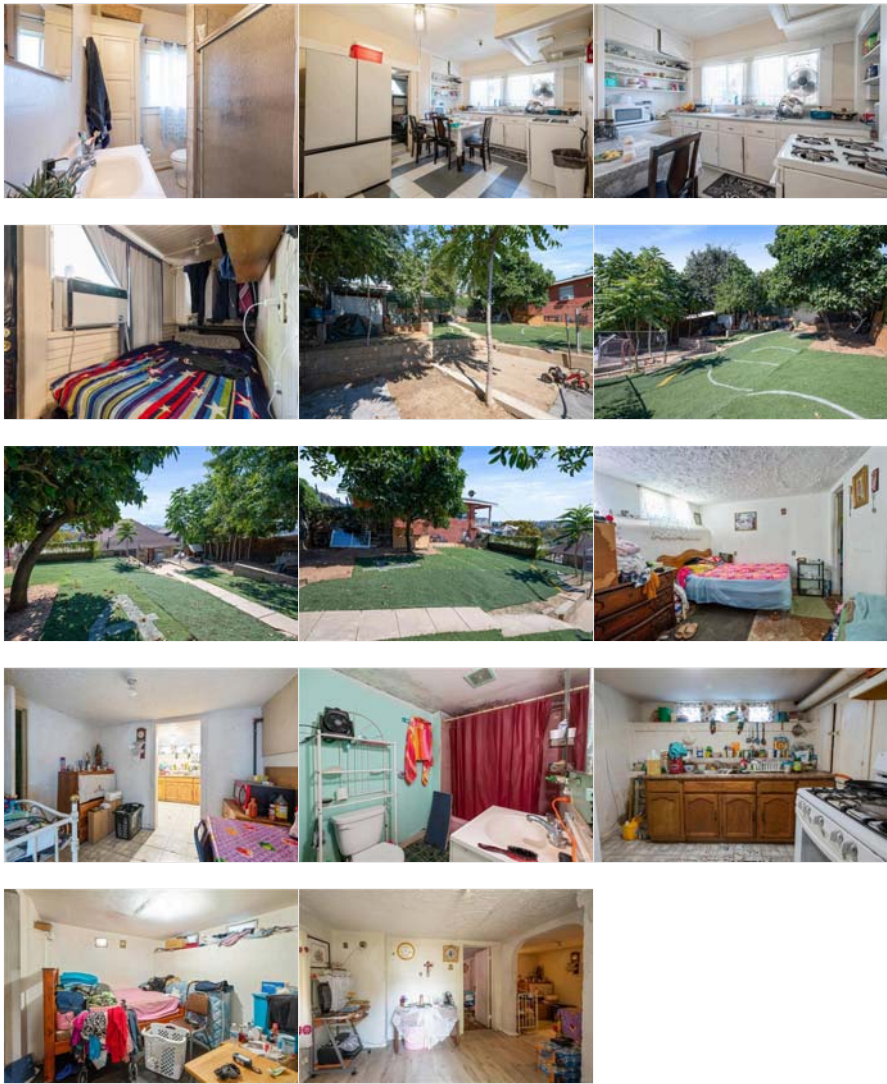
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Closed •

List / Sold:

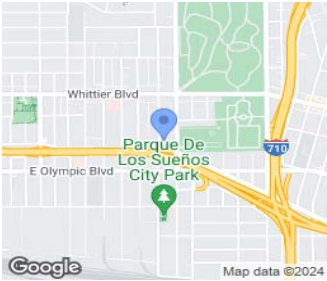
\$1,100,000/\$1,040,000 ↓

74 days on the market

Listing ID: 24380535

1050 S Bonnie Beach Pl • Los Angeles 90023
3 units • \$366,667/unit • 2,890 sqft • 7,451 sqft lot • \$359.86/sqft •
Built in 1927

The subject property is situated in an ideal East Los Angeles location, north of the -5 freeway and east of the -101 freeway.



We are pleased to present a three (3) property portfolio (may be sold together or separate) totaling nine (9) unit located in Los Angeles, California. The subject property is situated in an ideal East Los Angeles / Boyle Heights location, north of the -5 freeway and east of the -101 freeway. Built in 1954, 2722 E 2nd Street contains an exceptional unit mix of two (2) two-bedroom / one-bathroom units and one (1) three-bedroom / two-bathroom detached single-family residence. There is ample on-site parking available. Built in 1927, 1050 S Bonnie Beach Place contains a incredible unit mix of two (2) two-bedroom / one and a half-bathroom units and one (1) three-bedroom / one and a half-bathroom unit. There is positive initial cash flow at a 7.26% cap rate on current numbers. Additionally, there is potential to convert the carports into multiple ADU unit(s). Built in 1973, 926 S Ford Boulevard contains a streamlined unit mix of three (3) two-bedroom / one and a half-bathroom units with a bonus den. There is potential to convert the carports into multiple ADU unit(s). Situated in an ideal East Los Angeles / Boyle Heights location, this offering presents an excellent opportunity for any investor to capitalize on 30-year fixed residential financing to acquire up to three (3) triplexes all within a few miles of each other.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$1,200,000
- 2 Buildings
- Levels: Multi/Split
- 8 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 6.86
- \$75431 Net Operating Income

Interior

- Floor: Wood
- Appliances: Refrigerator

Exterior

- Lot Features: Landscaped, Rectangular Lot
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$21,902
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,628	\$2,628	\$2,700
2:	1	2	1		Unfurnished	\$2,570	\$2,570	\$2,700
3:	1	3	1		Unfurnished	\$3,164	\$3,164	\$3,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.750%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5236007016

Michael Lembeck

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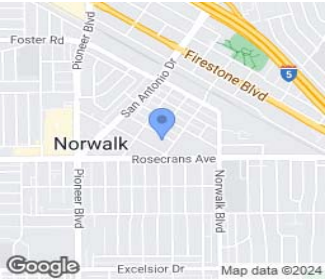
CUSTOMER FULL: Residential Income LISTING ID: 24380535

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Closed • Triplex

List / Sold:
\$1,025,000/\$1,028,000
15 days on the market
Listing ID: AR24077760

12044 Sycamore St • Norwalk 90650
3 units • **\$341,667/unit** • **2,304 sqft** • **7,499 sqft lot** • **\$446.18/sqft** •
Built in 1953
North of Rosecrans and East of Pioneer



Charming three-unit building in Norwalk, CA! All three units are 2 bedroom + 1 bath and have there own one-car garage. 2B+1B unit features laundry hookups and a one-car garage. Built in 1953, this property boasts a long driveway for additional tenant parking. Don't miss this investment opportunity!" Residents enjoy the convenience of having washer and dryer hookups right in their own units.

Facts & Features

- Sold On 06/27/2024
 - Original List Price of \$1,025,000
 - 1 Buildings
 - 3 Total parking spaces
 - \$1 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: In Garage
 - \$68220 Gross Scheduled Income
 - \$44343 Net Operating Income
 - 3 electric meters available
 - 3 gas meters available
 - 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$23,877
 - Electric: \$30.00
 - Gas:
 - Furniture Replacement:
 - Trash: \$596
 - Cable TV: 01908329
 - Gardener:
 - Licenses:
- Insurance: \$1,950
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1,979
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,895	\$1,895	\$2,150
2:	1	2	1	1	Unfurnished	\$1,945	\$1,945	\$2,150
3:	1	2	1	1	Unfurnished	\$1,945	\$1,945	\$2,150

Of Units With:

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

Additional Information

- Standard sale
 - Buyer Agency Compensation: 2%
- M1 - Norwalk area
 - Los Angeles County
 - Parcel # 8056028014

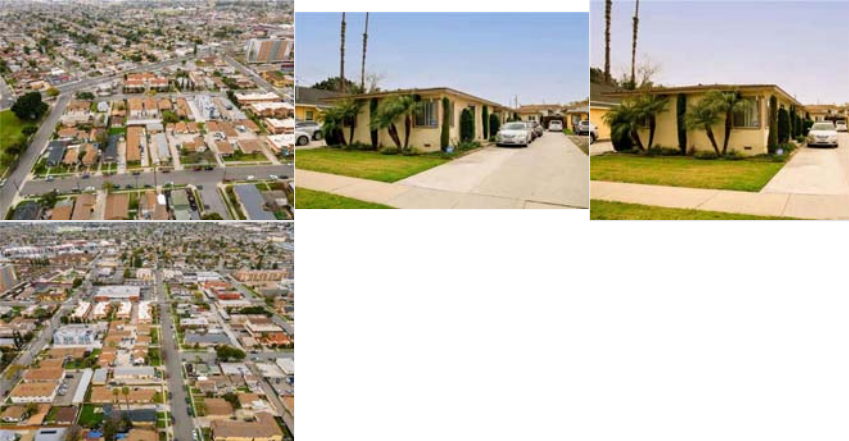
Michael Lembeck

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Closed • Triplex

List / Sold: \$750,000/\$800,000

10231 San Carlos Ave • South Gate 90280

5 days on the market

3 units • \$250,000/unit • 1,406 sqft • 4,215 sqft lot • \$568.99/sqft • Built in 1954

Listing ID: PW24092186

Tweedy



Calling Investors and Small Investors: South Gate is an excellent opportunity to own your first or second investment of units. The great opportunity is for three units to be delivered ready at the close of escrow. These outstanding units are making \$2,100 on Airbnb a month and have been rented for the long term for \$1,900. The property has new windows throughout. The middle unit has been remodeled and looks excellent. THE BEST THING IS ALL UNITS WILL BE READY TO CREATE YOUR RENTS. PLEASE COME SEE ALL UNITS. SELLERS WILL REVIEW ALL OFFERS THE FEW DAYS AFTER THE OPEN HOUSE. PLEASE SUBMIT YOUR BEST AND HIGHEST OFFER. WHY CONTINUE TO PAY SOMEONE ELSE MORTGAGE IF YOU CAN HAVE OTHERS PAY YOUR MORTGAGE? WITH RENTS CONTINUING TO GO UP, THIS IS GREAT OPPORTUNITY. WE HAVE A COPY OF THE INSPECTION. THE SELLER WILL ONLY DO PRESALE REPAIRS AND TERMITE CLEARANCE. FOR PROPERTY TO BE SOLD AS IS

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$750,000
- 1 Buildings
- 3 Total parking spaces
- \$790 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, In Kitchen, Washer Hookup
- \$6000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

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

Exterior

- Lot Features: Sloped Down
- Fencing: None
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01968349
- 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				\$1,950
2:	1	1	1	1				\$1,950
3:	1	1	1	1				\$1,950

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1%
- T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore area
- Los Angeles County
- Parcel # 6223005026

Michael Lembeck

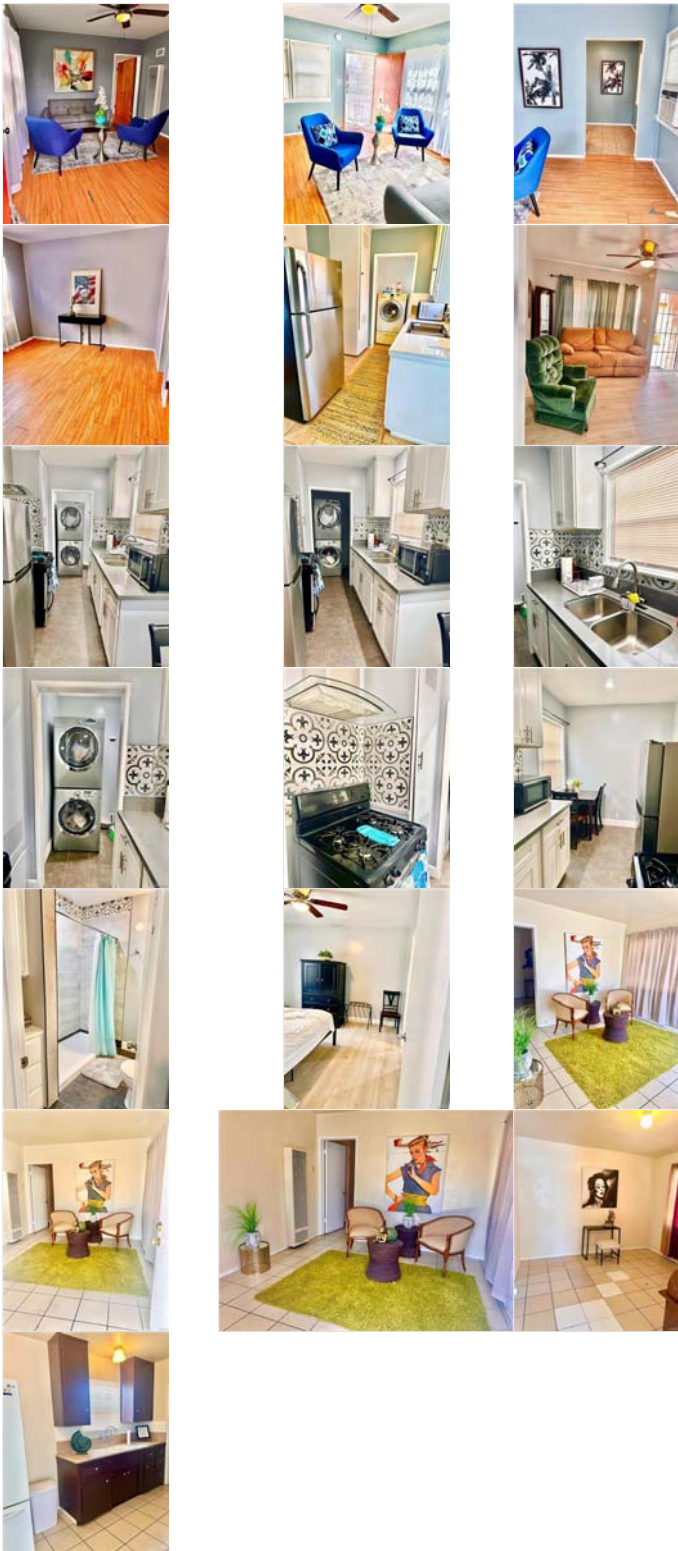
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Closed • Triplex

List / Sold:
\$1,215,000/\$1,200,000 ↓
34 days on the market
Listing ID: SR24044259

5912 Ludell St • Bell Gardens 90201
3 units • \$405,000/unit • 3,612 sqft • 13,360 sqft lot • \$332.23/sqft •
Built in 1942
DRIVE



VERY RARE R3 ZONING on 3 UNITS with an OVERSIZED LOT. Demolish and build at least 6 units or keep and rent out. Cap rate at CURRENT rents is 5.2%! Owner may be willing to evict or help raise rent. Three addresses are 5912 (922 sq 2BR), 5910 (1886 sq 3 BR), and 5906 (704 SQ 2 BR) Ludell St. 5910 Ludell is two stories with ONLY the bottom floor rented out - you can still immediately rent out the top and get at least an extra \$2,000 a month and a cap rate of over 7%! And that's WITHOUT raising rents or evicting tenants! There is a filled pool in the back that can be reinstated to add a swimming pool! More caveats! Each unit has separate meters and THEIR OWN WASHER/DRYER hookups. Separate meters. Area is developing and is ripe for gentrification. Get in while you can! Where else are you investing your money? Boring SFR's? Trying to build ADU's for 6 months? Even better - primary residence allows you to go conventional 5% down now! Buyer to verify all information. Please find in supplements Property Survey and Bell Gardens R3 Zoning rules.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$1,215,000
- 3 Buildings
- 2 Total parking spaces
- \$4,327 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: See Remarks
- \$72000 Gross Scheduled Income
- \$69000 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: \$1,500
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01231306
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	2	Unfurnished	\$1,900	\$1,900	\$2,800
2:	1	2	2	0	Unfurnished	\$2,300	\$2,300	\$2,400
3:	1	2	1	0	Unfurnished	\$1,800	\$1,800	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- T3 - Bell Gardens, Bell E of 710, Commerce S of 26 area
- Los Angeles County
- Parcel # 6329006034

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Closed •

List / Sold:

\$1,550,000/\$1,500,000 ↓

47 days on the market

Listing ID: 24388105

961 E Edgeware Rd • Los Angeles 90026
4 units • \$387,500/unit • 3,377 sqft • 7,911 sqft lot • \$444.18/sqft •
Built in 1977
Consult Google Maps



Discover urban living at its finest in this meticulously maintained and thoughtfully upgraded 4-unit gem that exudes pride of ownership at every turn. Nestled within the coveted neighborhood of Angelino Heights. This rare find is tucked away on a tranquil street, yet centrally located amidst the vibrant pulse of city life. 961 East Edgeware offers the best of both worlds. This great property offers the savvy investor plenty of upside while also being perfectly suited for an owner-user seeking both a residence and an investment. 961 East Edgeware presents an ideal opportunity to live in one unit while effortlessly generating income from the others. Imagine the convenience of residing in the meticulously upgraded, second-floor, 2 bed/1 bath unit (DELIVERED VACANT) while capitalizing on rental income from the remaining dwellings. Boasting proximity to iconic landmarks like Echo Park Lake and Dodger Stadium, as well as a delightful array of culinary delights, coffee havens, and boutique finds, convenience is simply a stroll away. Seize the chance to own a piece of Angelino Heights charm, where serenity meets urban allure and every convenience is within reach. Don't miss your chance to make this exceptional property your new home or to add this rare opportunity to your investment portfolio!

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$1,550,000
- 2 Buildings
- Levels: Multi/Split
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Central, Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included

Interior

- Appliances: Dishwasher, Microwave, Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02012110
- 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	\$3,152	\$3,152	\$4,500
2:	1	2	1		Unfurnished	\$0	\$0	\$3,000
3:	1	1	1		Unfurnished	\$1,660	\$1,660	\$2,150
4:	1	2	1		Unfurnished	\$1,460	\$1,460	\$3,000

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- Los Angeles County
- Parcel # 5405018017

Michael Lembeck

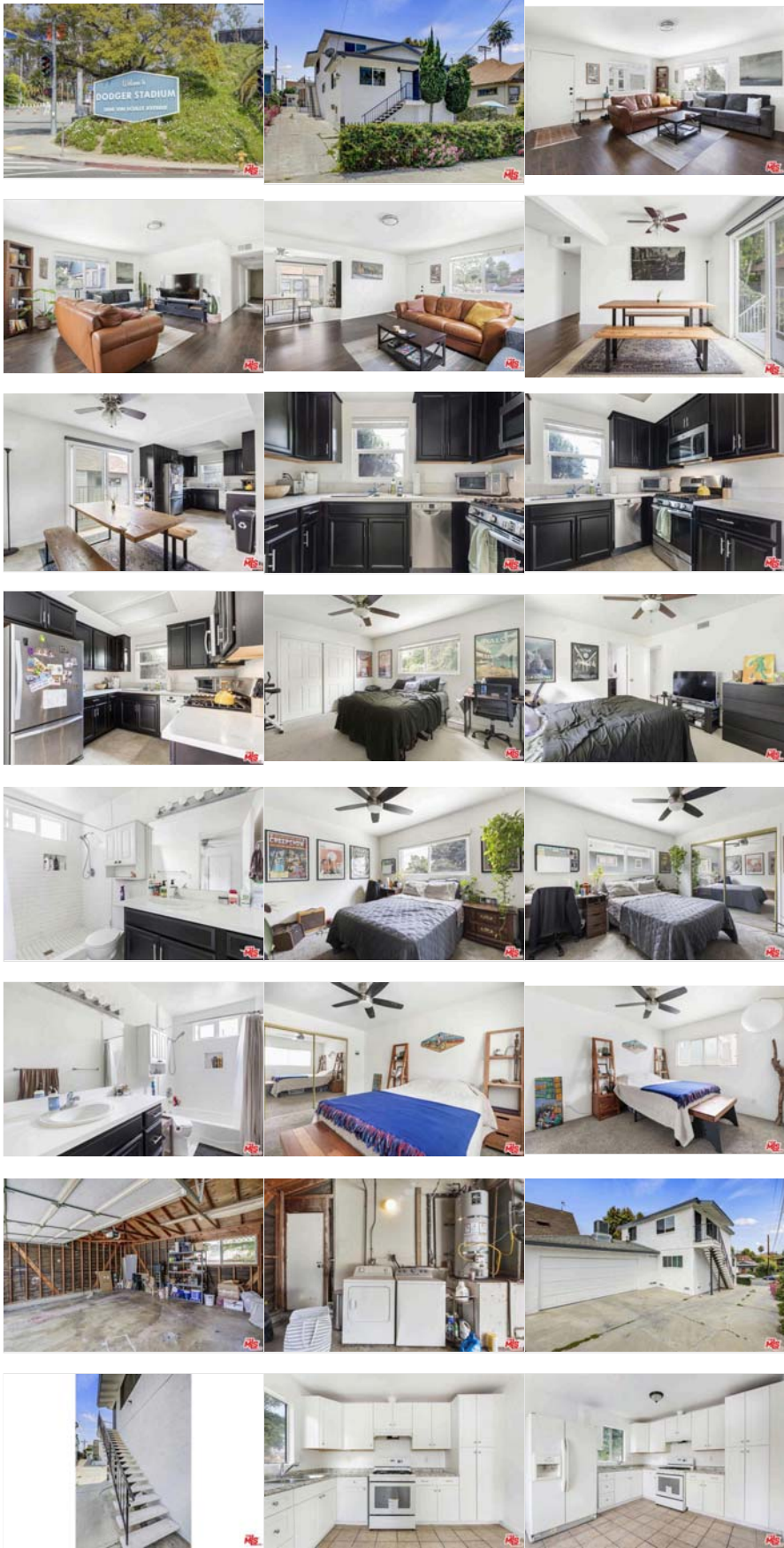
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Cell Phone: 714-742-3700

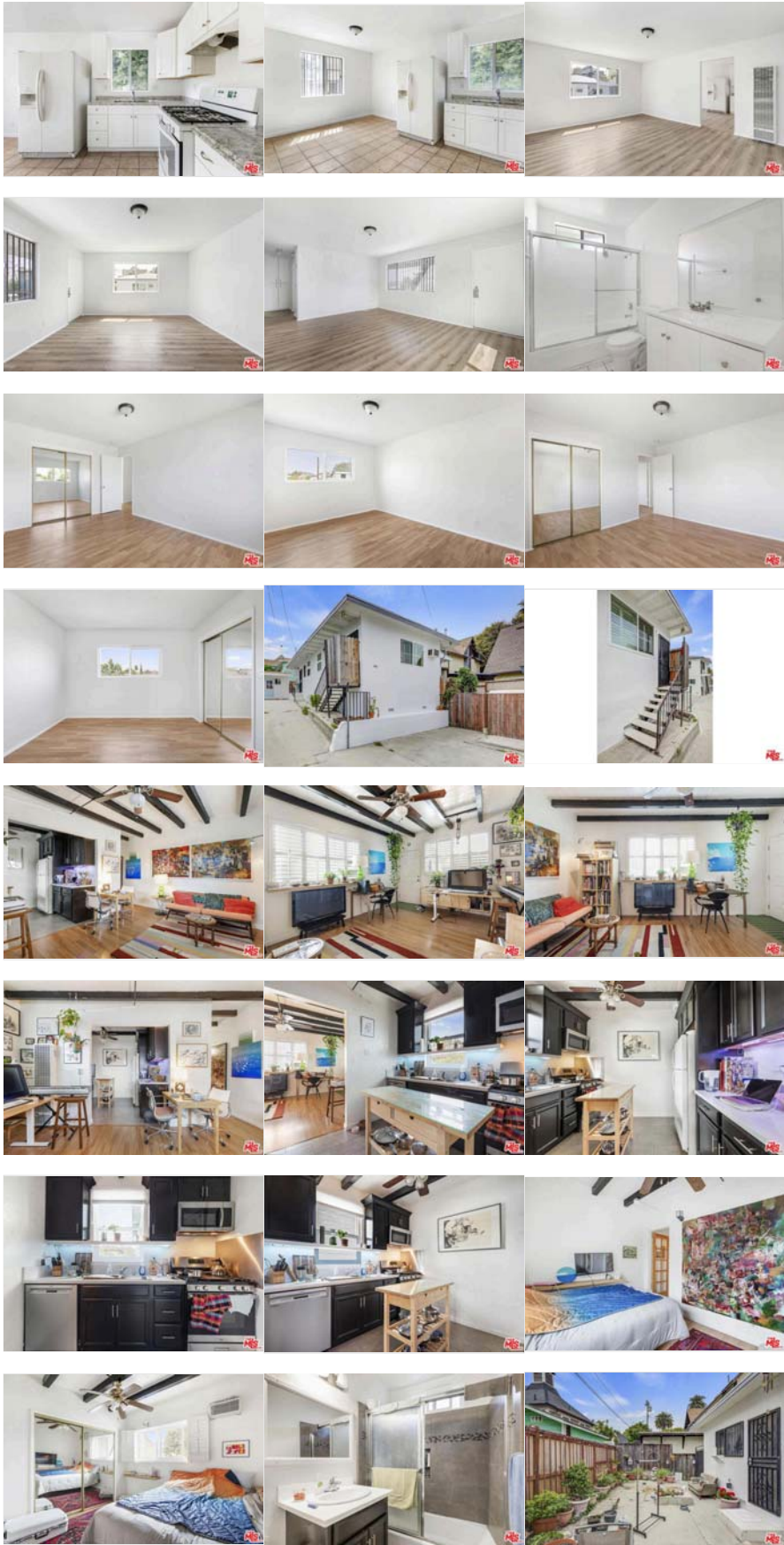
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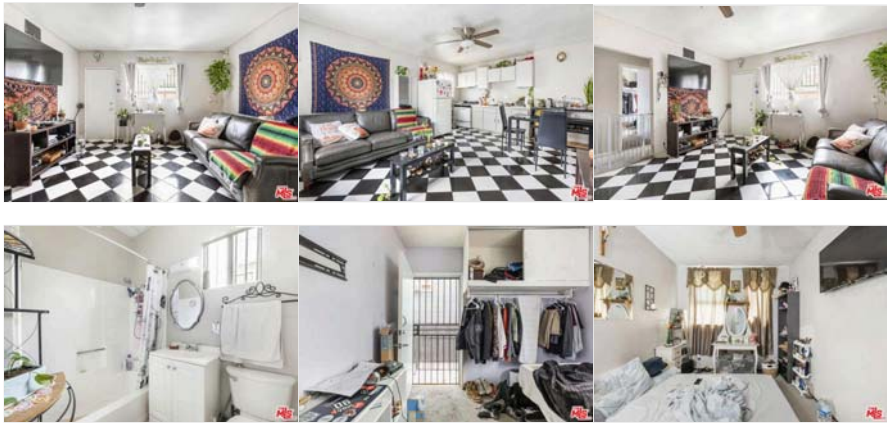
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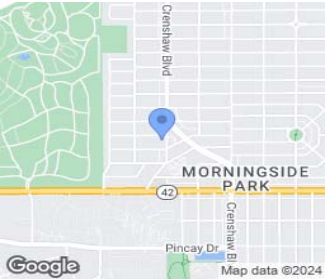
List / Sold:

\$1,185,000/\$1,185,000

23 days on the market

Listing ID: 24381033

8253 Crenshaw Dr • Inglewood 90305
4 units • \$296,250/unit • 3,445 sqft • 6,752 sqft lot • \$343.98/sqft •
Built in 1944
North of Manchester Ave and West of Crenshaw Blvd



We are pleased to present a brand new listing located in the heart of the renowned city of Inglewood, known for its sports centers and teams such as the Rams and Clippers. The Sofi and Intuit Dome are less than a 2 minute drive and a 12 minute walk. These acres of entertainment include the Forum, Youtube theaters, a Luxury Cinema Imax Theater, along with a massive residential community of luxurious dwellings. The 2 story fourplex located at 8253-8255 1/2 Crenshaw Dr in Inglewood consist of two 2 bedroom, 1 bath units conveniently located on the 1st floor and two 2 bedroom, 1 bath units on the 2nd floor. All units are occupied on month to month leases. Off street parking garage located in the rear. Every unit is separately metered for gas and electricity. Laundry inside garage. Great future development potential to build additional units above the garage in the rear (Buyers to verify). An excellent opportunity for a 1031 exchange and/or buyer looking to invest in a rapidly developing City of Inglewood. Sold as is and no warranties/guarantees made. Seller will not give any credits, make any repairs nor will seller provide any units vacant. Seller and/or sellers agent make no representation as to room size, lot size, etc. Buyers to verify with appropriate entities and satisfy self. Buyers to cooperate with seller 1031 exchange. Property will ONLY be shown once offer is accepted. Please do not disturb tenants.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$1,185,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: In Garage
- \$31300 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

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

Annual Expenses

- Total Operating Expense: \$52,028
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01879720
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Managment:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	2	1		Unfurnished	\$1,633	\$4,899	\$7,500
2:	1	2	1		Unfurnished	\$2,387	\$2,387	\$2,500

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4011013011

Michael Lembeck

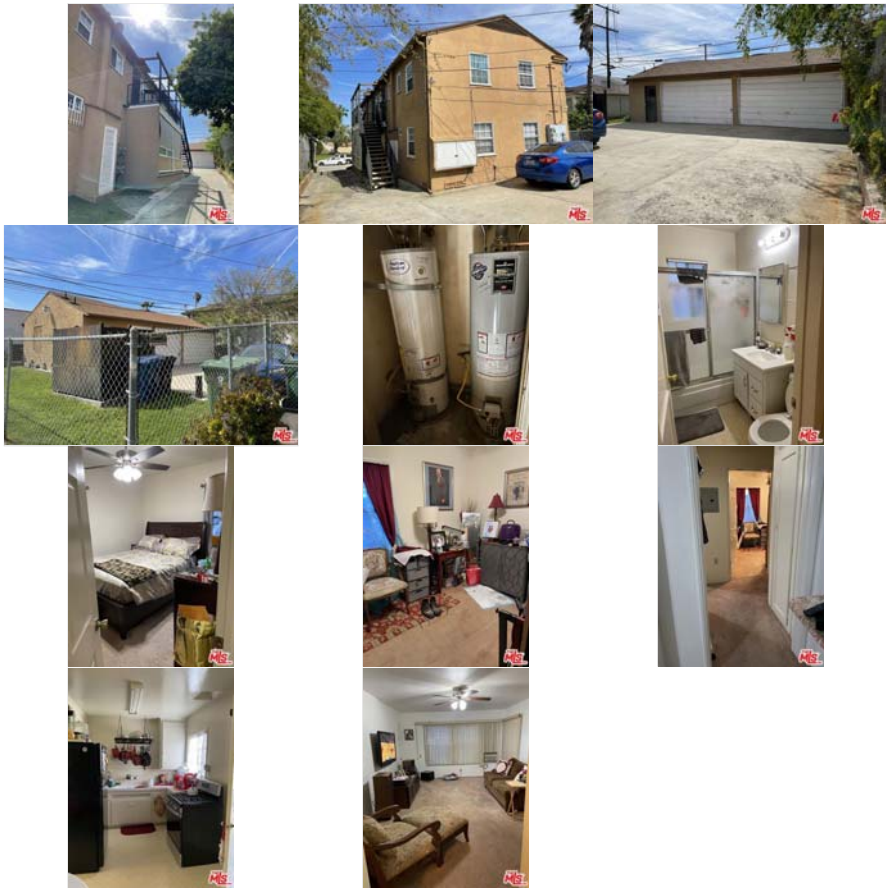
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CUSTOMER FULL: Residential Income LISTING ID: 24381033

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Closed • Quadruplex

1618 W 146th St • Gardena 90247
4 units • \$287,250/unit • 3,296 sqft • 10,225 sqft lot • \$326.15/sqft •
Built in 1959
2 blocks east of Western, South of Rosecrans

List / Sold:

\$1,149,000/\$1,075,000 ↓

142 days on the market

Listing ID: SB24007679



Back on the market. Great 4 unit investment opportunity in Gardena. Not rent control area. 2 separate buildings that are 1648 sf each, single level, Each building consists of two 2 bedroom 1 bath units. Rear unit has been refurbished with vinyl flooring, updated kitchen countertop, new sink, new handles on cabinets and bathroom has new light fixture and recoated tub. The outlets have been updatead. New paint. The rear unit is currently vacant for showing purposes. The other units are occupied. Each unit has washer machine hook ups and 1 garage space. The lot is approx 10K sf. Garages are down at the end of the driveway. 2 of the tenants are long term so their rents are low. Owner states front building roof and garage roof was redone in 2007 New fence installed on the west side of property. Each unit has own meter and water heater except for there is only one water meter which the owner is paying. Vincent Bell Park a few blocks away. Location is very convenient to freeways-110 and 405 fwy, shopping, and a few miles to the Space X headquarters. Call agent to see vacant rear unit. Do not walk around property without an appointment.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$1,296,000
- 2 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$0 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas Dryer Hookup, Washer Hookup
- \$86400 Gross Scheduled Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, Kitchen, Laundry, Living Room, Main Floor Bedroom, Primary Bathroom
- Floor: Carpet, Vinyl

Exterior

- Lot Features: 2-5 Units/Acre, Front Yard, Lawn, Level with Street, Lot 10000-19999 Sqft, Lot 6500-9999, Rectangular Lot, Near Public Transit, Park Nearby
- Security Features: Carbon Monoxide Detector(s), Smoke Detector(s)
- Fencing: Chain Link, Partial, Wood
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01999711
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,295	\$1,295	\$1,800
2:	1	2	1	1	Unfurnished	\$1,236	\$1,236	\$1,800
3:	1	2	1	1	Unfurnished	\$1,800	\$1,800	\$1,800
4:	1	2	1	1	Unfurnished	\$0	\$0	\$1,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.5%
- 118 - Pacific Square area
- Los Angeles County
- Parcel # 6103031010

Michael Lembeck

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Closed • **Quadruplex**

List / Sold: **\$950,000/\$875,000** ↓

233 W Oliver St • San Pedro 90731

22 days on the market

4 units • **\$237,500/unit** • **3,314 sqft** • **5,001 sqft lot** • **\$264.03/sqft** • **Built in 1963**

Listing ID: IN24093563

East of Pacific



Excellent Opportunity to Own a Four Unit Building in San Pedro with a great upside potential near Ports O'call and easy access to the 110 freeway. All the units are 2 bedrooms 1 bath with long term tenants.

Facts & Features

- Sold On 06/27/2024
 - Original List Price of \$950,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - \$430 (Estimated)
 - SellerConsiderConcessionYN:
- \$59532 Gross Scheduled Income
 - \$50721 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 1 water meters available

Interior

Exterior

- Lot Features: Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$8,811
 - Electric:
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 02027237
 - Gardener:
 - Licenses: 427
- Insurance: \$3,221
 - Maintenance:
 - Workman's Comp:
 - Professional Managemnt:
 - Water/Sewer: \$4,563
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,375	\$1,375	\$2,300
2:	1	2	1	1	Unfurnished	\$1,107	\$1,107	\$2,300
3:	1	2	1	1	Unfurnished	\$1,049	\$1,049	\$2,300
4:	1	2	1	1	Unfurnished	\$1,430	\$1,430	\$2,300

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- 187 - Holy Trinity area
 - Los Angeles County
 - Parcel # 7449008025

Michael Lembeck

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

Citivest Realty Services, Inc

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

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CUSTOMER FULL: Residential Income LISTING ID: IN24093563

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Closed • Quadruplex

608 E Elk Ave • Glendale 91205
4 units • \$375,000/unit • 4,456 sqft • 6,984 sqft lot • \$336.62/sqft •
Built in 1926
Colorado to Elk

List / Sold:
\$1,500,000/\$1,500,000
5 days on the market
Listing ID: SR24091021



Welcome to 608 E Elk Avenue, a promising 4-unit income opportunity nestled in the heart of Glendale, California. Boasting a prime location near the bustling shopping center, this property offers convenience and potential for savvy investors looking to capitalize on the thriving local market. Each of the four units presents a canvas for renovation and improvement, making this property an ideal prospect for those with a vision for transformation. Whether you're an experienced developer seeking a new project or an investor looking to enhance rental income, this property holds immense promise. Situated in a desirable neighborhood, residents will appreciate the proximity to amenities such as shops, restaurants, entertainment venues, and public transportation. With its convenient location, tenants will enjoy easy access to all that Glendale has to offer, fostering strong rental demand. While this property requires work and renovation to unlock its full potential, the investment opportunity it presents is undeniable. With the right upgrades and enhancements, these units have the potential to attract high-quality tenants and generate significant rental income. Don't miss out on the chance to transform this property into a lucrative investment. Seize the opportunity to revitalize 608 E Elk Avenue and capitalize on its excellent location and income potential. Schedule a viewing today and envision the possibilities that await in this prime Glendale property.

Facts & Features

- Sold On 06/27/2024
- Original List Price of \$1,500,000
- 1 Buildings
- Levels: Two
- 4 Total parking spaces
- \$488 (Estimated)
- SellerConsiderConcessionYN:
- \$213600 Gross Scheduled Income
- \$194739 Net Operating Income
- 1 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$18,861
- Electric: \$2,067.00
- Gas: \$0
- Furniture Replacement: \$0
- Trash: \$700
- Cable TV: 01525938
- Gardener:
- Licenses:
- Insurance: \$14,000
- Maintenance: \$1,093
- Workman's Comp: \$0
- Professional Management: 0
- Water/Sewer: \$1,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,750	\$1,750	\$84,000
2:	1	3	1	1	Unfurnished	\$450	\$450	\$21,600
3:	1	3	1	1	Unfurnished	\$500	\$500	\$24,000
4:	1	2	1	1	Unfurnished	\$0	\$0	\$0

Of Units With:

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

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5674027010

Michael Lembeck

State License #: 01019397
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Citivest Realty Services, Inc

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

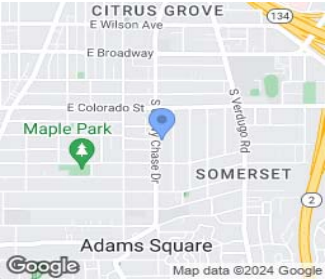
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Closed • Quadruplex

508 S Chevy Chase Dr • Glendale 91205
4 units • \$400,000/unit • 2,860 sqft • 7,527 sqft lot • \$533.22/sqft •
Built in 1939
South of Colorado

List / Sold:
\$1,600,000/\$1,525,000 ↓
117 days on the market
Listing ID: GD24015207



Excellent opportunity to purchase a 4 unit apartment building with a significant upside in rental income. This 4 unit property is in the desirable southeast Glendale area. It provides a tremendous opportunity for an investor to acquire pride in ownership of an asset that has been professionally managed and cared for. As it's the first time in the market after 24 years of ownership, The property is within a short distance to multiple bus stops located on Colorado, in addition to nearby retail shops and businesses. It provides tenants with ease of access to larger retail centers located at the Glendale Galleria, the Americana of Glendale, and Atwater Village. Tenants also have easy access and proximity to the 134 and 5 Freeways.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$1,800,000
- 2 Buildings
- Levels: One
- 2 Total parking spaces
- \$416 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Community
- \$6900 Gross Scheduled Income
- \$5712 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Paved, Utilities - Overhead, Yard
- Sewer: Sewer Paid

Annual Expenses

- Total Operating Expense: \$738
- Electric: \$250.00
- Gas: \$20
- Furniture Replacement:
- Trash: \$98
- Cable TV: 01972083
- Gardener:
- Licenses:
- Insurance: \$325
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$450
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,475	\$1,475	\$1,900
2:	1	1	1	0	Unfurnished	\$1,475	\$1,475	\$1,900
3:	1	1	1	1	Unfurnished	\$1,700	\$1,700	\$1,900
4:	1	2	1	1	Unfurnished	\$2,300	\$2,300	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- 628 - Glendale-South of 134 Fwy area
- Los Angeles County
- Parcel # 5680010003

Michael Lembeck

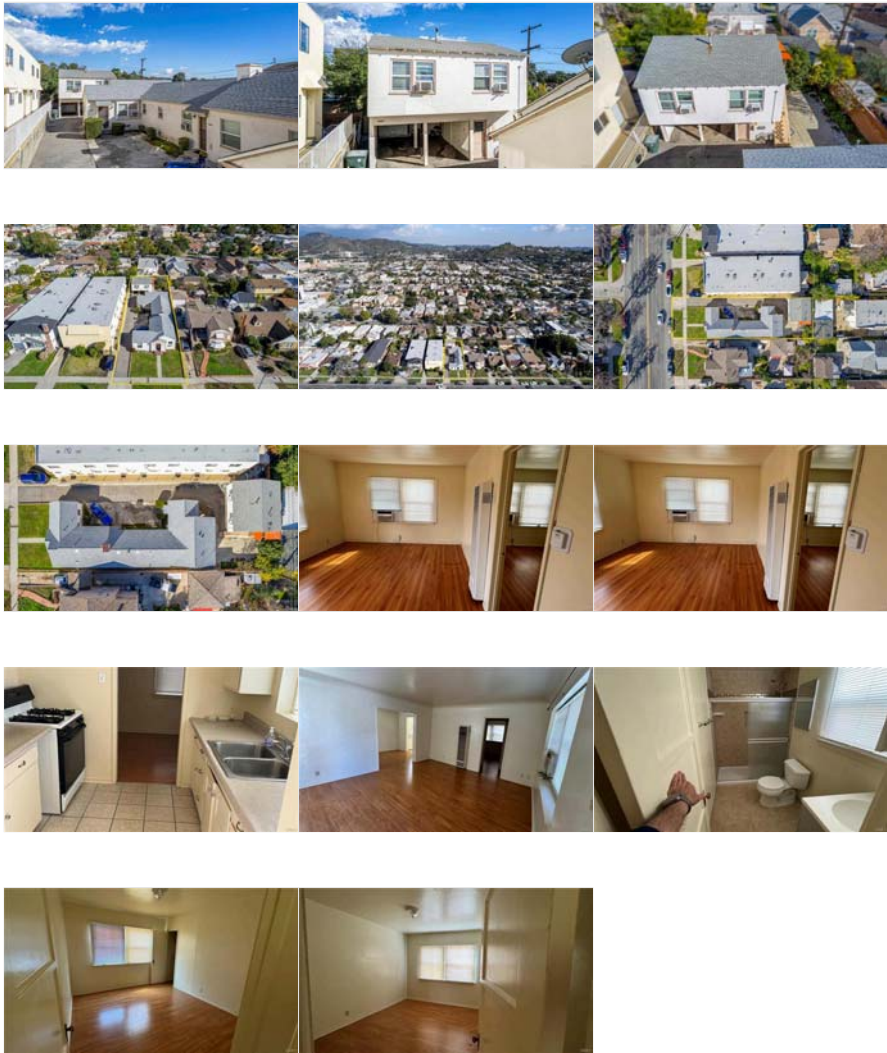
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CUSTOMER FULL: Residential Income LISTING ID: GD24015207

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Closed • Apartment

List / Sold:
\$1,125,000/\$1,125,000
33 days on the market
Listing ID: CV24036102

7816 Duchess Dr • Whittier 90606
4 units • \$281,250/unit • 2,900 sqft • 11,168 sqft lot • \$387.93/sqft •
Built in 1958
West of I-605, North of I-5; Near the Intersection of Washington Blvd & Duchess Dr



Just Listed! Exceptional Investment Opportunity in Whittier - We are pleased to exclusively offer for sale this unique multi-family residential offering for discerning investors. Featuring all single-story construction, this well-maintained property comprises 2 charming detached cottages and 1 duplex (no common walls), blending comfort with convenience. The diverse unit mix includes two 2-bedroom/1-bathroom units and two 1-bedroom/1-bathroom units, catering to a range of tenant preferences. Each unit boasts its own garage parking, ensuring ample space for tenants' vehicles, and private laundry hookups, adding a highly sought-after amenity that enhances the living experience. A notable advantage for investors is the utility arrangement; tenants are responsible for their own electricity and gas payments, which helps in keeping the operating expenses in check for the property owner. Furthermore, the property showcases a tremendous potential upside in rental income, with the possibility of increasing current rents by up to 50% (buyer and buyer's agent to verify any local rent control ordinances.) This presents a significant opportunity for investors looking to maximize their returns in a desirable location.

Facts & Features

- Sold On 06/27/2024
- Original List Price of \$1,125,000
- 3 Buildings
- Levels: One
- 8 Total parking spaces
- \$1,463 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Gas & Electric Dryer Hookup, Inside, Washer Hookup
- \$65520 Gross Scheduled Income
- \$43775 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,779
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01491374
- Gardener:
- Licenses:
- Insurance: \$1,160
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$3,000
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,508	\$1,508	\$2,295
2:	1	2	1	1	Unfurnished	\$1,456	\$1,456	\$2,295
3:	1	1	1	1	Unfurnished	\$1,300	\$1,300	\$1,845
4:	1	1	1	1	Unfurnished	\$1,196	\$1,196	\$1,845

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.25%
- 670 - Whittier area
- Los Angeles County
- Parcel # 8173002012

Michael Lembeck

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CUSTOMER FULL: Residential Income LISTING ID: CV24036102

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Closed • **Quadruplex**

List / Sold: **\$895,000/\$875,500** ↓

2111 Marengo St • Los Angeles 90033
4 units • **\$223,750/unit** • **2,424 sqft** • **5,987 sqft lot** • **\$361.18/sqft** •
Built in 1943
Marengo between N Soto St. and N Chicago St.

26 days on the market
Listing ID: CV24078891



An investment opportunity awaits! This 4-plex is strategically positioned near the USC Health Sciences Campus, Keck Hospital of USC, and Los Angeles General Medical Center. Featuring four 1-bedroom, 1-bathroom units. Residents will appreciate the proximity to a variety of dining and shopping destinations, with a Starbucks just a block away for morning pick-me-ups. Additionally, the property's excellent freeway access ensures effortless commuting and exploration of all that Los Angeles has to offer. Notably, the area is experiencing significant growth, with many new multi-use developments currently underway. Listing information is deemed reliable but not guaranteed. Prospective buyers should conduct thorough due diligence and consult with the appropriate professionals.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$895,000
- 1 Buildings
- Levels: One
- 4 Total parking spaces
- Heating: Wall Furnace
- \$567 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area, Gas & Electric Dryer Hookup, Outside, Washer Hookup
- \$25440 Gross Scheduled Income
- \$18205 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Laminate
- Appliances: None

Exterior

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

Annual Expenses

- Total Operating Expense: \$7,235
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 02221174
- Gardener:
- Licenses: 370
- Insurance: \$3,835
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,797
- Other Expense: \$1,358
- Other Expense Description: Taxes

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0	Unfurnished	\$1,040	\$1,040	\$2,000
2:	1	1	1	0	Unfurnished	\$1,080	\$1,080	\$2,000
3:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000
4:	1	1	1	0	Unfurnished	\$0	\$0	\$2,000

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5201010034

Michael Lembeck

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Closed •

List / Sold:

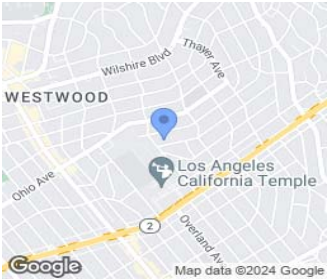
\$2,325,000/\$2,325,000

55 days on the market

Listing ID: 24386413

10669 Kinnard Ave • Los Angeles 90024
4 units • \$581,250/unit • 4,098 sqft • 6,307 sqft lot • \$567.35/sqft •
Built in 1950

North of Santa Monica, South of Wilshire, East of Westwood Blvd, West of Beverly Glen



Gorgeous, well-maintained Westwood Traditional 4-Plex. Building has 2-2Bd/1Ba and 2-1Bd/1Ba oversized units. Front unit has lovely private patio and rear unit has large private, rear yard with mature landscaping. There are 4 private garages at the front of the building that may be ideal for ADU conversion. The zoning is R3 and may be ideal for redevelopment.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$2,325,000
- 1 Buildings
- Levels: Two
- 8 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Combination
- SellerConsiderConcessionYN:
- Cap Rate: 3.6
- \$84353 Net Operating Income
- 4 electric meters available
- 4 gas meters available
- 4 water meters available

Interior

- Appliances: Disposal, Refrigerator

Exterior

- Sewer: Other

Annual Expenses

- Total Operating Expense: \$39,462
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$2,418	\$2,418	\$3,300
2:	1	2	1		Unfurnished	\$2,750	\$2,750	\$3,300
3:	1	1	1		Unfurnished	\$2,300	\$2,300	\$3,000
4:	1	1	1		Unfurnished	\$2,850	\$2,850	\$3,300

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- C05 - Westwood - Century City area
- Los Angeles County
- Parcel # 4326024021

Michael Lembeck

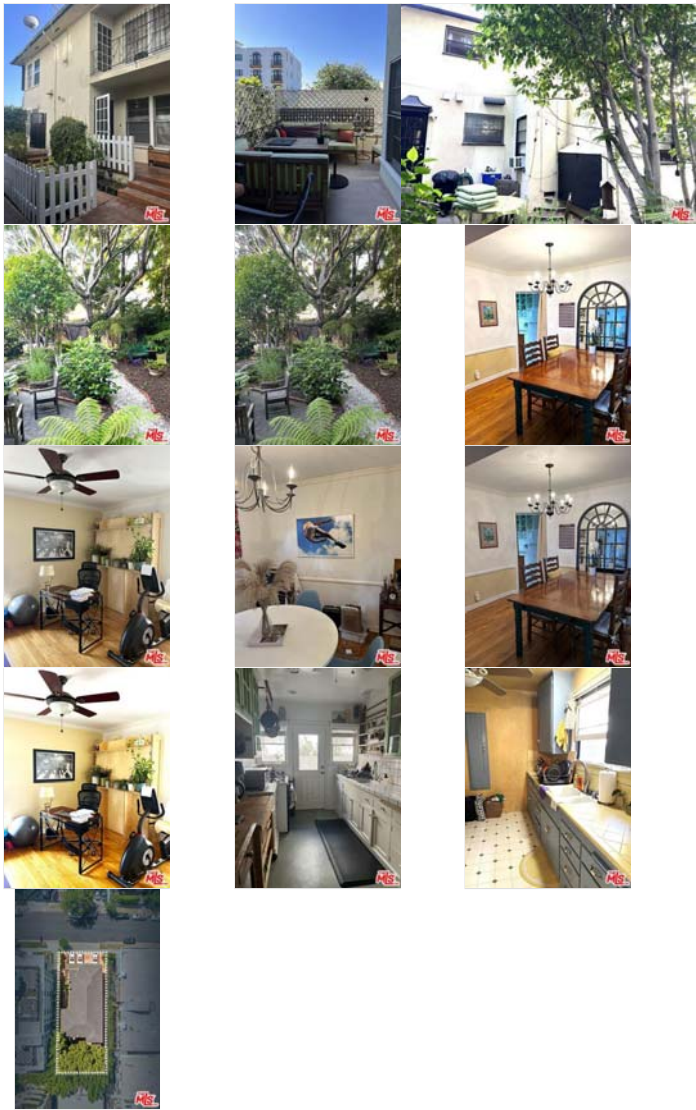
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CUSTOMER FULL: Residential Income LISTING ID: 24386413

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Closed • **Quadruplex**

List / Sold:
\$2,899,000/\$2,600,000 ↓

728 Vernon Ave • Venice 90291
4 units • **\$724,750/unit** • **2,766 sqft** • **4,802 sqft lot** • **\$939.99/sqft** •
Built in 1952

21 days on the market
Listing ID: SR24075666

Take I-405 S/San Diego Fwy and I-10 W to Olympic Blvd in Santa Monica. Take exit 1B from I-10 W. Take Lincoln Blvd to Vernon Ave.



VACANT REMODELED 4PLEX WEST OF LINCOLN with RTI Permits to build a new single family house- Conveniently located in Venice Beach California, one of the highest-demand rental markets in the country. The front unit is a 2 bedroom & 1 bathroom single family residence with RTI permits to build a bigger house on it. Additionally, there are 3 fully remodeled, 1 bedroom, 1 bathroom units in the back. All 3 back units have been fully remodeled; New plumbing, new electrical, new HVAC, new doors & windows, new smooth stucco, new flooring, new appliances, separate laundry for each unit etc. This fully gated income property is once in a lifetime investment opportunity that provides its owner with many options. Back units being fully remodeled, having both front & back alley access with dedicated garage space in the back for all 3 back units make this property a truly unique investment opportunity. You can enjoy the rental cashflow from back units while building your dream house in the front at the same time. Alternatively, you can rent all 4 units for top dollar. All 4 units have their own laundry. This is an extremely rare opportunity for an investor to acquire a 100% vacant building with RD1.5 Zoning. Moments from Abbot Kinney, beach, Rose, and everything else Venice has to offer. ALL UNITS WILL BE DELIVERED VACANT WITH RTI PERMITS TO BUILD A NEW SINGLE FAMILY HOUSE ON THE FRONT UNIT AT CLOSE OF ESCROW!

Facts & Features

- Sold On 06/26/2024
 - Original List Price of \$2,899,000
 - 2 Buildings
 - Levels: Two
 - 3 Total parking spaces
 - 0 Total carport spaces
 - Cooling: Central Air, Wall/Window Unit(s)
 - Heating: Central
 - \$433 (Estimated)
 - SellerConsiderConcessionYN:
- Laundry: Dryer Included, Washer Included
 - \$174000 Gross Scheduled Income
 - \$141000 Net Operating Income
 - 1 electric meters available
 - 1 gas meters available
 - 1 water meters available

Interior

- Floor: Vinyl
- Appliances: Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Water Heater
 - Other Interior Features: Furnished, Quartz Counters, Recessed Lighting

Exterior

- Lot Features: Rectangular Lot
- Fencing: Privacy, Wood
 - Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$31,000
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01811831
 - 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	Furnished	\$0	\$3,116	\$4,000
2:	1	1	1	1	Furnished	\$0	\$3,116	\$3,500
3:	1	1	1	1	Furnished	\$0	\$3,116	\$3,500
4:	1	1	1	1	Furnished	\$0	\$3,116	\$3,500

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C11 - Venice area
 - Los Angeles County
 - Parcel # 4239004007

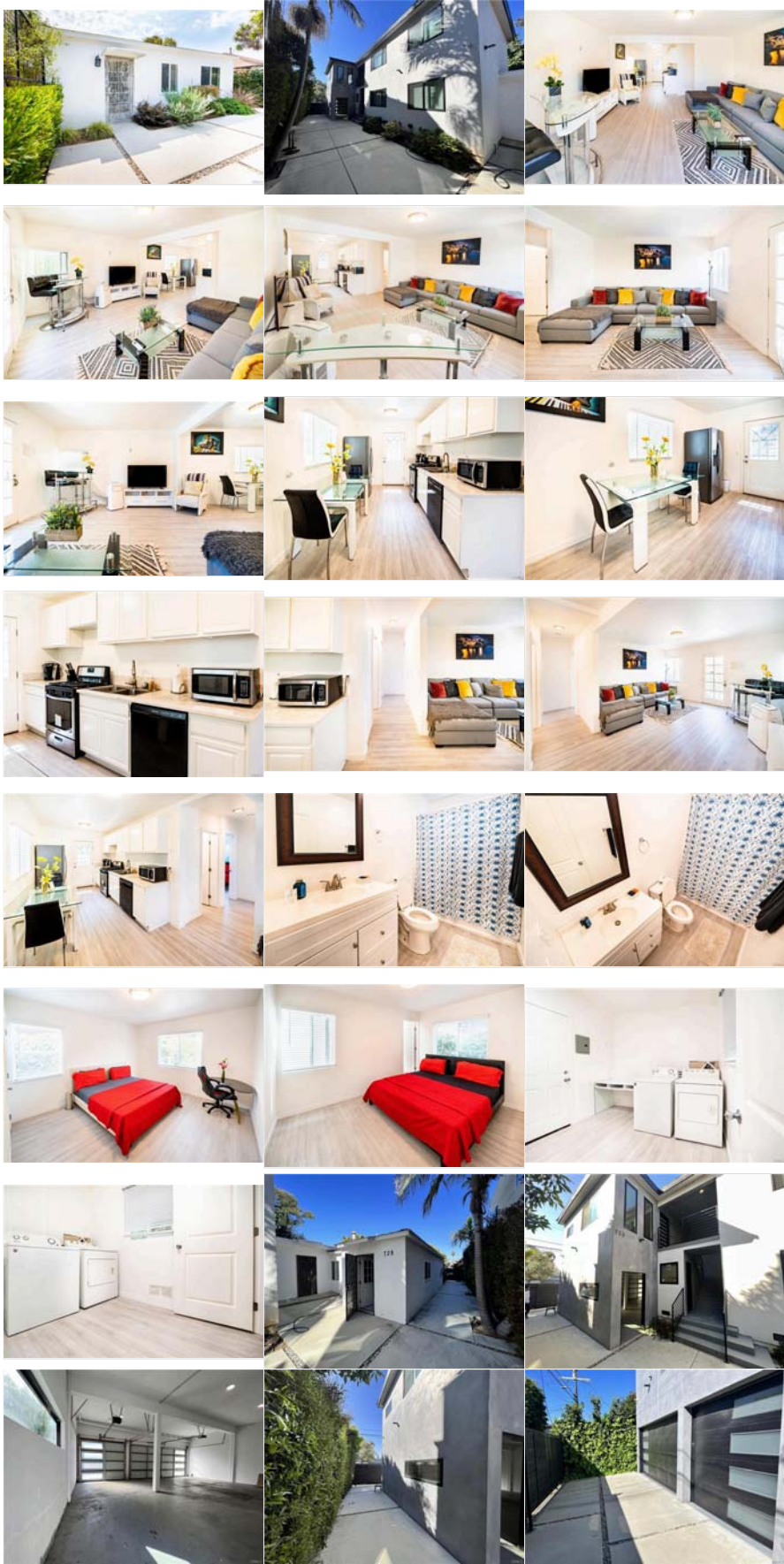
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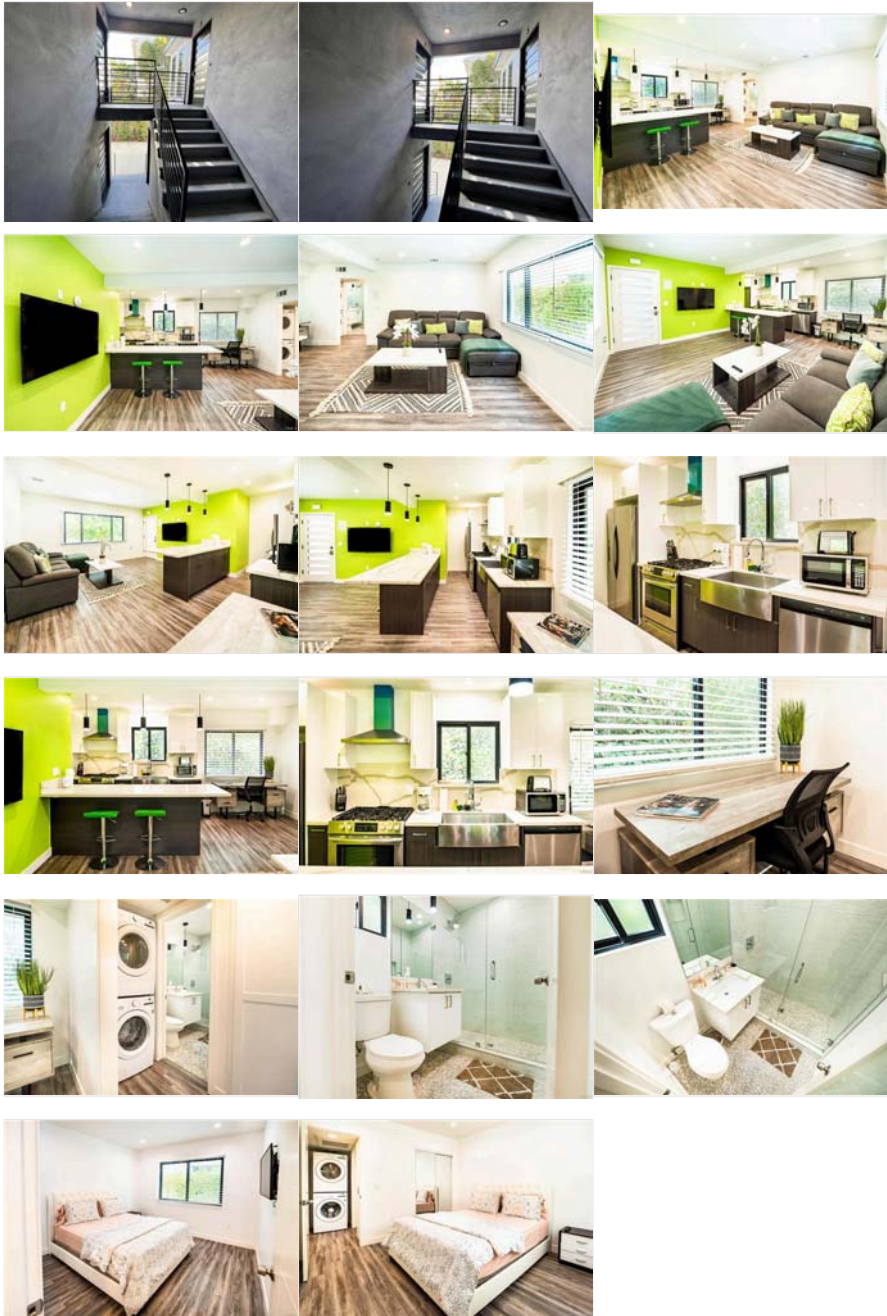
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CUSTOMER FULL: Residential Income LISTING ID: SR24075666

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Closed •

847 21st St • Santa Monica 90403
4 units • \$737,500/unit • 2,817 sqft • 8,040 sqft lot • \$976.22/sqft •
Built in 1933
South of Montana on 21st Street, N. of Idaho

List / Sold:
\$2,950,000/\$2,750,000 ↓
51 days on the market
Listing ID: 24386163



This charming 4-Unit apartment building hasn't been on the market in over 49 years! Situated in the 800 block on a premiere street in Santa Monica on a 8,038 SF lot. Perfect for an investor or owner/user who wants to renovate and make it their own and have an asset that appreciates with fairly low maintenance. The three back units comprise of two 1BR, 1BA units and one studio. All three back units will be delivered vacant at the close of escrow. The Front 2BR, 1BA unit has loads of charm and original details from 1933 from the ceiling moldings to the hardwood floors and decorative fireplace in the living room. There is a cozy nook off the kitchen which can be used as a breakfast area or library, beautiful Spanish style tiles in the bathroom plus room for laundry in the mudroom. Lush spacious courtyard in-between the buildings! Two car garage in the driveway and 4 single car garages in the alley, plus an extra room which could be made into a laundry room for the building. Close to restaurants and shopping on the famous Montana Avenue! Franklin School District.

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$2,950,000
- 2 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$12,000
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$3,668	\$3,668	\$5,500
2:	2	1	1		Unfurnished	\$0	\$0	\$4,500
3:	1	0	1		Unfurnished	\$0	\$0	\$3,800

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- C14 - Santa Monica area
- Los Angeles County
- Parcel # 4277004019

Michael Lembeck

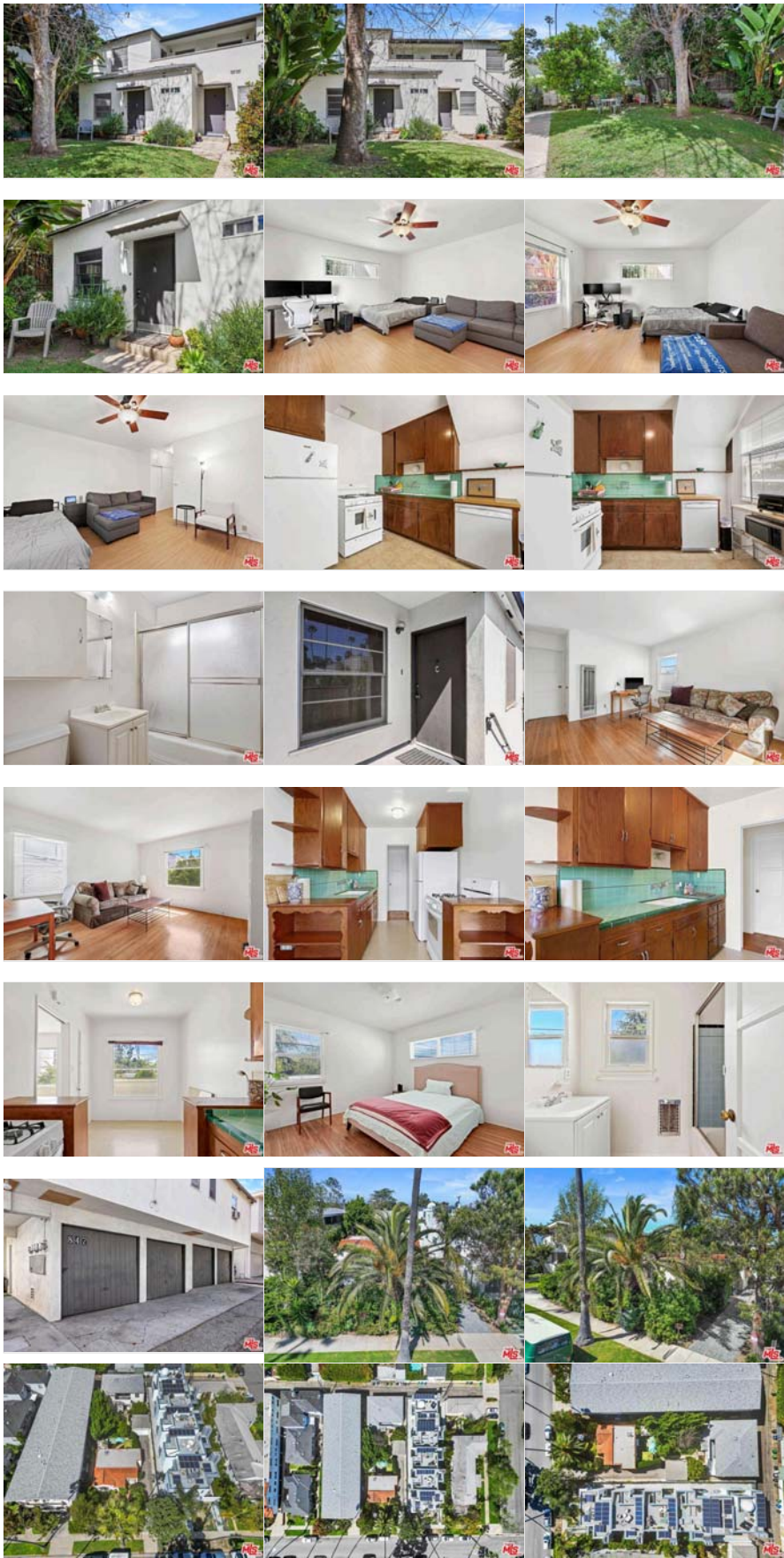
State License #: 01019397
Cell Phone: 714-742-3700

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Closed • **Quadruplex**

List / Sold: **\$850,000/\$750,000** ↓

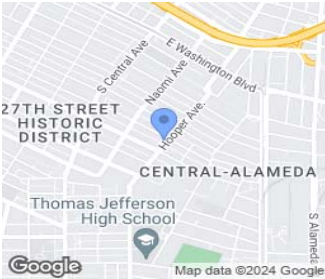
2507 Hooper • Los Angeles 90011

107 days on the market

4 units • \$212,500/unit • 2,226 sqft • 5,837 sqft lot • \$336.93/sqft • Built in 1963

Listing ID: IG24032831

Between E Adams and E 25th St on Hooper Ave



Don't miss out on this fantastic opportunity to own a lucrative income-generating property in Los Angeles, CA! This quadruplex offers FOUR TENANT-OCCUPIED UNITS and a LEASED CORNER LOT with convenient access to desirable amenities. Situated near USC, public transportation, Crypto.com Arena, BMO Stadium, The Flower District, and the LA Convention Center, this property is perfect for investors looking to capitalize on the thriving rental market in the area. The buyer will have the advantage of acquiring the property with all units already tenant occupied, ensuring immediate returns on investment. Don't let this prime investment slip away - seize the chance to own this profitable quadruplex in a prime location in Los Angeles!

Facts & Features

- Sold On 06/25/2024
 - Original List Price of \$950,000
 - 1 Buildings
 - Levels: Two
 - 0 Total parking spaces
 - Cooling: Wall/Window Unit(s)
 - Heating: Wall Furnace
 - \$1 (Unknown)
 - SellerConsiderConcessionYN:
- \$45720 Gross Scheduled Income
 - \$1 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

- Rooms: Kitchen, Living Room
 - Floor: Laminate, Tile
- Appliances: Disposal, Gas Oven, Gas Range
 - Other Interior Features: Formica Counters

Exterior

- Lot Features: 0-1 Unit/Acre
 - Security Features: Smoke Detector(s), Window Bars
- Fencing: Block, Wrought Iron
 - Sewer: Public Sewer
 - Other Exterior Features: Rain Gutters

Annual Expenses

- Total Operating Expense: \$1
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$1
 - Cable TV: 01938859
 - Gardener:
 - Licenses:
- Insurance: \$1
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer: \$1
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
2:	1	2	1	0	Unfurnished	\$1,100	\$1,100	\$2,000
3:	1	2	1	0	Unfurnished	\$1,071	\$1,071	\$2,000
4:	1	2	1	0	Unfurnished	\$1,050	\$1,050	\$2,000

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2.5%
- C16 - Mid Los Angeles area
 - Los Angeles County
 - Parcel # 5119023001

Michael Lembeck

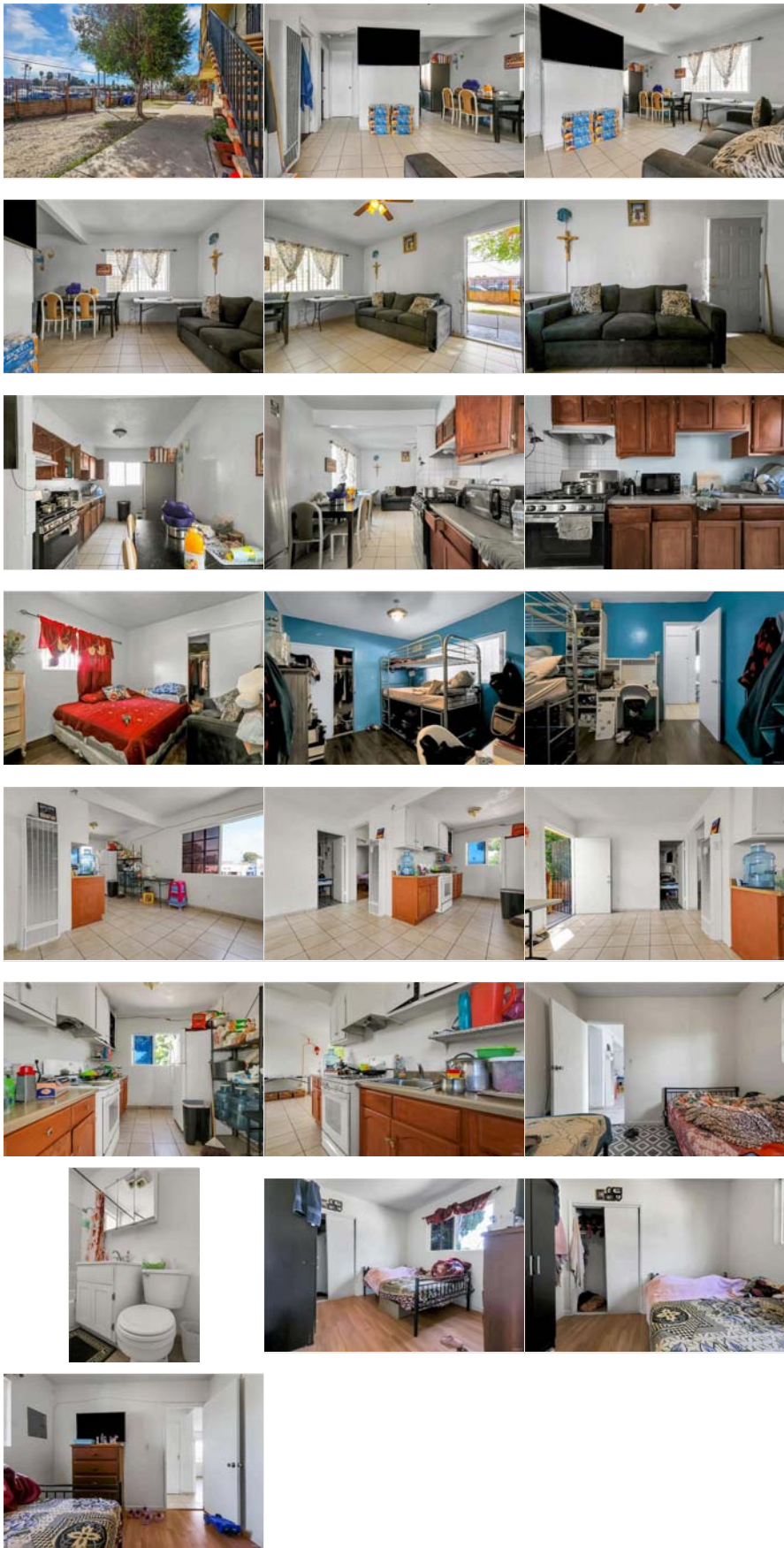
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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Newport Beach, 92660

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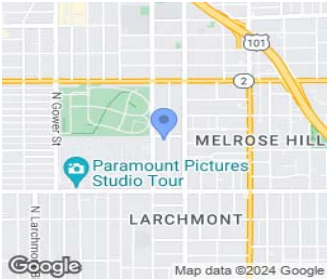




Closed • **Quadruplex**

847 Ridgewood Pl N • Los Angeles 90038
4 units • **\$350,000/unit** • **6,735 sqft** • **6,735 sqft lot** • **\$178.17/sqft** •
Built in 1924
Off Melrose Ave/N. Ridgewood Pl.

List / Sold:
\$1,399,999/\$1,200,000 ↓
10 days on the market
Listing ID: PW24091136



Welcome to N. Ridgewood Pl. Treelined street with legendary views of the Hollywood Sign. A great opportunity awaits in this Four Plex in Prime Location adjacent to Paramount Studios in Hollywood, CA! There are four units in the building consisting of: Unit 1 with 2 bdrm + 1 bthrm; Remaining 3 Units are 1 bdrm +1bath each. Total Living area of approximately 4029 sq. ft. All units are occupied and sold with tenants. The lot size is approximately 6737 sq. ft. Oversized garage area with additional parking available on premise. This building is large enough to remodel and redesign for investor or developer or simply tear down and build your dream home in this highly desirable location in Melrose. Remodel and redesign and enjoy backyard views of the iconic Hollywood sign and Griffith Observatory. Conveniently located within walking distance to some of the best shopping and dining in LA, as well as local hiking trails and nightlife in Hollywood. Also near Larchmont Village, The Grove, 101, 10, 5 and 405 Highway. Public Transportation. Near West Hollywood, schools, and just about something for everyone. Please don't disturb tenants. Seller is selling this property in its present "as is condition" and will not make any repairs or improvements. Financial information provided by property owners and not guaranteed by Agent, affiliates or seller. Buyer to fully investigate through escrow. Seller has made upgrades to units. The Building has been managed by the owner and has potential for new management with upside in rents.

Facts & Features

- Sold On 06/28/2024
 - Original List Price of \$1,399,999
 - 1 Buildings
 - Levels: Two
 - 4 Total parking spaces
 - Heating: Wall Furnace
 - \$0 (Public Records)
 - SellerConsiderConcessionYN:
- Laundry: Inside
 - \$51900 Gross Scheduled Income
 - \$37659 Net Operating Income
 - 4 electric meters available
 - 4 gas meters available
 - 4 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$14,240
 - Electric: \$0.00
 - Gas: \$0
 - Furniture Replacement:
 - Trash: \$0
 - Cable TV: 01787685
 - Gardener:
 - Licenses:
- Insurance: \$2,911
 - Maintenance:
 - Workman's Comp:
 - Professional Management: 0
 - Water/Sewer: \$3,566
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$1,225	\$1,225	\$2,700
2:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$2,300
3:	1	1	1	1	Unfurnished	\$1,100	\$1,100	\$2,300
4:	1	1	1	0	Unfurnished	\$1,025	\$1,025	\$2,200

Of Units With:

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

Additional Information

- Standard sale
 - Rent Controlled
 - Buyer Agency Compensation: 2%
- C20 - Hollywood area
 - Los Angeles County
 - Parcel # 5535001014

Michael Lembeck

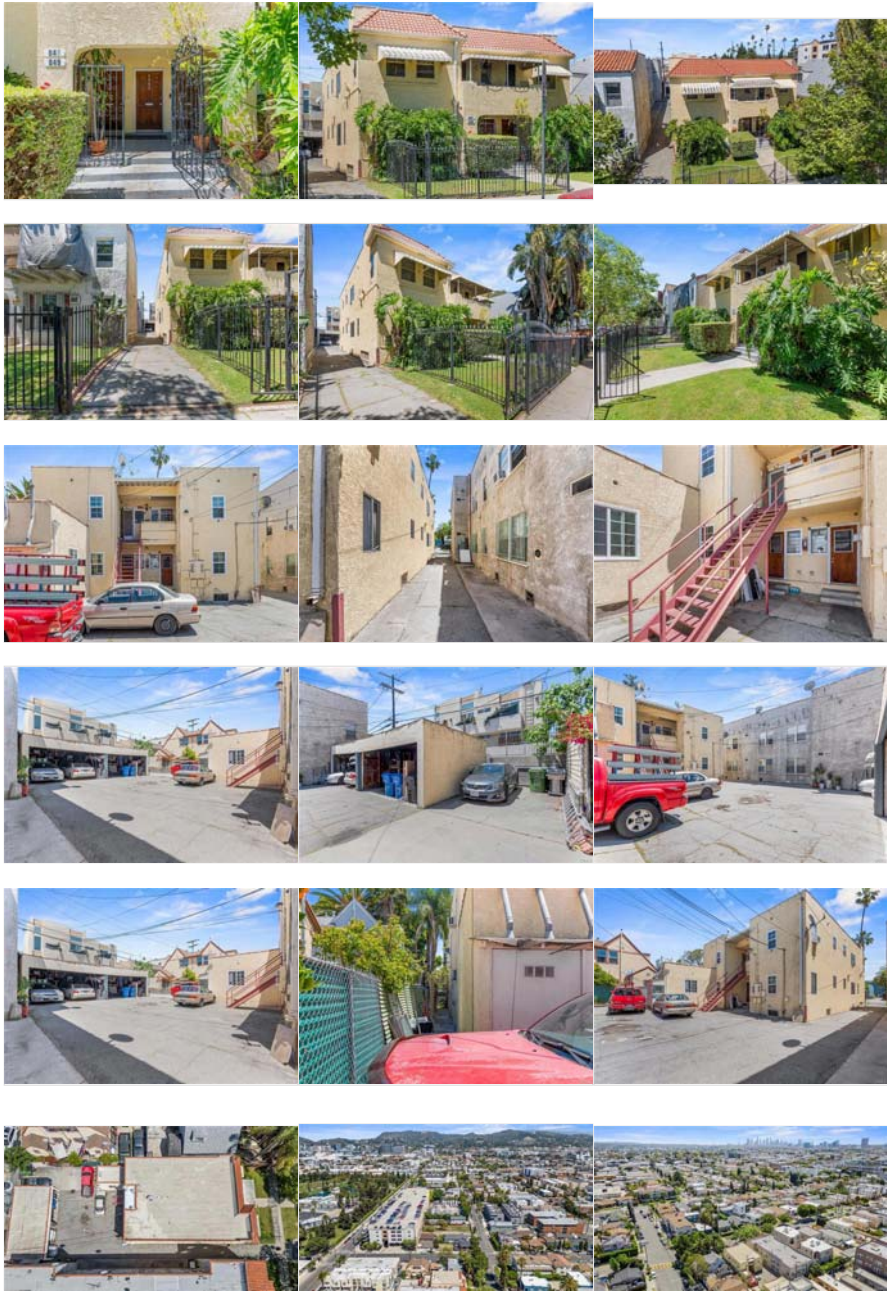
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Closed •

List / Sold:

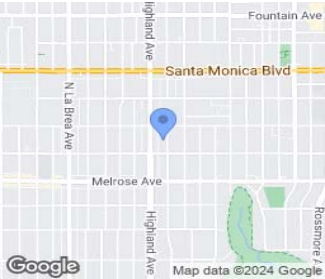
\$1,638,000/\$1,475,000 ↓

177 days on the market

Listing ID: 23336921

827 N McCadden PI • Los Angeles 90038
4 units • \$409,500/unit • 3,247 sqft • 7,250 sqft lot • \$454.27/sqft •
Built in 1941

Located one block north of Melrose Ave. and one block east of N. Highland Ave.



827 N. McCadden is a four-unit owner-user property by Larchmont Village that will be delivered 75% VACANT. Located two blocks north of Melrose Avenue, this ideal owner-user property is minutes from an array of boutique retailers, charming cafes, legendary restaurants, and lively entertainment options along La Brea Ave, Melrose Ave, and Santa Monica Blvd. In addition, the property is in close proximity to several large studios, including Sunset Las Palmas Studios and Paramount Studios. 827 N. McCadden features (1) 2-bdrm. 2-bath single-family home that is approx. 1,204 SF, (1) 2-bdrm. unit that is approx. 873 SF, and (2) 1-bdrm. units that are 585 SF. The front single-family home and 2 units will be delivered vacant upon COE. The front single-family home features a spacious living room with large arched windows allowing ample natural light, a dining room that leads to a front patio, granite countertops in the kitchen, and wood and tile flooring. Property amenities include (2) 2-car garages that have the potential to be converted into one or more ADUs (buyer to verify). Located two blocks north of Melrose & delivered mostly vacant, 827 N. McCadden offers investors a blank canvas with immediate upside in a prime location.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$1,699,000
- 3 Buildings
- Levels: Two
- 5 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.66
- \$92654 Net Operating Income

Interior

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

Exterior

Annual Expenses

- Total Operating Expense: \$39,334
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01991628
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2		Unfurnished	\$4,500	\$4,500	\$4,500
2:	1	2	2		Unfurnished	\$2,107	\$2,107	\$2,695
3:	2	1	1		Unfurnished	\$2,200	\$4,400	\$4,400

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

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- C20 - Hollywood area
- Los Angeles County
- Parcel # 5524004007

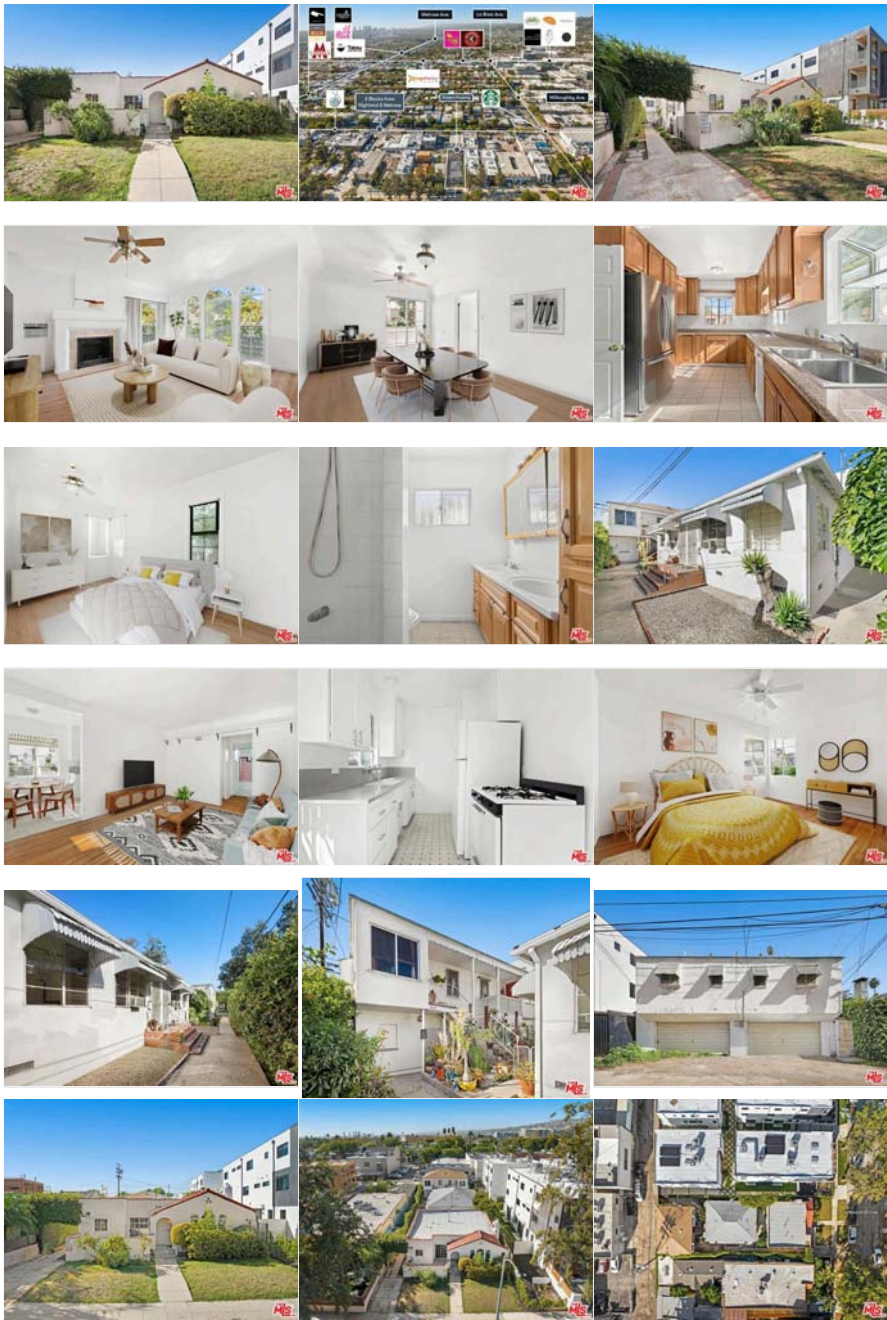
Michael Lembeck

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

Citivist Realty Services, Inc

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

List / Sold: **\$599,900/\$625,000** ↗

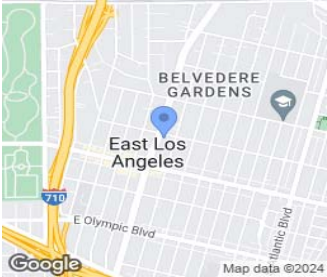
710 S Arizona Ave • East Los Angeles 90022

7 days on the market

4 units • **\$149,975/unit** • **1,312 sqft** • **5,610 sqft lot** • **\$476.37/sqft** • **Built in 1948**

Listing ID: WS24096599

North East of 710/Two block North from Whittier Blvd



A Must see investment property! We are pleased to present a four (4) unit apartment building located at 710 S Arizona Ave in Los Angeles. The subject property is situated in an excellent East Los Angeles location. North of Whittier Blvd and East of 710 FWY. Built in 1948, this property contains: Three units of 1B/1B. One unit of 2B/1B. The property will be delivered with tenants. Current lease agreements all with "Month to Month" status. Property has 4 Gas meters and 3 Electrical Boxes. One unit with 1B/1B in the garage without permit.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$599,900
- 2 Buildings
- Levels: One
- 5 Total parking spaces
- \$453 (Assessor)
- SellerConsiderConcessionYN:
- \$43560 Gross Scheduled Income
- \$32885 Net Operating Income
- 3 electric meters available
- 4 gas meters available
- 1 water meters available

Interior

- Floor: Tile, Vinyl
- Appliances: Gas Range

Exterior

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

Annual Expenses

- Total Operating Expense: \$4,915
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$768
- Cable TV: 02101297
- Gardener:
- Licenses:
- Insurance: \$1,165
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,981
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	1	0	Unfurnished	\$2,575	\$2,575	\$0
2:	1	2	1	0	Unfurnished	\$1,055	\$1,055	\$0

Of Units With:

- Separate Electric: 3
- Gas Meters: 4
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- ELA - East Los Angeles area
- Los Angeles County
- Parcel # 5240002017

Michael Lembeck

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

Citivist Realty Services, Inc

State License #: 01875823
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Newport Beach, 92660

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CUSTOMER FULL: Residential Income LISTING ID: WS24096599

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Closed • Triplex

List / Sold: \$930,000/\$900,000 ↓

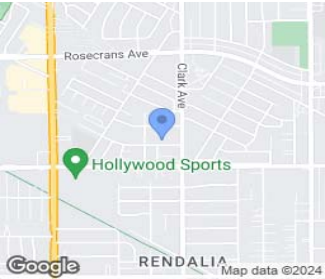
9333 Faywood St • Bellflower 90706

3 days on the market

4 units • \$232,500/unit • 2,710 sqft • 9,870 sqft lot • \$332.10/sqft • Built in 1940

Listing ID: PW24083734

Somerset to Wanette, right on Faywood



This is a wonderful opportunity for the Investors out there as well as anyone looking for a home for themselves. This is because this great property consists of 2 completely separate single-family homes as well as an ADU that consists of 2 studios all with their own address, 9333 9333 1/4A, 9333 1/4B and 9333 1/2. The front house consisting of 2 bedrooms and 1 bathroom with a total of 769 Sq. Ft. This home has a dining room off of the kitchen, and has its own private driveway, and carport, with private sitting area by carport, as well as a great front yard space to itself. This home currently has a tenant who has been leasing the home. They will be out by the close of escrow, should the new buyer want to keep her in place she would love that as well. There are 2 separate studio units that are also currently being rented. These units are ADU's and one is the original garage space. Unit A is 385 Sq. Ft. and has its own private front patio entrance. The tenant in this unit will be out by the close of escrow. Unit B is the newest unit, so everything in it is only a couple of years old. It does have a washer hook up but no dryer hook-up. It is 400 Sq. Ft. with an additional 200 Sq. Ft. Loft space. This has a great sized private patio as well. This tenant will be out by the close of escrow but if the new owner wants to keep them, they would love to stay. The last house is the back house and is the largest single-family residence at 1,156 Sq. Ft., It is a 2 bedroom 1 bath home, with an expansive living room and formal dining room. It has new interior paint throughout, new waterproof laminate flooring, new slider door to the large private backyard. New interior bedroom doors. It is ready for you or your new renters to move right in. These homes sit on a very large lot that is just shy of 10,000 Sq. Ft. It has a very long driveway for plenty of parking for everyone, the fact that each unit has its own private yard as well is very unique. Don't miss out on this great opportunity today!

Facts & Features

- Sold On 06/27/2024
- Original List Price of \$930,000
- 3 Buildings
- 1 Total parking spaces
- 1 Total carport spaces
- \$1,166 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Individual Room, Inside, Washer Hookup
- \$84480 Gross Scheduled Income
- \$78696 Net Operating Income
- 0 electric meters available
- 1 gas meters available
- 0 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$19,425
- Electric: \$2,400.00
- Gas: \$975
- Furniture Replacement:
- Trash: \$900
- Cable TV: 01199148
- Gardener:
- Licenses:
- Insurance: \$13,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,650
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,640	\$1,640	
2:	2	0	1		Unfurnished	\$1,340	\$1,340	
3:	1	2	1		Unfurnished			

Of Units With:

- Separate Electric: 0
- Gas Meters: 1
- Water Meters: 0
- Carpet:
- Dishwasher: 3
- Disposal: 4
- Drapes:
- Patio: 4
- Ranges: 3
- Refrigerator: 3
- Wall AC: 1

Additional Information

- Standard, Trust sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- RF - Bellflower South of 91 Frwy area
- Los Angeles County
- Parcel # 6278012027

Michael Lembeck

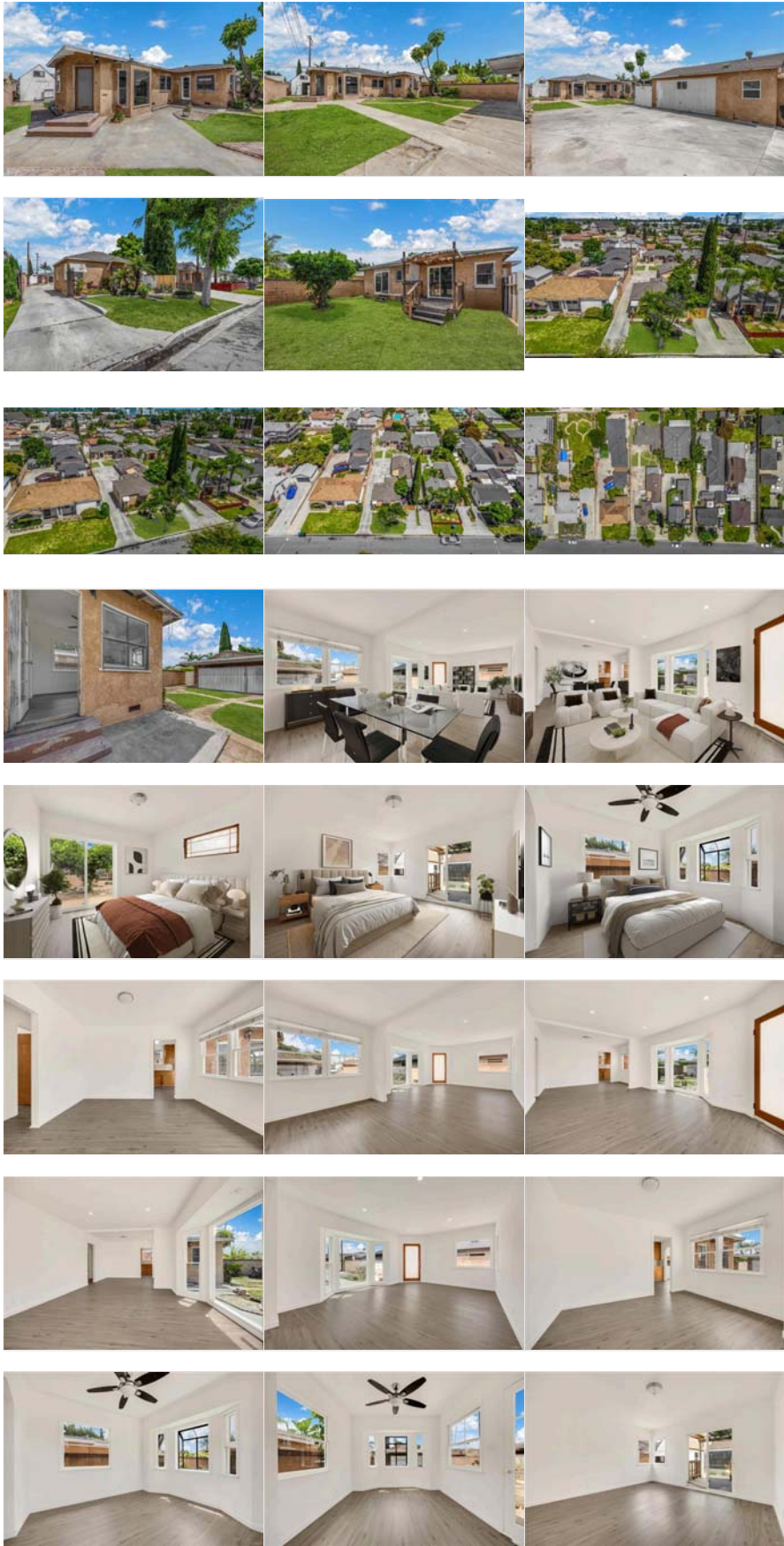
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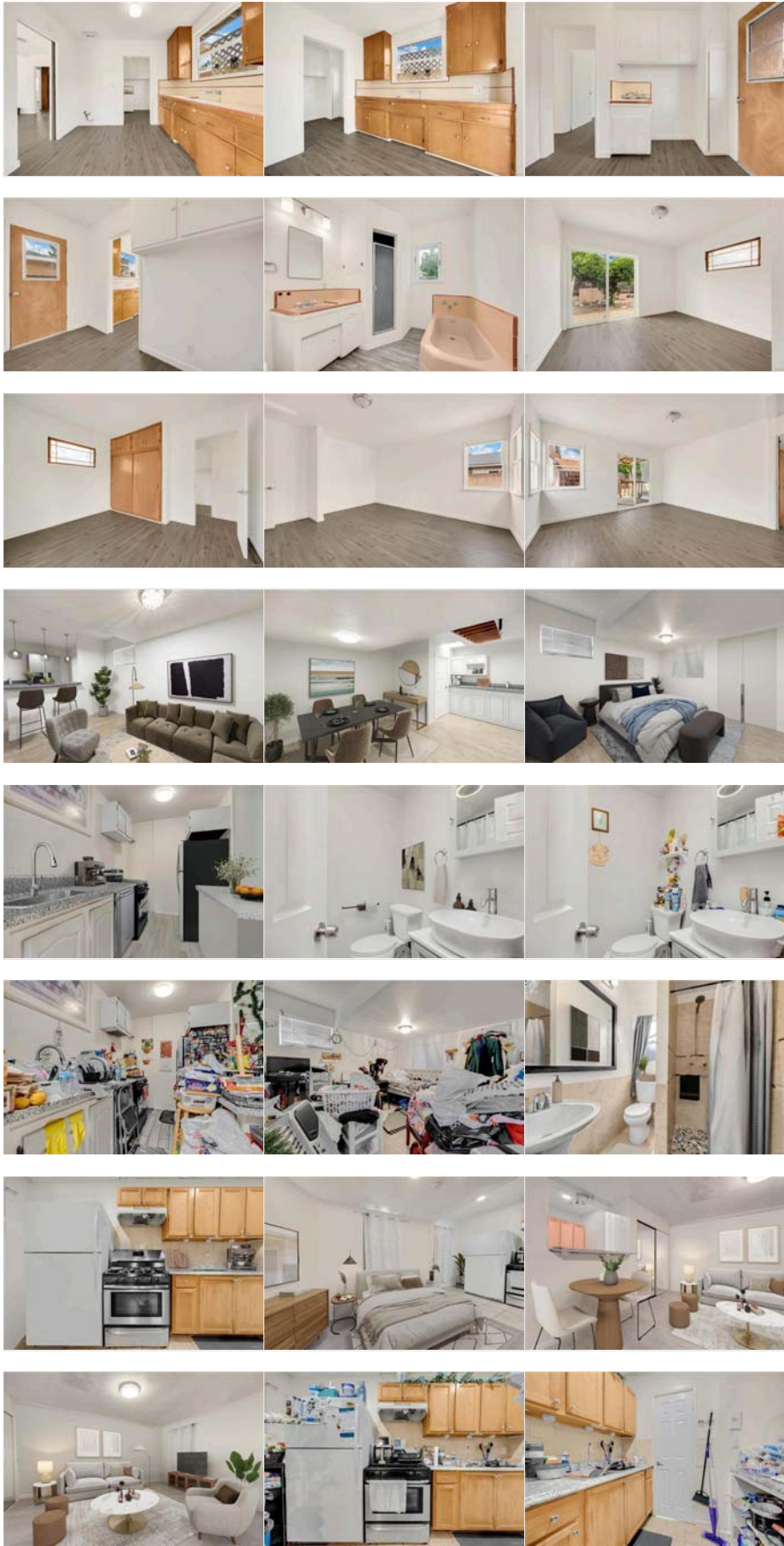
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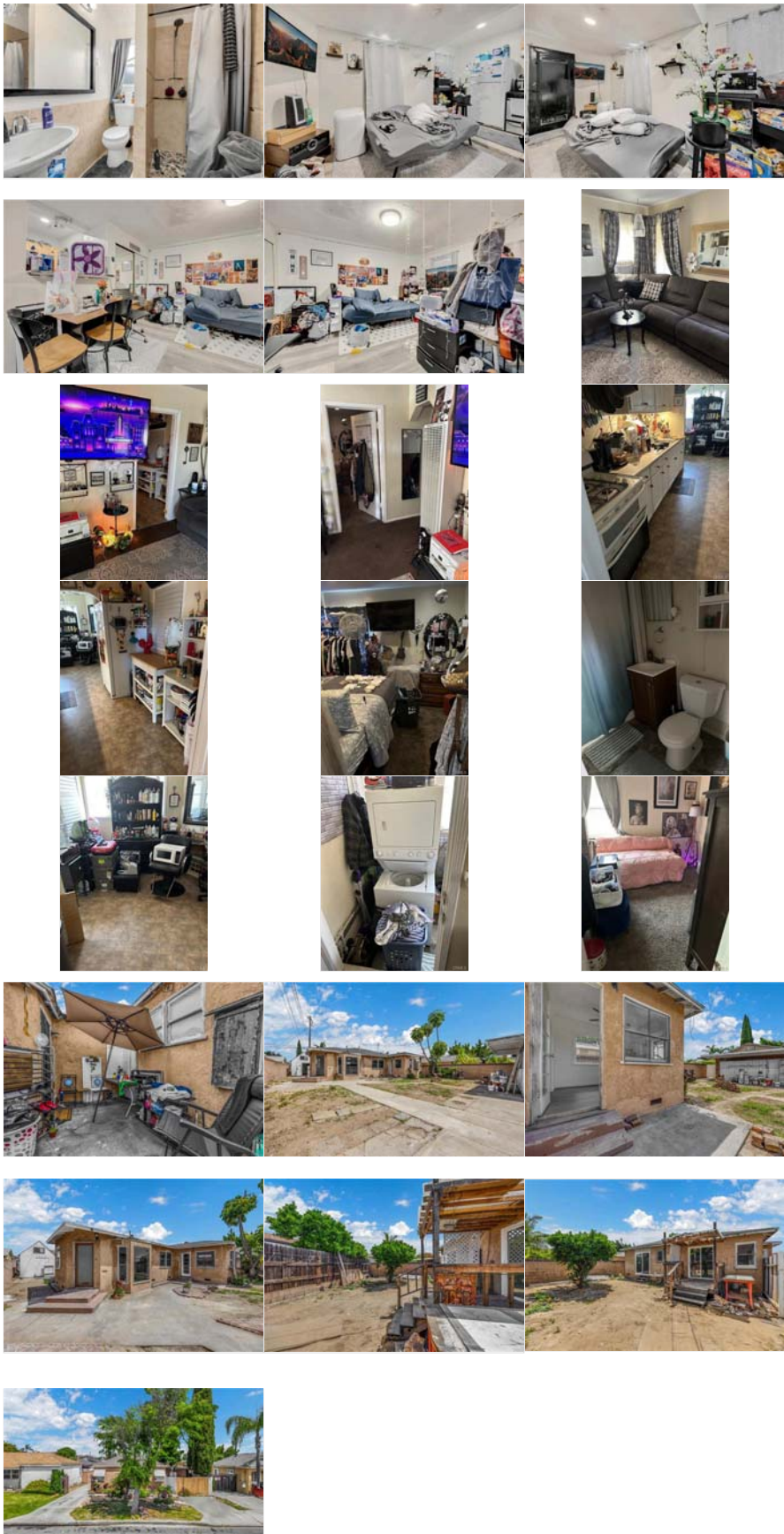
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Newport Beach, 92660

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Closed •

4727 Lincoln Ave • Los Angeles 90042
5 units • \$250,000/unit • 2,727 sqft • 5,500 sqft lot • \$458.38/sqft •
Built in 1955
South of York, between Armadale and Ave 47.

List / Sold:
\$1,250,000/\$1,250,000
43 days on the market
Listing ID: 24389329



5 Unit Investment Property located in highly sought after neighborhood of Highland Park. Well maintained and updated property consisting of (4) one bed/one bath units and (1) two bed/one bath unit. Property has been recently refreshed and includes onsite parking with two garages, coin operated laundry room, security gates, outdoor common patio areas, and more. Excellent location near Occidental College, shops and restaurants along York Blvd and Eagle Rock Blvd including Queen St. Raw Bar & Grill, Bagel + Slice, Kumquat Coffee HLP, Delia's Restaurant, and more. One unit will be delivered vacant.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$1,250,000
- 2 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 4
- \$46983 Net Operating Income

Interior

- Appliances: Refrigerator

Exterior

Annual Expenses

- Total Operating Expense: \$31,587
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02162487
- 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	\$646	\$646	\$1,750
2:	1	1	1		Unfurnished	\$703	\$703	\$1,750
3:	1	1	1		Unfurnished	\$1,508	\$1,508	\$1,750
4:	1	1	1		Unfurnished	\$0	\$0	\$1,750
5:	1	2	1		Unfurnished	\$2,205	\$2,205	\$2,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.500%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5474017015

Michael Lembeck

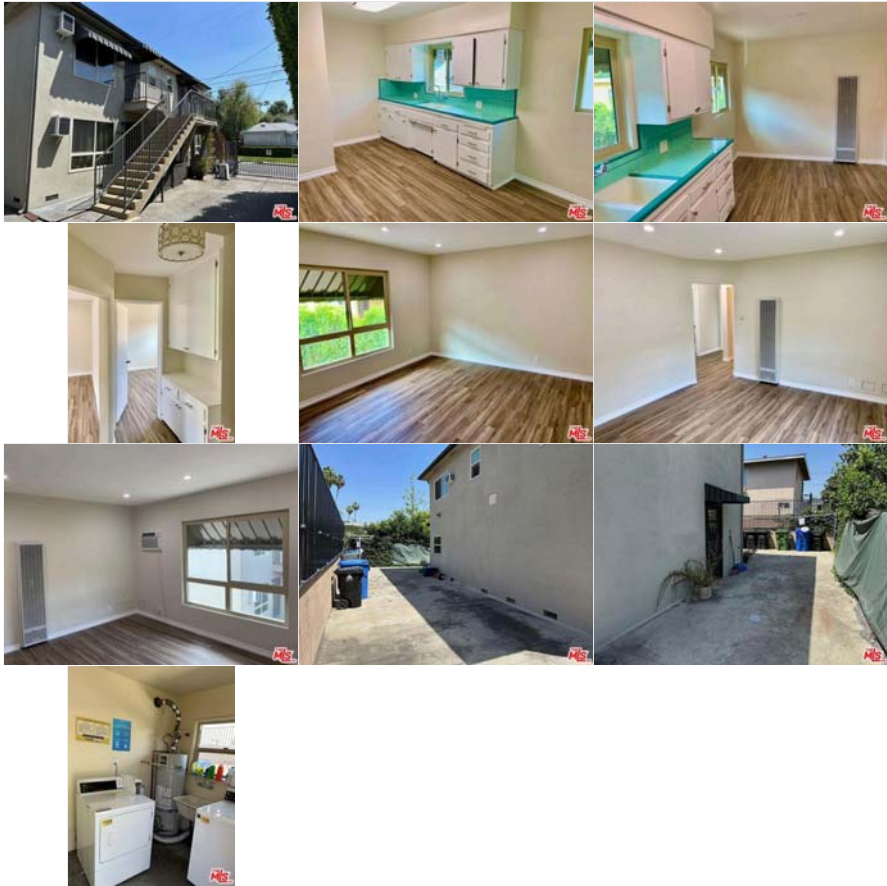
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Closed •

List / Sold: \$1,100,000/\$880,000 ↓

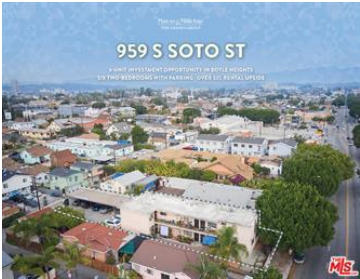
959 S Soto St • Los Angeles 90023

184 days on the market

6 units • \$183,333/unit • 4,180 sqft • 6,486 sqft lot • \$210.53/sqft •
Built in 1962

Listing ID: 24348655

The apartment building is in Boyle Heights located just off of the East Los Angeles Interchange between 7th Street and Whittier Boulevard.



This is an attractive investment opportunity at 959 South Soto St, a 6-unit apartment building in Boyle Heights. Located close to the East Los Angeles Interchange, between 7th Street and Whittier Boulevard, the property has a greatmix of two-bedroom units and provides six parking spaces at the rare. Fully occupied upon delivery, investors can take advantage of a strong existing cash flow and a remarkable 33% rental upside during unit turnovers. Directly across from Salesian High School and close to various retail amenities along South Soto St, the property achieves a high Walk Score of 85. Easy access to major freeways like the 60, 5, 10, and 710 ensures a seamless commute to Downtown Los Angeles and the San Gabriel Valley. Positioned on the bustling main thoroughfare of Whittier Blvd, this Boyle Heights neighborhood is undergoing rapid gentrification, presenting a prime investment opportunity in a thriving and well-connected community.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$1,100,000
- 1 Buildings
- Levels: Multi/Split
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Cap Rate: 5.21
- \$57289 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$32,646
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1		Unfurnished	\$1,544	\$1,544	\$1,750
2:	2	2	1		Unfurnished	\$1,455	\$1,455	\$1,750
3:	3	2	1		Unfurnished	\$1,141	\$1,141	\$1,750
4:	4	2	1		Unfurnished	\$1,021	\$1,021	\$1,750
5:	5	2	1		Unfurnished	\$1,456	\$1,750	\$1,750
6:	6	2	1		Unfurnished	\$1,272	\$1,272	\$1,750
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- BOYH - Boyle Heights area
- Los Angeles County
- Parcel # 5189006011

Michael Lembeck

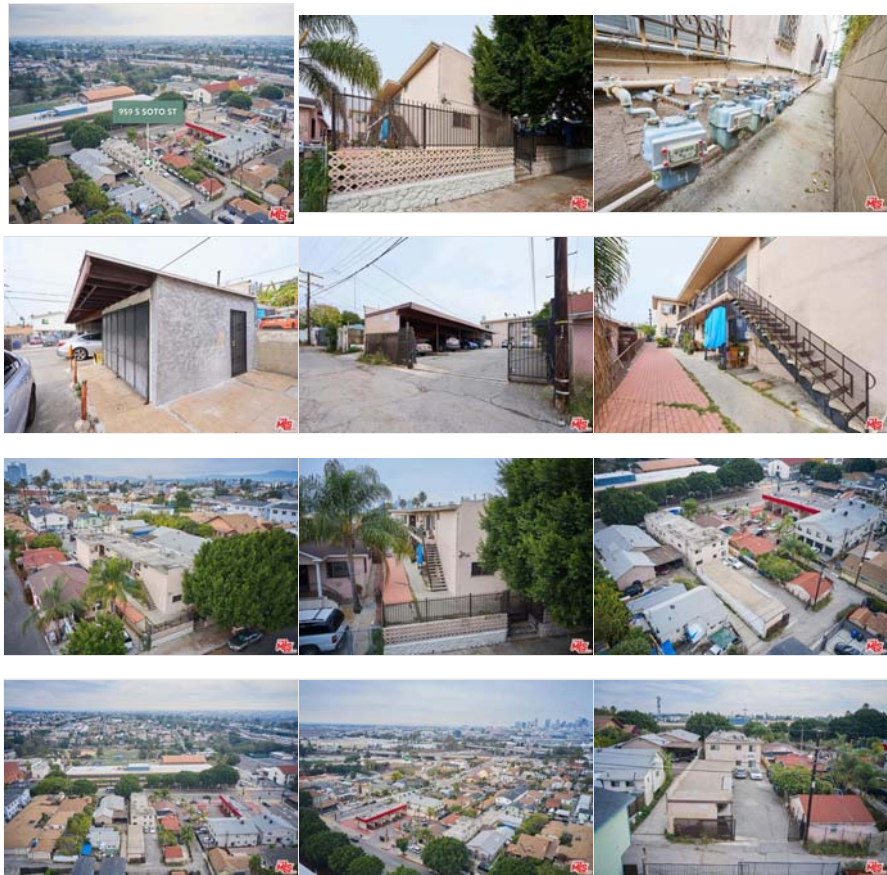
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Closed •

List / Sold:

\$1,400,000/\$1,365,000 ↓

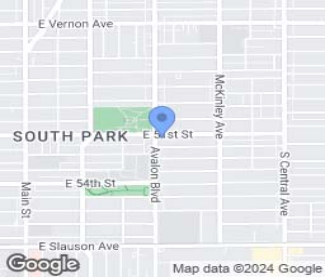
606 E 51st St • Los Angeles 90011

522 days on the market

6 units • \$233,333/unit • 2,870 sqft • 9,937 sqft lot • \$475.61/sqft • Built in 1915

Listing ID: 23234037

Avalon And 51TH STREET



The Avalon Park Development, a 9,937SF C2, Tier 1 TOC development site is located within the heart of South LA, across the street from the 20-acre South Park that encompasses walking paths, a baseball diamond (lighted), basketball courts (lighted), and a seasonal pool. 606 E 51st St provides a developer with the opportunity to build up to a maximum of 38 units (Buyer to verify). The property is 80 feet in width and 125 feet in depth, with a 15-foot wide alley on the East property line. The property is currently improved with 6 detached bungalow structures; all one-bedroom + one-bathroom units. With the existing rents, the property presently provides a value-add investor with over 90+% of rental upside. Contact the listing broker today for additional information.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$1,400,000
- 6 Buildings
- Levels: One
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$54425 Net Operating Income

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$23,325
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02098059
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	606	1	1		Unfurnished	\$876	\$876	\$2,000
2:	608	1	1		Unfurnished	\$876	\$876	\$2,000
3:	612	1	1		Unfurnished	\$920	\$920	\$2,000
4:	614	1	1		Unfurnished	\$920	\$920	\$2,000
5:	616	1	1		Unfurnished	\$886	\$886	\$2,000

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

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 1.500%
- C42 - Downtown L.A. area
- Los Angeles County
- Parcel # 5103001004

Michael Lembeck

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

Citivest Realty Services, Inc

State License #: 01875823
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CUSTOMER FULL: Residential Income LISTING ID: 23234037

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Closed • Apartment

List / Sold:
\$1,195,000/\$1,075,000 ↓
34 days on the market
Listing ID: BB24059181

7326 Hinds Ave • North Hollywood 91605
6 units • \$199,167/unit • 4,448 sqft • 9,631 sqft lot • \$241.68/sqft •
Built in 1953
Laurel Canyon Blvd and Lankershim Blvd



Opportunity knocks! Come explore the potential of this apartment house 6 units on 9628 sqft flat lot, maybe you can build more units (check with the city). All of the units are spacious all together 4448 sqft of living space. All of the tenants are on a month-month, the rents are low. Buyers to do their own investigation in evaluating the potential of increasing the rents. Plenty of parking spaces. There are many upgrades like a new roof, copper plumbing, 2 units have tile floors, and 2 units have granite countertops. Centrally located near schools and shopping, workforce and transportation.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$1,195,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- Heating: Wall Furnace
- \$1,105 (Estimated)
- SellerConsiderConcessionYN:
- \$62280 Gross Scheduled Income
- \$45280 Net Operating Income
- 6 electric meters available
- 6 gas meters available
- 1 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up
- Floor: Carpet, Tile, Vinyl
- Appliances: Gas Range
- Other Interior Features: 2 Staircases

Exterior

- Lot Features: 6-10 Units/Acre
- Fencing: Block, Chain Link
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$18,214
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$5,058
- Cable TV: 01434190
- Gardener:
- Licenses:
- Insurance: \$6,556
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$6,600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	1	1	Unfurnished	\$1,140	\$1,140	\$3,000
2:	1	1	1	1	Unfurnished	\$830	\$830	\$1,500
3:	1	1	1	1	Unfurnished	\$750	\$750	\$1,500
4:	1	1	1	0	Unfurnished	\$830	\$830	\$1,500
5:	1	1	1	0	Unfurnished	\$810	\$810	\$1,500
6:	1	1	1	0	Unfurnished	\$830	\$830	\$1,500

Of Units With:

- Separate Electric: 6
- Gas Meters: 6
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal: 0
- Drapes:
- Patio:
- Ranges: 6
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.5%
- NHO - North Hollywood area
- Los Angeles County
- Parcel # 2317018023

Michael Lembeck

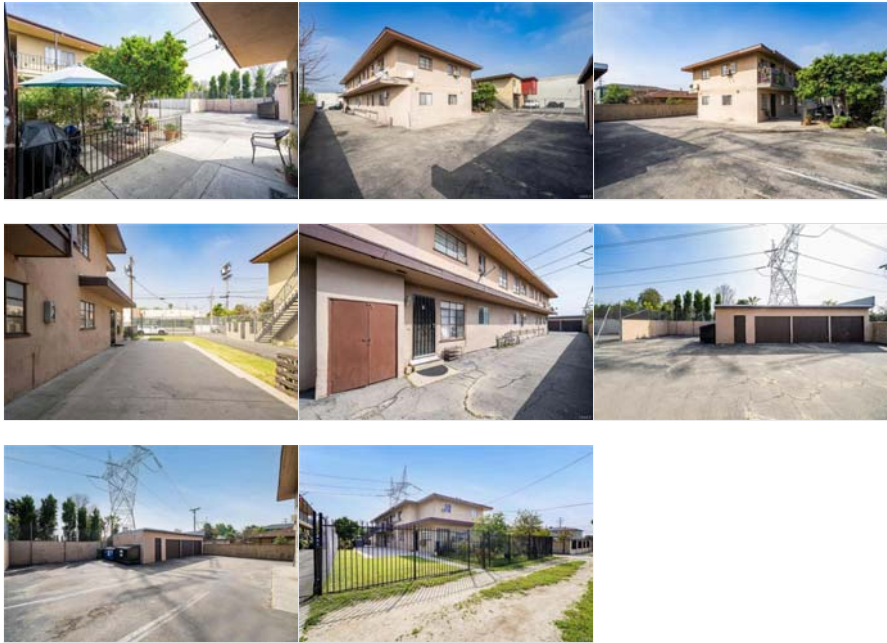
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State License #: 01875823
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Closed •

List / Sold:

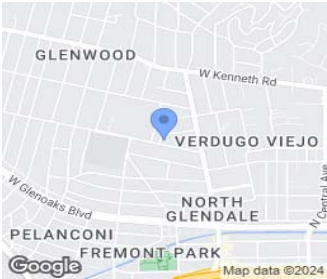
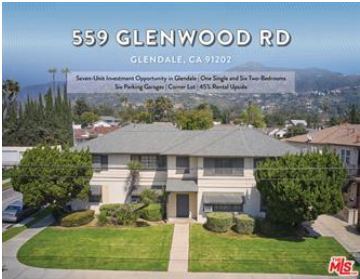
\$2,400,000/\$2,300,000 ↓

93 days on the market

Listing ID: 24374047

559 Glenwood Rd • Glendale 91202
7 units • \$342,857/unit • 6,642 sqft • 10,508 sqft lot • \$346.28/sqft •
Built in 1952

Located on the corner of Clement Dr & Glenwood Rd just west of N Pacific Ave.



559 Glenwood Rd is a seven-unit multifamily property stands out as a rare find in a sought-after residential area, promising both stability and growth potential for investors. Located on the strategic corner of Clement Dr & Glenwood Rd, the property benefits from its proximity to key educational institutions and is nestled in an affluent neighborhood that boasts a high average household income. Its accessibility to Downtown Glendale, major shopping centers like the Glendale Galleria, and essential freeways positions it as an ideal residential choice for a wide range of tenants. The building is currently fully occupied, featuring a mix of one single and six two-bedroom units with six parking garages, each with dedicated parking. Recent rent adjustments have been implemented, affirming the property's strong income generation capability. Despite its well-maintained status, highlighted by quality interior finishes such as hardwood flooring and recessed lighting, the property offers significant upside potential. With most units rented below market rates, strategic upgrades and unit turnovers could lead to an increase in rental income by over 45%. Offered at a competitive price per unit and per square foot, this investment presents a rare opportunity to enter or expand in the Glendale market. The combination of its location, full occupancy, and untapped value-add potential, set against a backdrop of limited market inventory, makes it a compelling choice for those looking to invest in a thriving residential rental market.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$2,400,000
- 3 Buildings
- Levels: Two
- 6 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$81965 Net Operating Income

Interior

Exterior

Annual Expenses

- Total Operating Expense: \$52,629
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	0	1		Unfurnished	\$1,188	\$1,188	\$1,500
2:	5	2	1		Unfurnished	\$1,725	\$1,725	\$2,500
3:	1	2	1		Unfurnished	\$1,630	\$1,630	\$2,700

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- 626 - Glendale-Northwest area
- Los Angeles County
- Parcel # 5634013027

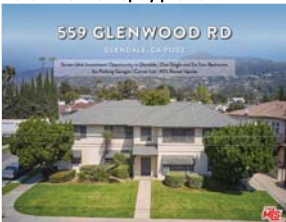
Michael Lembeck

State License #: 01019397
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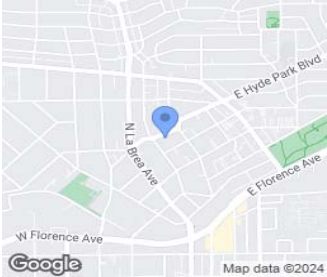
List / Sold:

\$2,975,000/\$2,500,000 ↓

34 days on the market

Listing ID: 24395881

214 E Hyde Park Blvd • Inglewood 90302
9 units • \$330,556/unit • 8,448 sqft • 10,451 sqft lot • \$295.93/sqft •
Built in 1990
E Hyde Park Blvd & N Market St



We are pleased to present our newest exclusive listing in the city of Inglewood. This multifamily property is unlike any other property that trades hands. The property boasts extremely rare 1990s construction which should translate into low repairs and maintenance when compared to traditional 1950s/1960s housing that the majority of the city is made up of. The property features a 3 bedroom/2 bathroom townhome, seven 2bedroom/1.5 bathroom units , and a non-conforming studio apartment. Two of the 2 bedroom/1.5 bathroom units can be delivered vacant . From a parking perspective, the property is very well parked with a total of 17parking spots. For an investor looking for a newer vintage building with minimal future repairs and maintenance costs, large units, and in a rapidly growing submarket, look no further.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$2,975,000
- 1 Buildings
- Levels: Three Or More
- 17 Total parking spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- \$165773 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$77,817
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00530854
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2		Unfurnished	\$3,051	\$3,051	\$3,500
2:	7	2	1		Unfurnished	\$2,397	\$2,397	\$2,798
3:	1	0	1		Unfurnished	\$1,100	\$1,100	\$1,400

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2.000%
- 101 - North Inglewood area
- Los Angeles County
- Parcel # 4016015007

Michael Lembeck

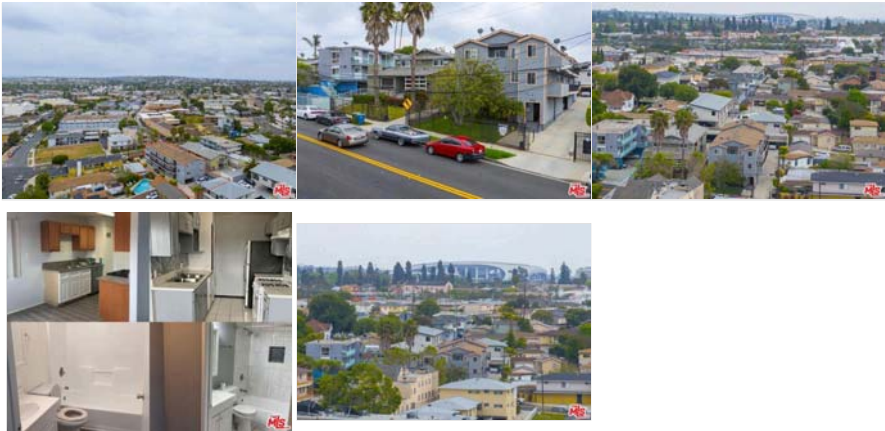
State License #: 01019397
Cell Phone: 714-742-3700

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Closed •

List / Sold:

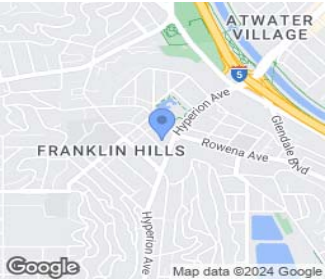
\$3,215,000/\$3,215,000 ↓

149 days on the market

Listing ID: 24343589

3623 Monon St • Los Angeles 90027
9 units • \$357,222/unit • 7,016 sqft • 8,448 sqft lot • \$458.24/sqft •
Built in 1966

3623-3625 Monon St is ideally situated at the border between Los Feliz and Silver Lake just 0.2 miles south of Rowena Ave and 0.1 mile west of Hyperion Ave.



We are pleased to present 3623-3625 Monon Street, an exceptionally well-located, well-maintained 2-story, 9-unit value-add multi-family investment opportunity (70%+ rental upside potential), located in ULTRA PRIME Hyperion Village, steps from Trader Joe's and Gelsons in the highly desirable Silver Lake/Los Feliz submarkets of Los Angeles, steps south of Rowena Ave and west of Hyperion Ave. Built in 1966, the building is comprised of a great unit mix of 1 (2+2), 4 (2+1), and 4 (1+1) units that average approximately 780 gross square feet. The 7,016 square foot structure is situated on an 8,448 square foot, LARD1.5-zoned lot. There are 9 covered parking spaces (1/unit). Most of the units have original kitchens and bathrooms featuring mid-century ceramic tile countertops, shower/bathtub backsplashes, and original cabinets. Most units have updated laminate or refinished hardwood floors. Units also feature small balconies, ample cupboard, drawer, and closet space, and a private lockable large bulk storage unit in the carport area. This ULTRA-PRIME Hip Hyperion Village location has an excellent 91 Walk Score, as the neighborhood is home to a variety of shops, restaurants, and nightlife destinations/entertainment options, with Gelson's Markets, Trader Joe's, Pinkberry, and Tenants of the Trees all within short walking distance and Griffith Park Less than a mile away. The Monon building is in the coveted Ivanhoe Elementary School district, the school being 0.4 miles from the building. The Americana at Brand, Glendale Galleria, Best Buy, and Costco are all less than a 10-minute drive away. The property's location is ideal for those looking to live on a quiet street while still having easy access to freeways and enjoying the convenience of being minutes away from, Silver Lake, Echo Park, Los Feliz, Hollywood, West Hollywood, Glendale, Burbank, and Downtown Los Angeles just 4.1 miles to the southeast. The building is 0.5 miles west of the 5 freeway, 1.4 miles west of the CA-2 freeway, 2.4 miles north of 101 freeway, 3.8 miles west of the 110 freeway, and 5.6 miles north of the 10. 3623-3625 Monon St is well-positioned for a value-added investor to implement a high-end unit/common area renovation program optimizing market rents, appreciation, and future returns.

Facts & Features

- Sold On 06/28/2024
- Original List Price of \$3,415,000
- 1 Buildings
- Levels: Two
- 9 Total parking spaces
- 9 Total carport spaces
- Heating: Wall Furnace
- SellerConsiderConcessionYN:
- Laundry: Community
- \$123033 Net Operating Income

Interior

- Other Interior Features: Ceiling Fan(s)

Exterior

Annual Expenses

- Total Operating Expense: \$67,898
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01430290
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	4	1	1		Unfurnished	\$1,874	\$7,498	\$11,200
2:	4	2	1		Unfurnished	\$1,690	\$6,762	\$13,200
3:	1	2	2		Unfurnished	\$2,051	\$2,051	\$3,500
4:								
5:								
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2.000%
- 637 - Los Feliz area
- Los Angeles County
- Parcel # 5433027013

Michael Lembeck

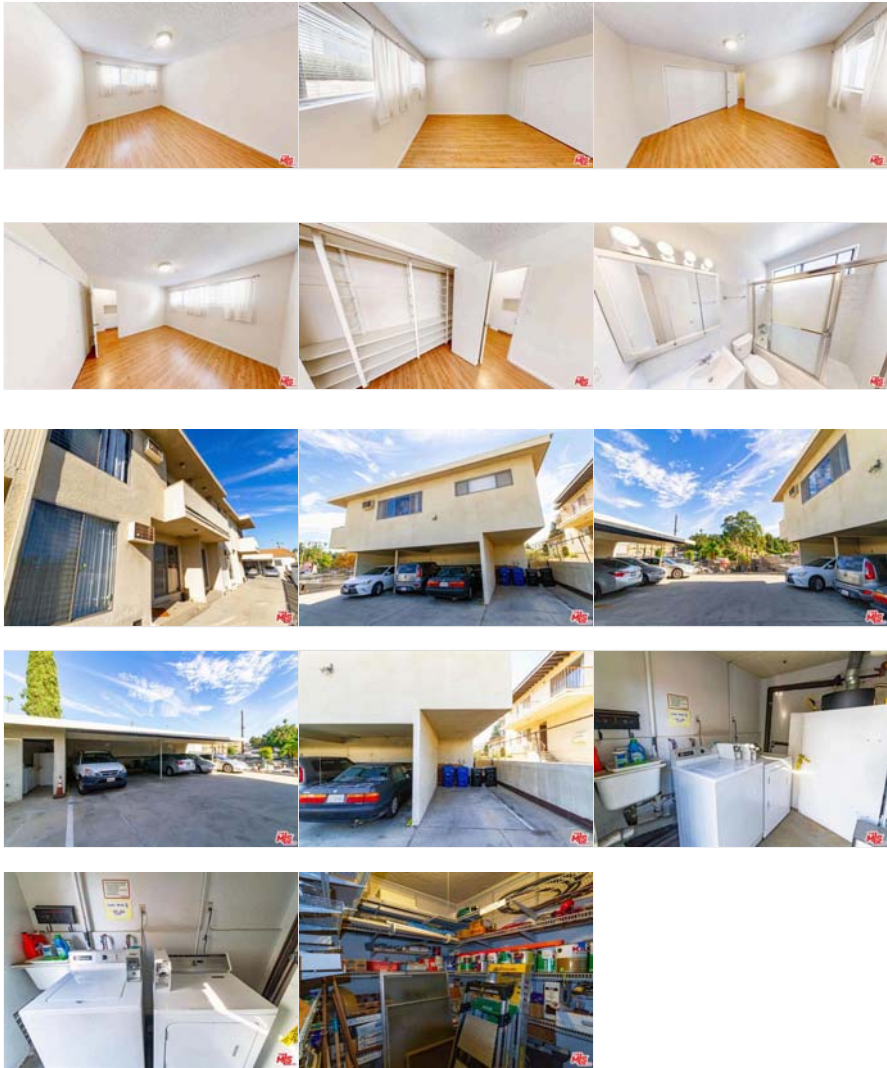
State License #: 01019397
Cell Phone: 714-742-3700

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State License #: 01875823
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Closed • Apartment

List / Sold:
\$2,600,000/\$2,600,000
1 days on the market
Listing ID: SB24085222

4954 W 119th St • Hawthorne 90250
10 units • \$260,000/unit • 7,505 sqft • 9,775 sqft lot • \$346.44/sqft •
Built in 1963
Heading east on Imperial Hwy, turn right onto Felton Ave



Great investment property located in the northwest corner of Hawthorne. This 10-unit property consists of one townhouse-style 3bed/2.5bath front unit and nine 1bed/1bath units. Easy access to the 105 and 405 freeways and conveniently located near Sofi Stadium, the Forum, Hawthorne Memorial Park, SpaceX, Costco Business Center and more!

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$2,600,000
- 1 Buildings
- Levels: Two
- 11 Total parking spaces
- 8 Total carport spaces
- \$0 (Unknown)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.47
- \$211740 Gross Scheduled Income
- \$142198 Net Operating Income
- 10 electric meters available
- 10 gas meters available
- 1 water meters available

Interior

Exterior

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

Annual Expenses

- Total Operating Expense: \$63,190
- Electric: \$988.00
- Gas: \$2,369
- Furniture Replacement:
- Trash: \$3,409
- Cable TV: 01330247
- Gardener:
- Licenses:
- Insurance: \$4,302
- Maintenance: \$3,000
- Workman's Comp:
- Professional Management: 8216
- Water/Sewer: \$3,840
- Other Expense: \$1,000
- Other Expense Description: Reserve

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	2	Unfurnished	\$2,700	\$2,700	\$3,000
2:	1	1	1	0	Unfurnished	\$1,610	\$1,610	\$1,900
3:	1	1	1	0	Unfurnished	\$1,695	\$1,695	\$1,900
4:	1	1	1	0	Unfurnished	\$1,690	\$1,690	\$1,900
5:	1	1	1	0	Unfurnished	\$1,610	\$1,610	\$1,900
6:	1	1	1	0	Unfurnished	\$1,610	\$1,610	\$1,900
7:	1	1	1	0	Unfurnished	\$1,620	\$1,620	\$1,900
8:	1	1	1	0	Unfurnished	\$1,650	\$1,650	\$1,900
9:	1	1	0	0	Unfurnished	\$1,630	\$1,630	\$1,900
10:	1	1	0	0	Unfurnished	\$1,610	\$1,610	\$1,900

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 2%
- 108 - North Hawthorne area
- Los Angeles County
- Parcel # 4141010022

Michael Lembeck

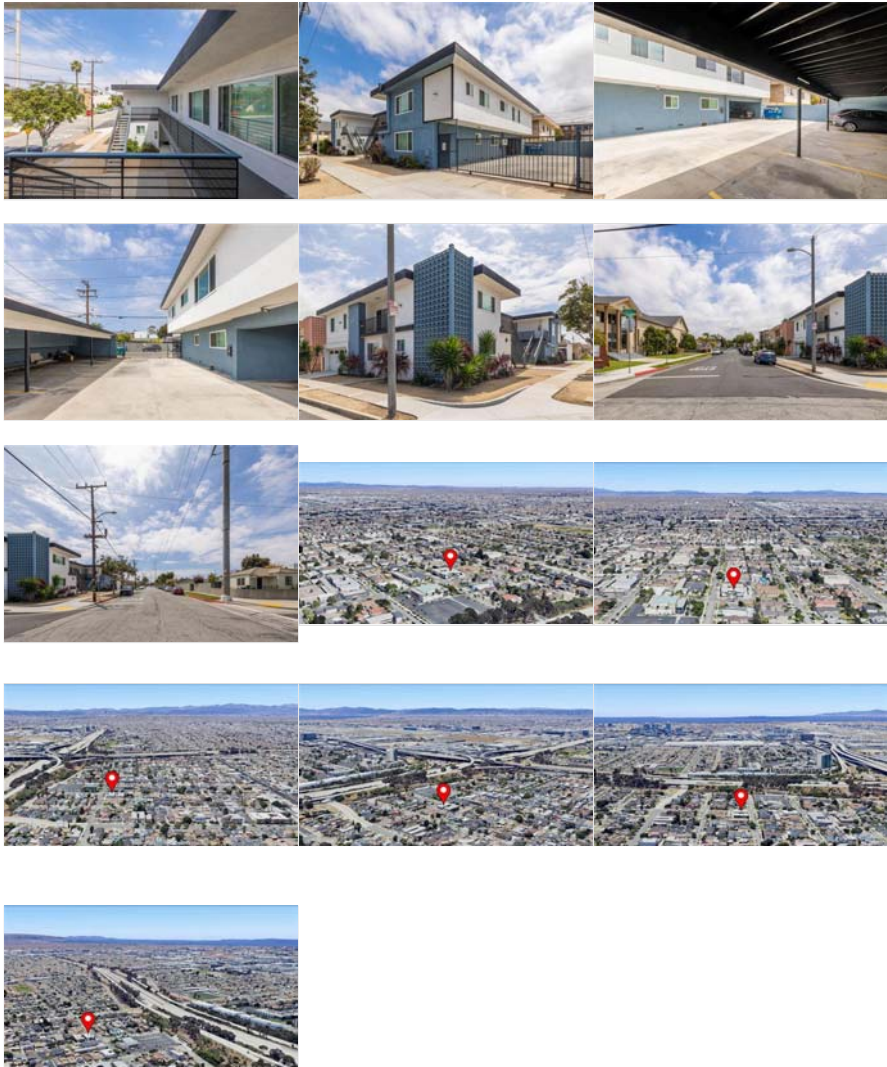
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Closed •

List / Sold:

\$4,280,000/\$4,200,000 ↓

503 S Catalina St • Los Angeles 90020

464 days on the market

12 units • \$356,667/unit • 17,365 sqft • 17,156 sqft lot • \$241.87/sqft •
Built in 1938

Listing ID: 23232339

Located in the Mid-Wilshire submarket of Los Angeles just 1 block North of 6th St, 3 blocks west of Vermont Ave, and 2 blocks south of W 3rd St.



We are pleased to present The French Eclectic Apartments, a rare and charming French Eclectic-style 12-unit multi-family investment opportunity with a 47%+ income upside potential, located in the highly desirable Mid-Wilshire submarket of Los Angeles, just north of 6th St and west of Vermont Ave. Built in 1938, the magnificently unique 2-story architectural gem is extremely well-preserved and loaded with original charming character. Architectural features include large and dramatic leaded stained glass, bay, and latticed casement windows, turret-style spires, wrought-iron gates and grillage, decorative frieze paneling, and features striking Art Deco details. It is comprised of a great unit mix of 2 (1+1), 4 (1+1.5), 2 (2+1.5 Townhome), 2 (3+1), and 2 (3+2.5 Townhome) units that average approximately 1,447+ gross square feet. The 17,365 square foot structure is situated on a 17,156 square foot, LAR4-2 zoned lot. There are 12 unassigned parking spaces in a covered garage. The property's units boast spacious and elegant interiors featuring hardwood floors, fireplaces, and large picture windows that flood the rooms with natural light. Decorative crown molding and wall insets, exposed ceiling beams, and arched doorways in select units provide a unique architectural detail and a touch of historic charm, adding to the overall character of these units. Two of the twelve units, units #6 and #8, boast two large roof decks per unit, offering tenants elevated indoor/outdoor livability, additional highly usable square footage, and views of the vibrant surrounding neighborhood. With a Walk Score of 94, proximity to the 101, 2, 10, and 110 freeways, and the property's location 0.4 miles from the Wilshire/Vermont Metro B (Red) and D (Purple) Line station, residents of The French Eclectic Apartments enjoy effortless access to the countless shopping, dining, entertainment, and recreation options of Koreatown, Westlake, Mid-Wilshire, Hollywood, revitalized Downtown Los Angeles, and the surrounding areas. The French Eclectic Apartments are well-positioned for a skilled value-add investor, potential TIC conversion, or thoughtfully add value plan as units become available.

Facts & Features

- Sold On 06/24/2024
- Original List Price of \$4,650,000
- 1 Buildings
- Levels: Two
- 12 Total parking spaces
- Heating: Natural Gas
- SellerConsiderConcessionYN:
- Laundry: Community
- Cap Rate: 5.35
- \$229142 Net Operating Income

Interior

- Floor: Wood
- Other Interior Features: Beamed Ceilings, Ceiling Fan(s), Crown Molding

Exterior

- Lot Features: Landscaped, Lawn
- Security Features: Gated Community

Annual Expenses

- Total Operating Expense: \$115,616
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00656371
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	2	1	1		Unfurnished	\$1,027	\$2,054	\$5,400
2:	4	1	1		Unfurnished	\$1,737	\$6,946	\$13,600
3:	2	2	1		Unfurnished	\$3,370	\$6,740	\$7,500
4:	2	3	1		Unfurnished	\$3,824	\$7,648	\$7,700
5:	2	3	2		Unfurnished	\$2,641	\$5,282	\$8,400
6:								
7:								
8:								
9:								
10:								
11:								
12:								
13:								

Of Units With:

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

Additional Information

- Standard sale
- Buyer Agency Compensation: 1.500%
- C17 - Mid-Wilshire area
- Los Angeles County
- Parcel # 5502021008

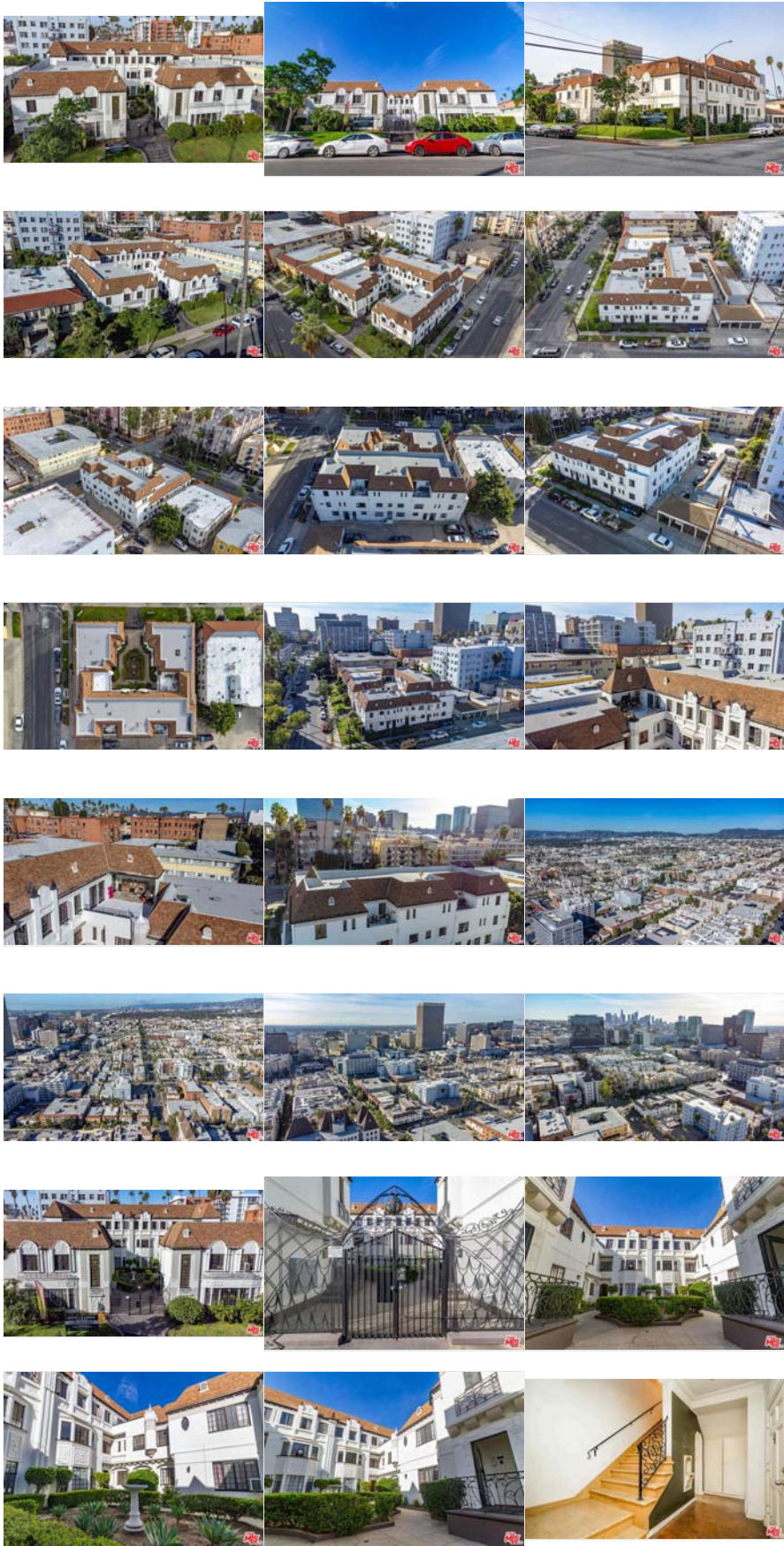
Michael Lembeck

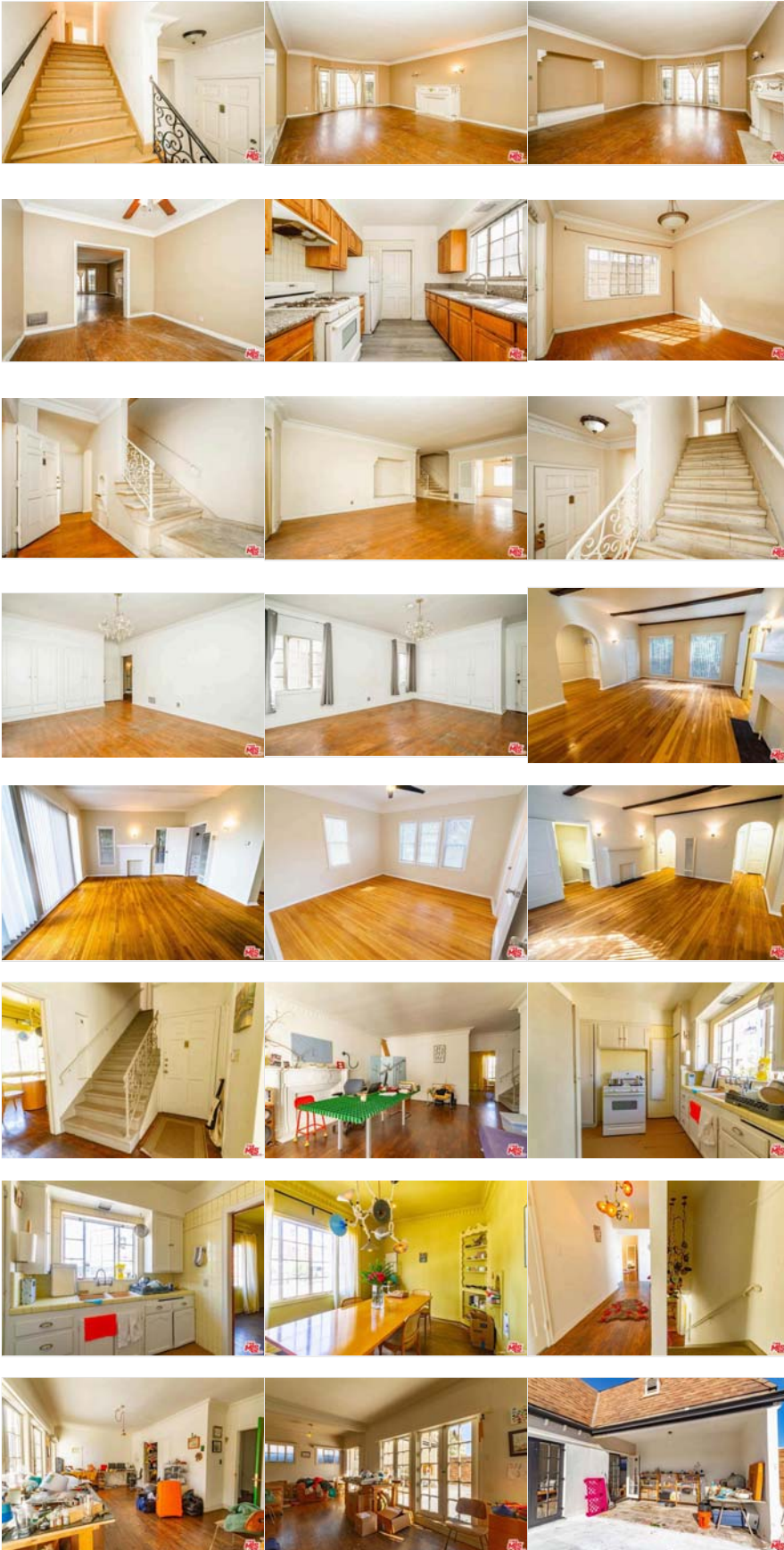
State License #: 01019397
Cell Phone: 714-742-3700

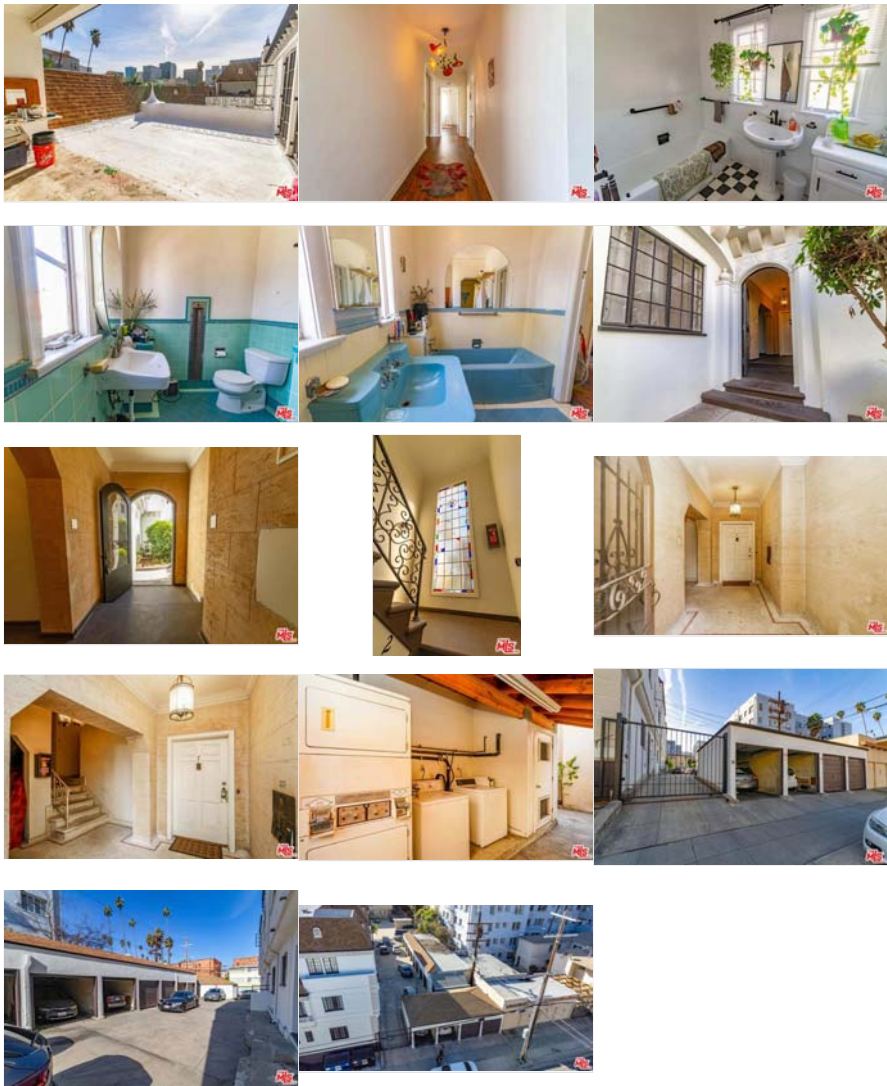
Citivest Realty Services, Inc

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

Click arrow to display photos







Closed • Apartment

List / Sold:

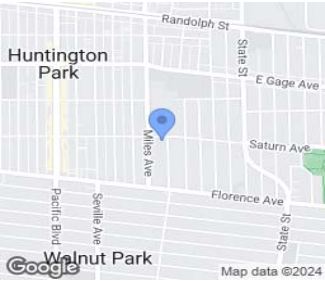
\$2,280,000/\$1,775,000 ↓

80 days on the market

Listing ID: RS24058744

2876 Saturn Ave • Huntington Park 90255
12 units • \$190,000/unit • 7,549 sqft • 7,293 sqft lot • \$235.13/sqft •
Built in 1920

From Florence and State Street, take Florence west and turn right on Miles Avenue to Saturn Avenue and turn right. Property is on the right.



Twelve unit two story building containing seven one bedrooms and five single units with three double parking garage. Located close to downtown Huntington Park and the shopping and entertainment of Pacific Blvd. THIS PROPERTY IS PART OF A GROUP OF PROPERTIES BEING LIQUIDATED BY A TRUST, THE FULL LIST OF THE PROPERTIES FOLLOWS HERE, THEY ARE ALL LISTED ON THE CRMLS MULTIPLE LISTING SERVICE: 8633 State St., South Gate, 2876 Saturn Av., Huntington Park, 6221 Corona Av., Bell, 7035 Newell St., Huntington Park and 3921-23 Olive St. and 7703 Salt Lake Av. (both located on one parcel) in Huntington Park.

Facts & Features

- Sold On 06/25/2024
- Original List Price of \$2,280,000
- 1 Buildings
- Levels: Two
- 6 Total parking spaces
- \$3,294 (Estimated)
- SellerConsiderConcessionYN:
- \$150756 Gross Scheduled Income
- \$72012 Net Operating Income
- 12 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 6-10 Units/Acre, Gentle Sloping, Landscaped
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$78,744
- Electric: \$620.00
- Gas: \$6,871
- Furniture Replacement:
- Trash: \$3,495
- Cable TV: 01978349
- Gardener:
- Licenses: 250
- Insurance: \$3,352
- Maintenance: \$29,930
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$2,764
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	7	1	1	6	Unfurnished	\$0	\$7,900	\$10,400
2:	5	0	1	0	Unfurnished	\$0	\$4,543	\$6,250

Of Units With:

- Separate Electric: 12
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard, Trust sale
- Buyer Agency Compensation: 2.5%
- T1 - Vernon, Maywood, Hunt Pk & Bell, N of Florenc area
- Los Angeles County
- Parcel # 6322032019

Michael Lembeck

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Citivist Realty Services, Inc

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Closed • Apartment

List / Sold:

\$3,310,000/\$2,700,000 ↓

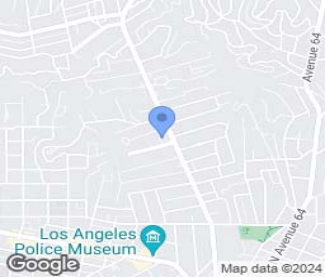
50 days on the market

6079 La Prada St • Los Angeles 90042

13 units • \$254,615/unit • 11,860 sqft • 11,538 sqft lot • \$227.66/sqft • Built in 1985

Listing ID: AR24039531

Located on La Prada St. near the intersection of La Prada and N. Figueroa St. just South of Hillendale Dr.



6079 La Prada Street is a unique, one-of-a-kind 13-unit apartment community located a few blocks north of the intersection at York Boulevard and N. Figueroa Street in Highland Park. Built by the current ownership in 1985, the property is not fully subject to LA's Citywide Rent Control Measures. (Annual rent increases of 8-10% are allowable, according to CA AB 1482) 6079 La Prada Street consists of a 3-story residential building measuring 11,860 SF in building area, sitting upon nearly 11,560 SF of land. The unit mix includes 10 large studio units with plentiful closet/shelf storage, windows/balconies providing natural light, and full kitchens, 2 comfortably spacious 1B/1B units with balconies, and a 3B/2B ground-level unit w/ a private patio which faces La Prada Street to the south. In total, the property includes 10 parking spaces (6 Surface, 4 Garage) in the rear. This property presents a new owner/investor with a unique value-add opportunity to maximize income and value through a robust rehab/renovation strategy. 6079 La Prada Street is separately metered for Gas and Electricity and Earthquake Emergency Shutoff Valves have been installed on all gas meters. The lower level contains the ground-level unit, which has rear access to a spacious lounge area fully renovated in 2020, a communal laundry facility with coin-operated machines (units do not have in-unit laundry hookups), and a small bonus room which may be used for storage. The lounge, which currently has a working sink, opens into the garage, and may carry ADU conversion potential. (Buyer to Verify) The property has been well maintained by the current ownership throughout a nearly 40-year hold period, with some units having been partially renovated. No units have been brought up to top-of-market condition for 2024-2025 so the property holds tremendous upside potential. Copper plumbing has been installed throughout 6079 La Prada St. The proforma cap rate is 5.07% and the proforma GRM is 12.94 post-rehab/renovation. The current ownership is a Non-Profit Organization but 6079 La Prada St. can operate as a traditional market-rate apartment complex (w/ regular rental unit registration, SCEP inspections, etc.) It can be purchased individually or together with 2 adjacent parcels: 6817-6819 N. Figueroa St. (21-Unit Apt. Constr. 1954-1955) & 6801 N. Figueroa St. (4-Suite Corner Retail Constr. 1974) Altogether, the portfolio covers just over 1 Acre of contiguous residential land in Highland Park.

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$3,310,000
- 1 Buildings
- 10 Total parking spaces
- \$1,553 (Assessor)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- Cap Rate: 5.07
- \$288619 Gross Scheduled Income
- \$189454 Net Operating Income
- 14 electric meters available
- 14 gas meters available
- 1 water meters available

Interior

- Other Interior Features: Copper Plumbing Full

Exterior

- Lot Features: 11-15 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$90,507
- Electric: \$0.00
- Gas: \$2,969
- Furniture Replacement:
- Trash: \$3,910
- Cable TV: 02201380
- Gardener:
- Licenses:
- Insurance: \$8,000
- Maintenance:
- Workman's Comp:
- Professional Management: 11198
- Water/Sewer: \$13,814
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	10	0	1	0	Unfurnished	\$780	\$780	\$16,950
2:	2	1	1	0	Unfurnished	\$380	\$380	\$3,990
3:	1	3	2	2	Unfurnished	\$400	\$400	\$3,000

Of Units With:

- Separate Electric: 14
- Gas Meters: 14
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC: 12

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5486004026

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CUSTOMER FULL: Residential Income LISTING ID: AR24039531

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Closed • Apartment

List / Sold:
\$5,030,000/\$4,500,000 ↓

50 days on the market

Listing ID: AR24039591

6817 N Figueroa St • Los Angeles 90042
21 units • \$239,524/unit • 16,388 sqft • 21,459 sqft lot • \$274.59/sqft •
Built in 1954
Located on N. Figueroa St. just South of Hillandale Dr. and several blocks north of Meridian St.



6817-6819 North Figueroa Street is a 21-unit apartment community conveniently located north of the intersection at York Boulevard and Figueroa Street in Highland Park. Built between 1954 and 1955, the property includes an excellent apartment mix of 14 2-bedroom units along with 6 1-bedroom units and a converted/permitted (combined) 4-bedroom unit. The 2-story garden-style apt. building consists of 16,388 SF of bldg. area sitting upon over 21,000 SF of lot area zoned RD1.5-1. The property has not been renovated to top-of-market standards for 2024-2025, presenting a new owner/investor with a unique value-add opportunity to maximize income and value through a robust rehab/renovation strategy. Built between 1954 and 1955, 6817-6819 N. Figueroa Street is fully subject to LA's Citywide RSO. It is separately metered for Gas/Electricity. The section of the property facing Figueroa Street between the two "arms" of the U-Shaped structure currently houses A) a 1-car garage used for storage, B) a machine storage room, and C) an exercise room. All three of these spaces may be converted for additional garage parking, ADU's, or additional common space. (Buyer to Verify) 6817-6819 N. Figueroa St.'s current ownership is a Non-Profit Organization, and has established artificially low rental rates over the years. The property has enormous rental upside with a proforma cap rate of 6.46% and a proforma GRM of 10.67 post-rehab/renovation. 6817-6819 North Figueroa Street can operate as a traditional apartment complex (w/ regular rental unit registration, SCEP inspections, etc.) The apartments feature a unique notification alarm/light system which helps to ensure security. Overall, 6817-6819 North Figueroa Street represents a very rare opportunity to own a mid-sized apt. asset with a strong unit mix, tremendous upside potential, and a strategic central location in a popular rental market. Only approx. 6-8% of the apt. properties in 90042 are 16+ units in total. Residents of 6817-6819 N. Figueroa St. also enjoy easy access to transit, with the Metro Gold Line station and 110 Fwy nearby. 6817-6819 N. Figueroa St. may be purchased individually or together with 2 adjacent parcels: 6079 La Prada St. (13-Unit Apt. 1985 Constr.) and 6801 N. Figueroa St. (4-Suite Corner Retail 1974 Constr.) Altogether, the portfolio covers just over 1 Acre of contiguous residential land in Highland Park.

Facts & Features

- Sold On 06/26/2024
- Original List Price of \$5,030,000
- 1 Buildings
- 19 Total parking spaces
- 3 Total carport spaces
- \$2,327 (Estimated)
- SellerConsiderConcessionYN:
- Laundry: Common Area
- \$558979 Gross Scheduled Income
- \$385465 Net Operating Income
- 22 electric meters available
- 22 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: 21-25 Units/Acre, Lot 20000-39999 Sqft
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$156,745
- Electric: \$0.00
- Gas: \$4,235
- Furniture Replacement:
- Trash: \$6,733
- Cable TV: 02201380
- Gardener:
- Licenses:
- Insurance: \$15,000
- Maintenance:
- Workman's Comp:
- Professional Management: 6000
- Water/Sewer: \$25,219
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	6	1	1	0	Unfurnished	\$380	\$380	\$11,970
2:	14	2	1	0	Unfurnished	\$1,280	\$1,280	\$31,500
3:	1	4	2	0	Unfurnished	\$400	\$400	\$3,000

Of Units With:

- Separate Electric: 22
- Gas Meters: 22
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- Rent Controlled
- Buyer Agency Compensation: 2%
- 632 - Highland Park area
- Los Angeles County
- Parcel # 5486004027

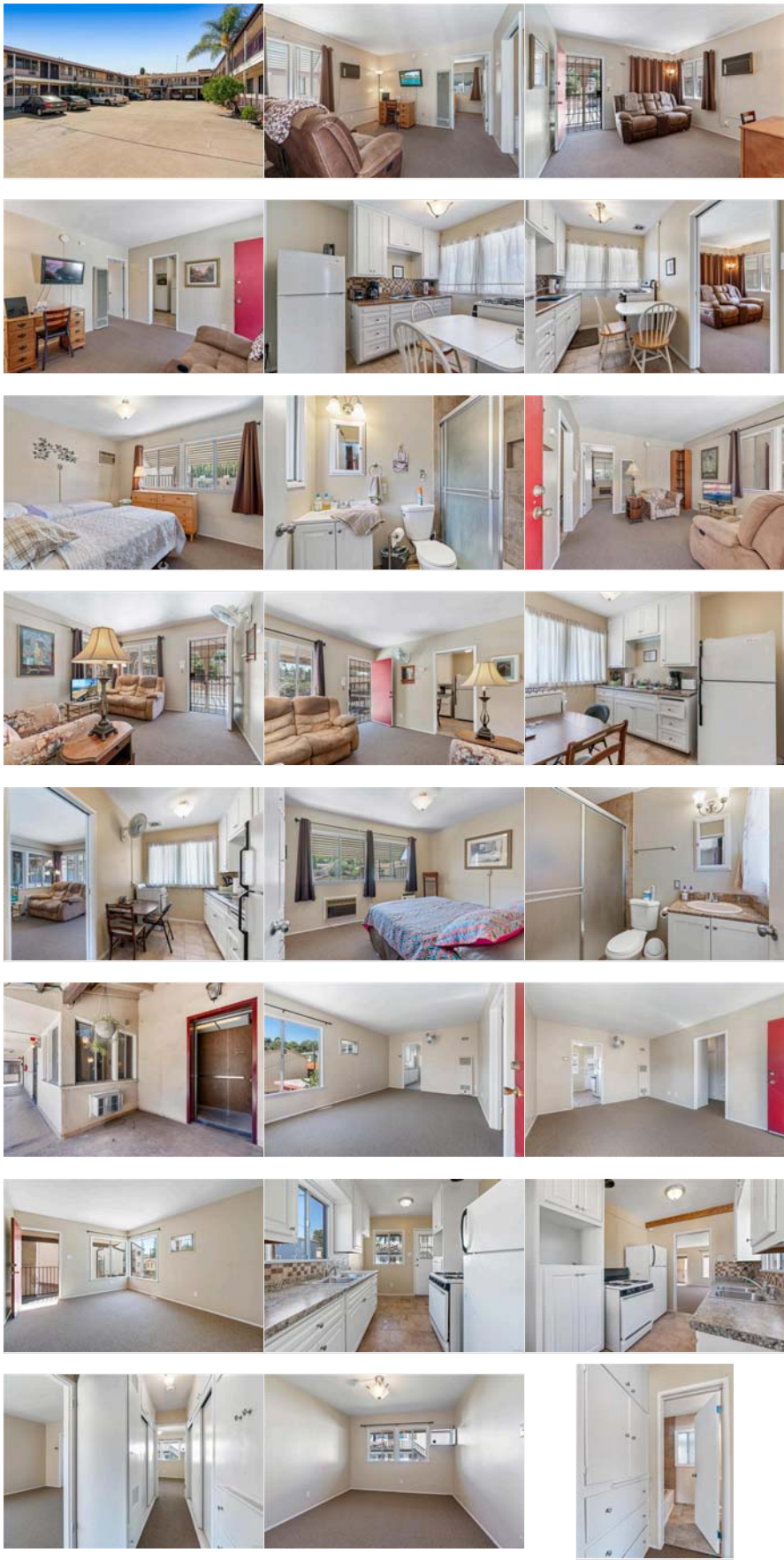
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